

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

Fife City Hall
5411 23rd Street East

February 3, 2014

1. CALL TO ORDER

The Planning Commission meeting was called to order at 7:03 p.m. by Chair Edwards.

2. ROLL CALL

Present: Chair Edwards, Commissioners Roscoe, Waldner, Wayman, Fagundes, Braden, and Lemoncelli

Staff Present: Director Osaki, Associate Planner Pasinetti, Assistant City Attorney Jennifer Combs, Senior Administrative Assistant Bolam

3. CITIZEN COMMENT PERIOD

- Carole Sue Braatan, 2410 Berry Lane, Fife – Showed a large map she stated had been attained from the Department of Natural Resources – she is concerned regarding development in Fife due to areas of “liquefaction” and proximity within a tsunami zone. Discussion with the Planning Commission, Director Osaki and Assistant City Attorney Combs ensued regarding the legality of development and the fact that Ms. Braatan has been invited in the past to meet with city staff and the City Attorney, and that the invitation remains open to meet with staff members and the city attorney.

4. APPROVAL OF MINUTES

- a. January 6, 2014
- b. January 27, 2014

COMMISSIONER LEMONCELLI MOVED, seconded by Commissioner Roscoe, to approve the minutes of January 6, 2014 and January 27, 2014, as presented. **Passed 7/0.**

5. PUBLIC HEARING

- a. Johnny’s at Fife Restaurant – Comprehensive Sign Design Plan Application

Chair Edwards open the public hearing regarding the Johnny’s at Fife Restaurant Comprehensive Sign Design Plan at 7:16 p.m.

Planner Pasinetti provided a presentation explaining the current status of signs on the Johnny’s at Fife Restaurant property, what is being requested, what the allowable actions are, and staff’s recommendation. The property owners John and Alex Crabill were present and answered Commissioners’ questions regarding surface repairs and proposed landscaping.

Chair Edwards invited the public to comment (no public comment) and closed the public hearing at 7:33 p.m.

COMMISSIONER LEMONCELLI MOVED, seconded by Commissioner Roscoe, to recommend to City Council that the Comprehensive Sign Design Plan request to allow Johnny's at Fife Restaurant (5211 20th St E) to have an off-premise sign on property known as Pierce County Assessor Parcel No. 0320121101 be granted, subject to the following conditions:

1. The height and sign area of the sign shall be consistent with the sign as shown in Exhibit 1.
2. Any enlargement of this sign, or the addition of new signs, shall require a new Comprehensive Sign Design Plan application. This excludes face changes and maintenance or repair of equal size.
3. A landscaping plan provided in Exhibit 1 (base of the sign) shall include drought tolerant plantings and be maintained for the life of the sign.
4. Electronic messaging display center shall not display an image at a speed greater than 30 frames per second.
5. Building and sign permits shall be obtained.

The motion was voted on and passed 7/0.

6. DISCUSSION ITEMS

a. Marijuana Related Land Uses

Director Osaki gave a brief presentation to follow up on the public meeting from January 27, 2014. He provided a current status of the license applicants in Fife, the lottery system, Fife's zoning map, a map with separation areas highlighted respective of the proposed state guidelines, and an example map showing increased restrictions.

Discussion included desire to not restrict retail establishments to only back-alley, hidden-away places, but to consider a high-traffic, visible place to be more appropriate.

- Mike Perron/13527 SE 240th St, Kent – requests that growers not be “painted into a corner.” He elaborated on different strains and quality of product for medicinal purposes. He encouraged the Planning Commission to just get something started; it can always be changed, but common sense can move forward. Also, many growers are waiting to get involved with the public process until after the banking industry enters the picture.
- Ted Wetherbee/Gig Harbor – is looking to open two retail locations in Gig Harbor. He explained distinctions between different types and quality of product and types of retail outlets the state can expect to see. He advises against clustering retail businesses as it doesn't suit a successful business plan or neighborhood well.

Assistant City Attorney Combs answered Commissioner's questions and shared what other jurisdictions are doing, saying that cities can make reasonable and related restrictions to benefit all parties.

- Scott Barber/1410 46th Ave E – he is one of the license applicants that has received a 30-day letter from the state and signed a lease last week here in Fife. He is concerned with the more-restrictive buffer map shown tonight. (Ms. Combs explained that that map is only for illustrative purposes; it is not an active proposed map.)

