

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

Fife City Hall
5411 23rd Street East

October 28, 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 Fagundes, Lemoncelli, Braden, and Edwards
Absent: Commissioners Waldner and Bond
Staff: Director Osaki, Associate Planner Pasinetti, and Senior Administrative Assistant Bolam

3. APPROVAL OF MINUTES

a. October 7, 2013

COMMISSIONER EDWARDS MOVED, seconded by Commissioner Fagundes, to approve the minutes as presented. **Passed 5/0.**

4. CITIZEN COMMENT PERIOD

None.

5. PUBLIC HEARING

a. 2013 Comprehensive Plan Amendments, *continued from 9/9/2013 and 10/7/2013 meetings*

Planner Pasinetti gave a brief overview of the five city-initiated comprehensive plan amendments, and a more-detailed overview of the one privately-initiated amendment, known as Panattoni, including recent history of the 20th Street corridor Community Mixed Use (CMU) zoning, pedestrian-oriented minor arterial designation, design standards, sale of the Gathering Place property to the Washington State Department of Transportation (WSDOT), and the Downtown Center designation. He explained how amendments are reviewed, and why staff is recommending denial of the Panattoni amendment request.

PUBLIC COMMENT:	
Bart Brynstad, Panattoni	Introduced the team of experts accompanying him; showed a rendering of the proposed industrial building footprint and of a similar structure; explained that the market indicates an industrial use for this location is viable, and that they would like to begin building early next spring; disagrees with staff report regarding availability of industrial land ready for development.

	<p>In response to Planning Commissioner questions:</p> <ul style="list-style-type: none"> • Landscaping meets code and Green Factor, with 300-400 trees. • 22 dock doors on each side of the building; designed for dock doors to be hidden from 20th Street. • Building could have up to four tenants. • Improvements to 20th Street will extend to the east property line. • Mixed Use would be a more financially viable if the market supported it - that demand doesn't exist at this time. • Manufacturing with a retail storefront, such as Brown & Haley, is not easy to find, so also unviable.
<p>Don Marcy, 524 2nd Ave, Seattle</p>	<p>One of the items that the City's comprehensive plan amendment process is designed for is to respond to a "change of conditions". The nearby land acquisitions by WSDOT make for a big change of conditions. He showed SR167 renderings, an email from WSDOT explaining 40'-50' high interchanges, and highlighted excerpts from past Fife Planning Commission minutes.</p> <p>Regarding the staff report citing inconsistency with goals and policies, he says that doesn't apply because the request is to change the designation, that 10 acres will not significantly affect the balance of land uses, and that the surplus of employment statistics don't reflect undevelopable industrial land in the city.</p>
<p>Todd Clarke, 3rd Ave, Fox Island, WA</p>	<p>State Route 167 will have a significant impact on what can be done on this property. Urban residential development works well near an interchange like the proposed one when there is enough density; however, in suburban areas, it needs to be more garden-level multi-family, which won't be successful near this interchange design. He asserted that Fife is starting to run out of industrial land, pointing to the Union Pacific Rail Road and Puyallup Tribal properties not being available.</p> <p>He said there is a balance of warehousing and manufacturing (naming Milgard, Norwesco, Bunzl, and Mission Foods) in Fife, and pointed out the car traffic and police, fire, and school impacts associated with multi-family development.</p>
<p>Dave Miner, Marine View Drive, Seattle</p>	<p>Owner of one of the two parcels. Explained the property's history, that it is no longer a viable residential property, and that he can't afford to keep paying on it with no revenue.</p>
<p>Mike Gross and Edna Kelso</p>	<p>Sibling-owners of the second parcel. Explained history of property, proactive attempts to market the property, and participation in sewer LID. Said that up until 2006, WSDOT was going to buy the property, but then realigned the proposed highway and backed down from the purchase.</p>
<p>Carole Sue Braaten, 2410</p>	<p>Referred to the geological engineer's statements regarding the Benaroya properties, saying they state an inability to do a</p>

<p>Berry Lane E, Fife</p>	<p>normal water table check except for a brief window due to the high water table, causing a “seasonal wetland”. Referred to “industry standard” studies, including Soil Survey Map used by US Department of Agriculture, and Geological Hazard Map, standard since 1929, and a new tectonic plate map being sent to her. Said the danger for lahar and tsunami make 20th Street the main way out of Fife. Cited liquification problems and agricultural wetlands, making it only possible to farm during the dry season. Said the traffic analysis only provides flow during peak hours, but impact is constant. Referred to new updated flood plain information included in the Benaroya submittals, and the unsafe condition of the levee. Said tilt-ups are necessary because if they hit an area of liquification during an earthquake it could collapse, and that the fill they are using displaces water to other properties underground due to high water table.</p> <p>Encourages Commissioners to consider escape routes out of Fife, and asserted her agreement with staff for denial because this is not a safe area.</p>
<p>Diane Philips, Mayfair resident</p>	<p>Said that SR167 was voted down a few years ago; she moved here with the mixed use zoning; called Fife a lovely little place, but it keeps going to warehouses and car lots; this proposal will cause so much congestion at the new intersection; she’d like to see a city rather than a valley of warehouses.</p>
<p>Connie Clark, Mayfair resident</p>	<p>Said that she sees both sides and thinks there must be a happy medium; concerned about escape route mentioned; asked if the builder has to have that particular type of building, or maybe build something not so large; concerned about job situation, especially for minorities – jobs for people who live here, not Seattle and outlying areas; must do something about the truck and other traffic on 20th Street now and in the future.</p>

