

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

Fife City Hall
5411 23rd Street East

November 24, 2014

1. CALL TO ORDER

The Planning Commission meeting was called to order at 7:25 by Commissioner Roscoe

2. ROLL CALL

Position 1:	Philip Waldner - Present
Position 2:	Spencer Braden - Present
Position 3:	Doug Fagundes - Not Present
Position 4:	Karla Wayman - Present
Position 5:	Vacant
Position 6:	Kim Roscoe - Present
Position 7:	Vacant

Staff Present: David Osaki - Community Development Director, Russ Blount - Public Works Director, Kurt Reuter - Parks Recreation and Community Services Director, Melissa Pattee – Administrative Assistant

3. APPROVAL OF MINUTES

Motion: Moved by Commissioner Braden and seconded by Commissioner Waldner to approve the September 8, 2014 minutes.

Motion Approved 4-0

4. CITIZEN COMMENT PERIOD

No Comments

5. ELECTION OF OFFICERS

Director Osaki explained that because of resignations, the Planning Commission needs to elect a chair and vice chair to serve those positions through the rest of 2014.

Motion: Moved by Commissioner Wayman and Seconded by Commissioner Braden to Elect Kim Roscoe as Chair and Phillip Waldner as Vice Chair.

Motion approved 4-0

6. PUBLIC HEARING (AND ACTION)

a. Public Hearing – 2014 Comprehensive Plan Amendments

Director Osaki identified the Comprehensive Plan amendments proposed for 2014.

These include:

- Fife School District and Puyallup School District updated six year Capital Facilities Plans
- The 2014 Parks Recreation and Open Space (PROS) Plan Update
- 2014 City of Fife Comprehensive Sewer Plan Amendment
- Policy/Text amendments to City of Fife Comprehensive Plan amendments
- Panattoni Comprehensive Plan map amendment from “Mixed Commercial/High Density Residential” to “Industrial”.

Director Osaki noted that the school district capital facilities plans are annual updates, to incorporate the school district capital facilities plans into the Fife Comprehensive Plan to allow the City of Fife to implement school impact fees based on the most recent school district capital plans. He noted that adoption of the school district capital facilities plans does not, in itself, amend the school impact fee amounts. That action (amending school impact fees) is done by ordinance following the adoption of the school district CFP’s.

Director Osaki stated that the 2014 Parks Recreation and Open Space (PROS) update has been reviewed by the Parks, Recreation and Community Services Board and by the Planning Commission earlier this year. He added that the 2014 City of Fife Comprehensive Sewer Plan Amendment is intended to implement an interlocal agreement for the City of Fife to provide sewer service to approximately 186 acres in the City of Edgewood.

The amendments to the various plan elements of the Comprehensive Plan are intended, in part, to address the Growth Management Act requirement to update Comprehensive Plans and development regulations by June 30, 2015. All plan elements are updated with more current information, such as US Census data. Policy changes are proposed to the Transportation, Parks and Recreation and Economic Development elements only.

The Panattoni Comprehensive Plan map amendment from “Mixed Commercial/High Density Residential” to “Industrial” is for two parcels of property (slightly less than ten acres combined) located at the southeast corner of the intersection of 20th Street East and 70th Avenue East.

Director Osaki noted this is the same plan map amendment requested in 2013 by the same applicant that was denied by the City Council. He explained the

City Council's 2013 findings in denying the plan map amendment, discussed State Highway 167 right-of-way locations, the purchase and then sale of the Gathering Place, adopted City of Fife Comprehensive Plan policies, new information that has resulted from some recent plan updates (draft Transportation Plan and 2014 PROS Plan), a 2014 survey of property owners along the 20th Street East corridor regarding future development and the Comprehensive Plan "Downtown District" overlay adopted in 2011.

He explained to the Planning Commission, that the purpose of this agenda item, is to hold a public hearing and to make a recommendation to the City Council.

