

**CITY OF FIFE
PLANNING COMMISSION
MINUTES OF MEETING**

Fife City Hall
5411 23rd Street East

October 7, 2013

1. CALL TO ORDER

The Planning Commission meeting was called to order at 7:00 p.m. by Chair Brown.

2. ROLL CALL

Present: Chair Brown, Commissioners Lemoncelli, Bond, Braden and Edwards
Absent: Commissioners Fagundes and Waldner
Staff: Director Osaki, Associate Planner Pasinetti, and Senior Administrative Assistant Bolam

3. APPROVAL OF MINUTES

a. September 9, 2013

Chair Brown postponed the approval of minutes until the end of the meeting.

4. CITIZEN COMMENT PERIOD

None.

5. PUBLIC HEARING

a. 2013 Comprehensive Plan Amendments, *continued from 9/9/2013 meeting*
i. CPA13-04 Panattoni – Land Use Map Amendment

Planner Pasinetti provided a brief overview of the Comprehensive Plan Amendments that were presented at last month's meeting, and a detailed review of the Panattoni Land Use Map amendment.

He explained the staff analysis, leading to the recommendation to deny the request, citing inconsistencies with City and County goals and policies.

PUBLIC COMMENT:	
Don Marcy, 524 2 nd Ave, Seattle	Mr. Marcy explained that he and his client were surprised to receive the recommendation for denial, and he requested that the Planning Commission continue this public hearing to allow adequate time for response to the staff's position.
Carole Sue Braaten, 2410 Berry Lane E, Fife	Ms. Braaten thanked Commissioner Braden for his presentation to City Council on the LaHar; it is in the critical area and is forbidden to have any industrial in the lahar, and she did check the Growth Management Act (GMA), the Washington Administrative Code (WAC), and the Revised Code of Washington (RCW).

	<p>She said that industry is also forbidden in the 100-year floodplain, and Fife falls within the 100-year floodplain, as well as some areas in 20-year and 60-year floodplains.</p> <p>The Planning Commission does have the right to change, and they can speak to the state geologist if the city cannot afford a geologist.</p> <p>We've lost our accreditation in Fife – Fife originally zoned this area as agricultural land, and it was properly zoned. The original geological scientific survey started in approximately 1929 was used by the state in the 1930s to zone our flood areas and later adopted by the national insurance for floods.</p> <p>Agricultural creates lots of jobs beyond just the people in the fields – it incorporates the full production, retail, and exporting.</p> <p>She spoke of her credentials in agricultural science and soil science, with critical and sensitivity training.</p> <p>She said there are five critical areas in Fife, and spoke of the timber waste under 70th Street and the volcanic ash below the soil in Fife. That waste timber that comes down is in that 10,000 year requirement that there can be no urban development, and not any industrial development.</p> <p>Many years ago, before the GMA, it was properly and correctly zoned for 100 year flood. It needs to be reconsidered. The RCWs and the WACs do give the Planning Commission and the City the ability to change a designated area back into something to protect the citizens. We lost our accreditation – I have flood insurance – they can't even tell where it's going to flood because of all the building that's been done in Fife. Basically, everything in the new area, which was built up, which you're not supposed to do in a flood area, and this puts jeopardy onto all of our citizens. And jeopardy to the people trying to evacuate out 20th Street. 20th Street needs to be left open with no truck traffic.</p> <p>She is asking the Commission to consider this as a planning situation. It is a critical time in Fife; at a recent City Council meeting it was reported that there is a consideration for \$330 million just to protect part of the area thru Radiance on the levee. Near the end of 2005 or early 2006, there was a city wide meeting she attended, where soil scientists and Corps of Engineers were present, and 200 other people, and we were told to build no more in Fife – we were at a critical time then.</p> <p>She later stated, in response to Mr. Miner's testimony, that the higher tax burden on the property owners is due to the land designation changing out of agricultural.</p>
<p>Dave Miner, 10635 Marine View Drive, Seattle</p>	<p>Mr. Miner said his family has owned the property (west parcel of proposed site) since the 1930s and farmed it into the 1950s. At that time, the land became unviable as a farm – just couldn't do it anymore. In 2001 the land was put up for sale, as the tax burden with no income had become too high, as much as \$22,000/year. In recent years it has been leased for no profit for pumpkin farming just to keep growth down. The city's plans for the Community Mixed Use development sounded good at the time; however, due to the proximity to the proposed Highway 167 extension and the existing industry surrounding, the property has been unsalable. The price was reduced three times, finally to a third what it</p>

	was taxed at, and still could not sell it. We can't continue to hold land that has no income-producing ability and continue to pay the taxes – it's tearing our families apart. He urges the Commission to consider the request for continuance.
Jerome O'Leary, McCutcheon Road, Orting	Mr. O'Leary is representing the Gross and Kelso families, owners of the east parcel. They, too, are in favor of continuance so more facts can be put together.

Director Osaki explained that the Planning Commission has the choice to close the hearing tonight and make its recommendation or to continue the hearing to a date and time certain.

Chair Brown asked for each Commissioner to indicate a position.

