

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

Fife City Hall
5411 23rd Street East

September 8, 2014

1. CALL TO ORDER

The Planning Commission meeting was called to order at **7:23 pm** by Chair Edwards

2. ROLL CALL

Position 1: Philip Waldner – **Not present**
Position 2: Spencer Braden
Position 3: Doug Fagundes – **Not present**
Position 4: Kim Roscoe
Position 5: Tamra Lemoncelli, Vice Chair
Position 6: Karla Wayman – **Not Present**
Position 7: Kory Edwards, Chair

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

3. APPROVAL OF MINUTES

- a. August 4, 2014 - Commissioner Lemoncelli motioned, Commissioner Roscoe seconded,

The Motion carried 4-0

4. CITIZEN COMMENT PERIOD

5. Public Hearing

Commissioner Roscoe motioned to rearrange order of agenda items, putting the Hobby Farm agenda item first, and Restaurants, Bars/Taverns/Nightclubs second. Commissioner Braden seconded.

Motion Carried 4-0

- a. Hobby Farms – Associate Planner Chris Larson presented. Associate Planner Larson briefly touched on the two classifications of zones and performance standards being adopted. He also mentioned that Hobby

Farmers are required to obtain a business license, have a minimum of 1 acre, and that such farms cannot create offensive noise, vibration, dust or odor.

He also briefly mentioned the SEPA Determination of Nonsignificance.

Chair Edwards opened the public hearing on hobby farms. Greg Stidham from Firwood Farm Alpacas spoke. He thanked the staff of Fife for working with his farm with licensing and such. Mr. Stidham mentioned the last weekend of September is Alpaca Farm Days, at which time they open the barn to visitors for the event.

Commissioner Braden asked for the FMC code pertaining to Special Events. Chris Larson read the definition of a special event as printed on FMC code 10.32.010. Commissioner Braden asked how many visitors might come to the farm during those times, and Mr. Stidham stated between 15-20, at most. Associate Planner Chris Larson mentioned that the Community Development Department would be happy to work with the property owners to determine what would be considered a special event.

Commissioner Lemoncelli asked Chris Larson to go over the 1 acre part of the proposed ordinance. Larson revisited that part of the ordinance, explaining that the regulation applies to all zones the same. 1 acre or greater is the minimum for a Hobby Farm.

Commissioner Roscoe asked if a barn is considered accessory use? Associate Planner Chris Larson confirmed that a Barn is considered accessory use. Commissioner Roscoe asked about 25% of the structure being dedicated to processing, and Associate Planner Chris Larson confirmed that 25% of the accessory structure can be dedicated to processing.

Chair Edwards mentioned that the ordinance seems well thought out and allows the Alpaca Farm to successfully operate.

Chair Edwards closed the public hearing @ 7:44pm.

Commissioner Lemoncelli motioned to adopt the findings in the staff report to the City Council, and Commissioner Roscoe seconded.

The Motion Carried 4-0

Staff and Commission took a 5 minute recess, and the meeting was called back to order at 7:50pm.

b. Restaurants, Bars/Taverns/Nightclubs – Director David Osaki Presented

Director Osaki presented a Draft ordinance for permitted use for restaurants. Commissioner Roscoe inquired as to why they (Louie G's) did not apply for a

conditional use permit? The individual from Louie G's was notified of the process: If Council passes the Ordinance, there will be no Conditional Use process...if the council does not pass the Ordinance, Louie G's will need to go through the process.

Commissioner Roscoe asked about public perception. Director Osaki briefly spoke about some of the misconceptions of the Public with regards to Fife Law.

Commissioner Edwards closed the public hearing at 8:08pm.

Commissioner Edwards confirmed that a motion would be to recommend approval of the draft ordinance in the packet with edits, which were:

1. Conditional Uses: use "at least" instead of "less than or equal to".
2. On Page 4 of the Draft Ordinance, line L...add "at least" back in.

Commissioner Roscoe recommends approval of attached ordinance with noted corrections under both sections. Commissioner Braden seconded.

Motion Carried 4-0

6. Items of Business

7. Directors report

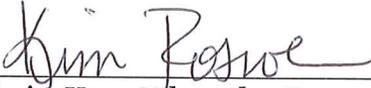
Director Osaki thanked Kory Edwards for his service. He also mentioned that Chris Pasinetti took a position with the City of Enumclaw.

He let the Planning Commission know that the Portside Project is moving quickly.

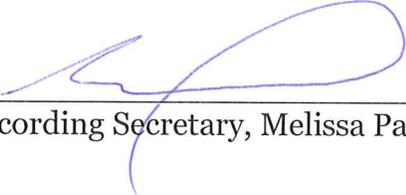
Director Osaki also stated that City of fife prevailed in the Marijuana Lawsuit, but pointed out that the decision needs to be written which means it's not final until such time.

8. ADJOURNMENT

Chair Edwards adjourned the meeting at 8:15pm.



Chair, Kory Edwards Date

Recording Secretary, Melissa Pattee Date
1/5/15