Chair Roscoe opened the public hearing on the 2014 Comprehensive Plan amendments. The Planning Commission went through each section separately and asked for public comments:

- Fife School District: No testimony.
- Puyallup School District: No testimony.
- 2014 Parks, Recreation and Open Space Plan Update: No testimony.
- 2014 City of Fife Comprehensive Sewer Plan Amendment: No testimony.
- Policy/Text amendments to various plan amendments: No testimony.
- Panattoni Comprehensive Plan map amendment from "Mixed Commercial/High Density Residential" to "Industrial". Testimony was as follows:

Bart Brynestad, Panattoni:

Mr. Brynsestad touched on the City Council meeting last year, defeating the proposed amendment 4-3. He mentioned that since 2007 when the CMU was in place, no retail business has gone in. He also mentioned that the property was not included in any phases of the Downtown District Overlay Center. He showed the Planning Commission the truck routes around the property, a map of the future Highway 167, a map of Highway 167 running by the acquired WSDOT properties, and an aerial of the site.

Tyler Litzenberger, Panattoni:

Showed an email from WSDOT showing the proposed height levels of Highway 167, and mentioned with that information, 167 would not be ideal for residential property. He also mentioned the surveys that were sent out to the community, and that over half of them were supportive of changing zoning east of 70th Avenue East.

Todd Clarke, Kidder Mathews:

Mr. Clarke spoke about the market standpoint of the area. He showed the Highway 167 corridor and the construction/projects around the area. He also showed development over the course of the 12-24 months;

everything will be industrial (on Freeman Road East from 70th, from 20th to Valley), except for the Panattoni property.

David Miner, Property Owner:

Mr. Miner mentioned that he and his brother own the property on the corner of 20th and 70th. He also said that the current zoning has left them in the position that they have nothing suitable for their land.

He stated that he'd like to see the property be zoned Industrial, and asked that the Commission recommend that Council approve the zoning amendment.

Mel Kelso, Property Owner: Spoke in favor of the Panattoni Comprehensive Plan map amendment.

The Commission had discussion on the Panattoni comprehensive plan map amendment request.

Commissioner Braden noted this is an issue of idealism versus realism. He indicated that he just doesn't think mixed use will ever happen on this piece of property. He thinks the land use is inappropriate and asked if there is any way this property could be developed as mixed use, and does the City have any indication it could be developed for mixed use.

Director Osaki responded to keep in mind that city wide, there has not been much commercial development in general since the recession. The recession has impacted commercial marketplace in terms credit availability. Commercial development the city is seeing now are items like recreational vehicle dealerships or large corporate automobile dealerships that have more cash to invest than small businesses. Smaller scale, multi-tenant commercial buildings have had difficulty getting credit to get built.

Todd Clarke with Kidder Mathews asked to respond to Director Osaki's comments since he is aware of the credit market. Mr. Clarke said Portside has a small building fronting 20th Street East that is not getting built because there isn't a market demand for commercial development. He indicated that it will be developed in the future, but Portside is not going to develop it right now.

Mr. Clarke also mentioned the City's effort for a grocery store. He said the most likely place for a grocery store will be the Hogan site where the former Piggly Wiggly was. He also mentioned the Poodle Dog site as being a likely commercial redevelopment site.

Mr. Clarke added that 70thAvenue/ 20th Street/Freeman Road frames an industrial area. There is not commercial demand for this site or Portside. He said the market has spoken; the Panattoni site has been actively marketed for the last 20 years without a tenant.

Commissioner Wayman said that she could see both sides. She noted the City has so much in industrial development as it is, but she also mentioned there is a lot of vacant retail space.

Commissioner Braden said he would love to see the properties develop as retail but doesn't see it.

Commissioner Roscoe said she too can see both sides. She asked who approved the design of the Portside development. Director Osaki responded it was a City Council decision with a Planning Commission recommendation.

Commissioner Roscoe mentioned that, in the Seattle market, commercial development might work with noise and traffic but Fife is not like Seattle. She says she supports the plan amendment but with a heavy heart. She would like to see more opportunities to enjoy this side of Fife, and that the City needs to take into account vision, but property owners need to be respected.

Commissioner Waldner noted that the whole flavor of this area has changed. It feels more industrial than it does town center. The current plan designation doesn't seem to fit the town center or municipal campus concept.

Commissioner Waldner added that as an owner of industrial land himself in City of Fife, if he was told his property was zoned this way it would cause a lot of strife and hardship. He feels the if property walks and talks and sheds water like a duck, then it is a duck. To him the properties feel like industrial land and that is the way it should be.

