

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

Fife City Hall Council Chambers  
5411 23<sup>rd</sup> Street East

April 7, 2014 7:00PM

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**1. CALL TO ORDER**

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

**2. ROLL CALL**

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

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

**3. APPROVAL OF MINUTES**

- a. March 3, 2014

**COMMISSIONER LEMONCELLI MOVED**, seconded by Commissioner Wayman, to approve the minutes of March 3, 2014, as presented. **Passed 7/0.**

**4. CITIZEN COMMENT PERIOD**

No comments were received

**5. ITEMS OF BUSINESS**

**a. Marijuana Land Use Regulations - Code Amendment**

Community Development Director Osaki provided background information relating to the moratorium on the establishment, location, permitting, and licensing of medical marijuana collective gardens and production, processing and retailing of marijuana.

Director Osaki further reported that the Washington State Legislature did not pass the integration of medical marijuana collective gardens into the state recreational marijuana licensing process, nor did the legislature provide funding to local governments to help fund the implementation and address impacts of I-502.

Assistant City Attorney Combs discussed the recent Washington State Court of Appeals Division One opinion which upheld the City of Kent's ban on medical marijuana collective gardens.

In light of the Court of Appeals decision, Director Osaki recommended a revision to the proposed Ordinance prohibiting medical marijuana collective gardens in the City of Fife. A proposed ordinance reflecting this and any other revisions will be brought back to the Planning Commission at a later date.

Director Osaki reviewed the City's zoning map which illustrated where production and processing might be allowed within the Industrial zone as proposed in the ordinance, subject to specific conditions. The zoning map also illustrated where retail businesses might be located within the Regional Commercial Zone, subject to specific conditions.

At this time, Commissioner Edwards asked for audience comments.

Tedd Wetherbee, Gig Harbor, concurred with the language to remove medical marijuana collective gardens from the proposed ordinance and also spoke in favor of allowing retail stores in the industrial zone.

Jeffrey Lester, Gig Harbor, acknowledged that the Washington State Liquor Control Board has very stringent qualifications for the interview and licensing process. Mr. Lester is looking at establishing a very high-end retail business in the City of Fife.

Carole Sue Braaten, Fife, asked that the Commission continue the moratorium for more information.

Commissioner Edwards asked for further audience comments. No further comments were received.

The Commission concurred with staff and will not take any action tonight on the proposed ordinance.

The Commission further recommended the following revisions and updates to the proposed ordinance:

- Prohibit collective gardens.
- No maximum limit on the number of retail businesses within the designated areas of Pacific Highway East other than what will result from the proposed separation requirement.
- No retail stores in the industrial zone.

In conclusion, Director Osaki advised he will be attending the City Council study session on April 15<sup>th</sup> and will provide the City Council with an update on the issue of marijuana land use regulations.

**b. Portside Development Agreement**

Associate Planner Pasinetti presented the history of the Portside development agreement and four amendments to that original agreement. The new proposed restated agreement has certain significant amendments, summarized as follows:

- The construction and completion of 66<sup>th</sup> Avenue East between 20<sup>th</sup> Street East to 26<sup>th</sup> Street to the south.
- Removal of two buildings along 20<sup>th</sup> Street East frontage, and instead developing a storm pond with amenities to create a park-like setting with trails, seating and other amenities.
- Increase in the square footage of Building H, in the Industrial Zone and the relocation of a storm pond in that area to the 20<sup>th</sup> Street frontage.

Jeff Davis, Davis Property & Investment, developer, spoke in favor of the proposed amendments, advising the pond will tie into the regional trail and also become a connector for Fife High School and Pierce County Library.

Associate Planner Pasinetti advised the current revised agreement has not been completed, however will be presented to the Planning Commission in the near future for action.

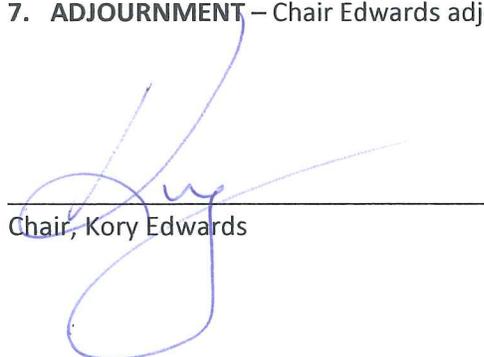
Director Osaki advised he will poll the Planning Commission via email if it is determined that a special meeting of the Planning Commission will be necessary.

## 6. DIRECTOR'S REPORT

Director Osaki reported on the following:

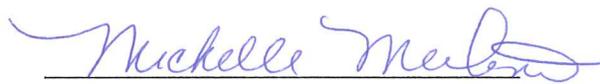
- Port Landing building permits will be issued tomorrow
- The City Council at their next Study Session will be discussing the Quasi-Judicial Permit Process

7. **ADJOURNMENT** – Chair Edwards adjourned the meeting at 9:05 p.m.



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Chair, Kory Edwards



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Recording Secretary, Michelle Merlino