Chair Brown closed the public hearing at 8:05 p.m.

Commissioner Fagundes said that he likes the proposed building’s four-corner look and the design hiding the dock doors from 20th Street. He’s a proponent for the industrial use given the history of no market for the mixed use.

Commissioner Lemoncelli agrees, saying that making all the land use east of 70th industrial or freeway makes sense. However, she is concerned for the condominium owners.

Commissioner Braden asked about the city-owned property on the southwest corner of the 70th/20th intersection. Director Osaki said there are no current plans, and when something is proposed, it will need to meet the Community Mixed Use zoning code. Commissioner Braden suggested possibility of open space for that property. He said it’s not sustainable for property owners to have to continue to bear the brunt of an unmarketable zoning burden, and that it’s admirable that they’ve tried to make it happen.

Commissioner Edwards referred to his time on City Council when the CMU zone was implemented and the reasons for it. Things have changed. With regard to flooding, industrial

use is a low-maintenance option; items can be raised and buildings can be allowed to flood and then returned to use. Police service is also low-maintenance. He doesn't see any other good use for this corner property anymore. He cited 70th Avenue as a natural boundary, and also the city-owned parcel to the west. He's typically in favor of sticking to a plan, but in this case it doesn't make sense.

Chair Brown said he is sympathetic to the land owners and residents who spoke, as well as to himself as he deals with the traffic getting through the city on a regular basis. He is for denial, however, as the change conflicts with what we've tried to do historically. We don't know when SR167 will be constructed, and flip-flopping doesn't work. The area is a gateway to the city, and it shouldn't be a warehouse.

COMMISSIONER BRADEN MOVED, seconded by Commissioner Edwards, to recommend to the City Council approval of the five 2013 comprehensive plan amendments as presented, and to recommend approval of the Panattoni comprehensive plan amendment as depicted in attachment F, due to the fact that there is no other sustainable option for that particular piece of property. **Passed 4/1 (Brown).**

6. PUBLIC MEETING

a. Panattoni Rezone - *continued from the 10/7/2013 meeting*

Planner Pasinetti explained the separate action required, and gave an overview of the staff recommendation for denial; however, since the Commission has already recommended approval of the comprehensive plan amendment, this should be consistent with that.

Don Marcy	His two main points of disagreement: <ul style="list-style-type: none">• Reported inconsistencies he already covered under the last item• Regarding compatibility with surrounding properties, the proposal would be, and there will be extensive landscaping to help further
Dave Miner	He believes his family, particularly his mother, would be proud of the proposed use for the land, and thinks Fife can be proud of it, as well.

Chair Brown closed the Public Meeting at 8:30 pm.

COMMISSIONER EDWARDS MOVED, seconded by Commissioner Lemoncelli, to recommend to the City Council approval of the Panattoni rezone request from Community Mixed Use to Industrial, based on testimony and discussion of the map amendment tonight. **Passed 4/1 (Brown).**

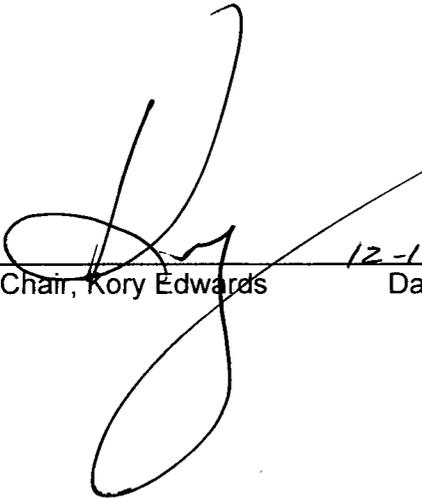
7. OTHER ITEMS OF BUSINESS

None.

8. DIRECTOR'S REPORT

- Notification will go out by Wednesday regarding whether or not there's a meeting next Monday, November 4.
- Acknowledged this is Chair Brown's last meeting, and thanked him for his years of service.

9. **ADJOURNMENT** – Chair Brown adjourned the meeting at 8:40 p.m.



Acting Chair, Kory Edwards 12-12-13
Date



Recording Secretary, Katie Bolam 12/12/13
Date