Commissioner Braden stated that, since 2001, when the owner indicates the property was put up for sale, and before the recession, there was an economic boom, and yet no one was looking at this location as a prime place for mixed use. He later concurred with Commissioner Edwards statement in favor of granting the change of zoning.

Commissioner Edwards provided a history of the zoning in that area, relating it to the potential Gathering Place property, which did not materialize. He stated that, as a city, Fife has to balance today's needs with what is best for the city long-term. He said that, at the beginning of tonight's discussion, he was not in favor of changing the zoning on this property. But after considering the testimony, the fact that it will never be agricultural use, and the tax implications of an industrial use, he is in favor of granting the change of zoning.

Commissioner Bond would like to continue the hearing and receive additional information.

Commissioner Lemoncelli said she is conflicted over converting to industrial versus maintaining the downtown, mixed use designation. She would like a continuance.

Chair Brown said he agrees with Commissioner Edwards, that at first he didn't want to see another warehouse in the City. However, he agrees with scheduling a continuation.

Director Osaki explained that this Land Use Map amendment and the rezone (Item 6a on the agenda) are separate processes but run concurrently, so any motion to continue this item will result in the need to also (by separate motion) continue the public meeting on the rezone.

COMMISSIONER BRADEN MOVED, seconded by Commissioner Edwards, to continue the public hearing on the 2013 Comprehensive Plan Amendments to 7pm on Monday, October 28, at Fife City Hall Council Chambers. **Passed 5/0.**

PUBLIC COMMENT:		
Todd Clarke	3 rd Ave, Fox Island, WA	Mr. Clarke said he is the real estate representative for both property owners and asked for any questions the Commission has, so that the applicant and representatives can specifically address those at the continuance.

6. PUBLIC MEETING

a. Panattoni Rezone

Planner Pasinetti provided an overview of the Panattoni Rezone and its relationship with the previous discussion. He said that staff's recommendation to deny the rezone is based on the property's proximity to the designated downtown district. In light of the decision to continue the public hearing on the 2013 Comprehensive Plan Amendments, the recommendation now is to continue this public meeting to the same date/time/place as the Comprehensive Plan Amendments.

Chair Brown announced an opportunity to the public to address the Commission at this time. There was no public comment.

COMMISSIONER EDWARDS MOVED, seconded by Commissioner Braden, to continue the public meeting on the Panattoni Rezone to 7pm on Monday, October 28, at Fife City Hall Council Chambers. **Passed 5/0.**

7. ITEMS OF BUSINESS

a. 2013 Comprehensive Plan Amendments

- i. CPA13-02 Fife School District Capital Facilities Plan
- ii. CPA13-02 Puyallup School District Capital Facilities Plan
- iii. CPA13-01 Six-year Transportation Improvement Plan
- iv. CPA13-05 Public Participation Plan
- v. CPA13-03 Capital Facilities Element
- vi. CPA13-04 Panattoni – Land Use Map Amendment

Chair Brown said this item is passed over tonight as the recommendation will follow the public hearing that has been continued to October 28.

b. Code Amendment – Gambling Premises

Director Osaki provided an overview of the background and current status of gambling premises in the City, and he said the consultant is finalizing the economic study, so it will likely be presented at the next regular meeting.

c. Code Amendment – Mobile Food Units

Director Osaki said that the City Attorney made some slight changes to the draft ordinance, and next month's meeting will include a public meeting on this item.

d. Code Amendment – Marijuana-related Land Uses

Director Osaki gave an overview on the status of the current laws and draft rules from the Washington State Liquor Control Board. Some discussion and clarification ensued.

8. OTHER ITEMS OF BUSINESS

None.

9. DIRECTOR'S REPORT

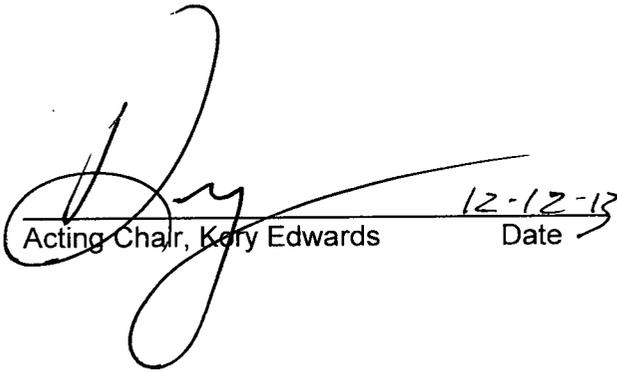
- The December meeting will likely be a joint meeting with the Parks Board as a cost-saving measure, so the consultant on the Parks Plan doesn't have to present to both boards separately.
- The City has received a grant from the Department of Commerce for specific work, and the city will be using it to update permit processing and streamline administrative review procedures.
- The Port Landing Planned Residential Development has been approved by City Council.

3. APPROVAL OF MINUTES

a. September 9, 2013

Motion (Lemoncelli/Braden) to approve the minutes of September 9, 2013 as presented – **Passed 5/0.**

10. ADJOURNMENT – Chair Brown adjourned the meeting at 8:53 p.m.



Acting Chair, Kory Edwards 12-12-13
Date



Recording Secretary, Katie Bolam 12/12/13
Date