Commissioner Braden noted that he is not an advocate of more industrial land in Fife. That is not his agenda. But in this particular situation, he needs to look beyond his personal opinions and what best interest of the property owners and the City of Fife. If the land just sits there then it isn't in the best interest of the city. It doesn't generate tax revenue if left vacant. He added that he doesn't see it developing any other way than industrial. If he felt it would develop another way than industrial then it might be good to leave it as is, but he doesn't see that.

Commissioner Waldner noted that the City has accommodated the development of other properties in the City. The City has been flexible on Portside and also on Port Landing. There was lots of discussion on how to accommodate these undeveloped properties and get them developed. Let's do something with Panattoni property that has been sitting vacant for so long.

Chair Roscoe closed the public hearing on the 2014 Comprehensive Plan amendments.

Commissioner Braden asked about the Comprehensive Sewer Plan Amendment. He mentioned a sewer levy in Radiance and asked if the City of Edgewood was

paying the City of Fife for this endeavor. He also asked if the costs were going to get passed on Citywide.

Public Works Director Blount mentioned the costs are taken care of by the development taking place in that area. The Interlocal Agreement allows site-specific facilities charges. Each home buyer pays the City of Fife a capital charge to buy into the City of Fife sewer system. Thereafter, each homebuyer pays sewer rates, which will be higher than City of Fife residents pay.

Commissioner Braden said he doesn't want anybody in Edgewood, or Fife, to pay for a sewer hookup. If you are paying for a house but that doesn't include the cost of the sewer hookup, and the sewer hookup is an added cost, then that doesn't seem to be a fair way to sell a house.

Public Works Director Blount mentioned the builder needs to pay the general facility charge before receiving the building permit. How that gets embedded into the cost of the house is up to the builder.

Motion by Commissioner Roscoe and seconded by Commissioner Braden to recommend approval of the Fife and Puyallup School District Capital Facilities Plans and 2014 Parks Recreation and Open Space Plan.

Motion passed unanimously. 4-0

Motion by Commissioner Braden and seconded by Commissioner Roscoe to recommend approval of the Comprehensive Sewer Plan Amendment to include Edgewood, and also recommend that the builder be responsible for covering the sewer cost and not have that broken up as a separate cost.

Motion passed unanimously. 4-0

Motion by Commissioner Braden seconded by Commissioner Wayman to recommend approval of the Comprehensive Plan Element Updates.

Motion passed unanimously. 4-0

Motion by Commissioner Braden seconded by Commissioner Roscoe to recommend approval of the Panattoni Comprehensive Plan Map Amendment from "Mixed Commercial/High Residential" to "Industrial".

Motion passed unanimously. 4-0

Director Osaki mentioned that the public hearing on the 2014 Comprehensive plan amendments is scheduled for the City Council's December 9, 2014 meeting.

7. Pierce County Countywide Planning Policies

Director Osaki presented a PowerPoint presentation related to amendments to the Pierce County Countywide Planning Policies related to annexation. He summarized what countywide planning policies are and how they are amended through a ratification process.

Director Osaki summarized the proposed policies, identified the City's urban growth area identified in the Fife Comprehensive Plan, and the Fife urban growth Area as identified in the Pierce County Comprehensive Plan. He mentioned that the Urban Growth Area in the County Comprehensive Plan is the official City Urban Growth Area and that it shows an overlap with part of Milton's Urban Growth Area.

Director Osaki mentioned a policy that would limit annexation to adopted urban growth areas. If the City Council approves the countywide planning policies, he mentioned he would look to accompany the approval with a letter, expressing a need apply that policy in a reasonable fashion to address unique circumstances that sometimes come up at urban growth area boundaries.

Motion: Moved by Commissioner Roscoe and seconded by Commissioner Braden to recommend to the City Council ratify and approve the Countywide Planning Policy amendments.

Motion approved 4-0

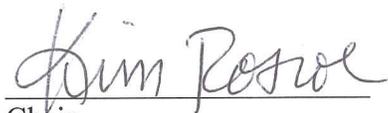
Director's Report

Director Osaki thanked the Planning Commission for the work it has done throughout the year and noted that there would not be a Planning Commission meeting on December 1, 2014.

Instead, Director Osaki mentioned the upcoming Open Public meetings training that is required of the Planning Commission. Commissioners can either attend one of the training meetings being held in conjunction with the upcoming Parks Board or Arts Commission meeting or may watch the training on-line.

Adjournment

There being no further business the Planning Commission adjourned at 9:25 pm.


Chair


Recording Secretary