

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

Fife City Hall
5411 23rd Street East

July 14, 2014

1. CALL TO ORDER

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

2. ROLL CALL

Position 1:	Philip Waldner
Position 2:	Spencer Braden
Position 3:	Doug Fagundes
Position 4:	Kim Roscoe
Position 5:	Tamra Lemoncelli, Vice Chair
Position 6:	Karla Wayman
Position 7:	Kory Edwards, Chair

All positions were present.

Staff Present: Chris Pasinetti – Associate Planner, David Osaki – Community Development Director, Melissa Pattee – Administrative Assistant

3. APPROVAL OF MINUTES

- a. June 2, 2014 - Commissioner Roscoe motioned to approve, Fagundes seconded.

Motion passed 7-0

4. CITIZEN COMMENT PERIOD

There were no citizen comments.

5. Items of Business

- a. 2014 Comprehensive Plan Update - Associate Planner Pasinetti presented

Associate Planner Pasinetti presented a PowerPoint presentation outlining the City of Fife Comprehensive Plan and proposed changes/updates made to it. The City is required to complete the next Comprehensive Plan update by June 30, 2015. Staff provided updates to Elements 1, 2 and 8.

Element 1: Update to public participation program, as well as a new plan area map.

Element 2: Land Use Element – proposed changes included updated tables, maps, revisions to buildable lands, and general text. Most policies within this element have remained the same.

Element 8: Economic Development Element - Entirely rewritten including revised policies.

Commissioner Roscoe inquired about the citizen participation section, and if it was a whole new section. Associate Planner Pasinetti responded that the section is not new, but it is updated with new methods to get the word out and encourage the public to participate.

There was discussion on plan consistency with neighboring cities. Associate Planner Pasinetti confirmed that it is Fife's responsibility to check on plan consistency, also mentioning that Pierce County can participate and make comments.

There was also a brief discussion regarding possible annexation of Fife Heights. It was confirmed that Fife at this time is waiting for citizen initiation of an annexation and that the City is not pursuing the annexation at this time.

Commissioner Braden inquired about the Panattoni Property on 70th. Associate Planner Pasinetti will follow-up with more information regarding that property.

b. Gambling Premises - Director Osaki presented

Fife has a moratorium on gambling premises. Director Osaki mentioned that the City Council wanted the Planning Commission look at possibly allowing gambling if it was an accessory to another use. Existing code says that gambling premises would require a conditional use permit in certain zoning districts and that the location would have to be at least 500 feet from school, park, residential use and residential zoning district. Director Osaki briefly touched on the different zoning districts in Fife, and gave definitions of principle and accessory uses.

Director Osaki provided a brief description of the Automobile Association of America (AAA) "Diamond rating system" in hotel quality.

Director Osaki stated that staff is in a position to have a formal proposal for the next Planning Commission meeting, and that this item tonight is for direction from the Planning Commission. Director Osaki also confirmed that he would need input from the Planning Commission to create an ordinance.

The Commission continued discussion of possible scenarios if gambling as an accessory were allowed. Chair Edwards mentioned that having an upscale hotel,

with a card room, might be something positive. Director Osaki gave the definition of what defines a card room under State law, which he believes is 15 tables and will confirm.

c. Hobby Farms – Director Osaki Presented

Director Osaki stated that the proposed code amendment would allow a hobby farm in certain zones and, that the goal of this meeting item is to let the Commission know that the Community Development Department is working on a hobby farm amendment.

Director Osaki briefly summarized the contents of a preliminary draft ordinance, which was still under development.

d. City Center Plan Update – Director Osaki Presented

Director Osaki gave an update on the City Center Plan.

During the course of this year, there have been updates provided to the City Council on the City Center Plan and vision, with some additional direction provided by the Council.

Director Osaki mentioned that the City Council's 2015-2016 goals speak to proactively promoting the future of the City through completion of the City Center visioning process and supporting documentation. Currently, Fife is working with a consultant on a transportation plan which will help define the City Center Vision. The next steps will be amending building and site design standards.

Director Osaki mentioned the Planned Action SEPA document. Instead of an individual, project driven SEPA process – a planned action is plan based. Projects consistent with the EIS will not need to go through project level SEPA. Director Osaki stated that “It incentivizes development, but doesn't control the market”.

6. Directors Report

Director Osaki mentioned the following:

Last month, the City Council approved the Development Agreement for Portside. He thanked the Commission for all the work they did on Portside.

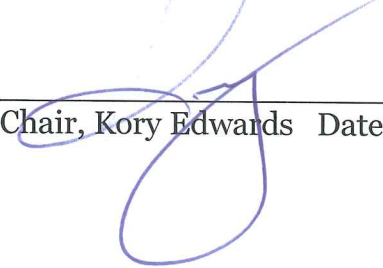
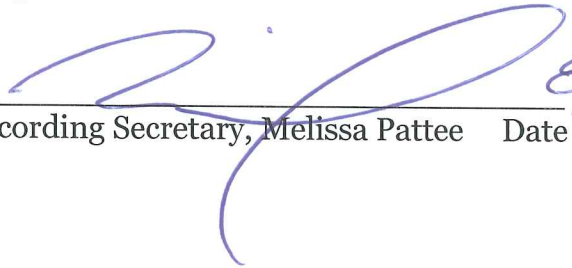
He also mentioned Louie G's, and that Community Development is going to work on a code amendment to remove the conditional use permit requirement. If the City Council approves, then Louie G's will not have to go through the process.

Director Osaki mentioned that City Council voted to prohibit Marijuana.

Also, an information item was included in the packet from Sound Transit.

7. ADJOURNMENT

Chair Edwards – meeting adjourned at 8:55pm.

	8/4/14		8/4/14
Chair, Kory Edwards	Date	Recording Secretary, Melissa Pattee	Date