

**CITY OF FIFE, WASHINGTON**

**ORDINANCE NO. 1997**

**AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF FIFE, PIERCE COUNTY, WASHINGTON, AMENDING THE COMPREHENSIVE PLAN FOR THE CITY OF FIFE PURSUANT TO THE STATE OF WASHINGTON'S GROWTH MANAGEMENT ACT AND AUTHORIZING CHANGES TO THE CITY'S OFFICIAL ZONING MAP.**

**WHEREAS**, in 1996, the City Council adopted the Comprehensive Plan for the City of Fife and its urban growth area pursuant to the State of Washington's Growth Management Act; and

**WHEREAS**, the City Council adopted a major update to the Comprehensive Plan for the City of Fife in 2005; and

**WHEREAS**, the Growth Management Act (RCW 36.70A.130 entitled "Comprehensive plans — Review procedures and schedules - Amendments") has provisions for periodic annual updates to Comprehensive Plans. The City of Fife met the periodic update requirement; and

**WHEREAS**, pursuant to the Growth Management Act, non-emergency amendments to the Comprehensive Plan can be considered no more than once each year; and

**WHEREAS**, proposed amendments for the 2018 Comprehensive Plan amendment were submitted to the Fife Planning Commission and the Commission conducted a public hearing on April 7, 2018 to review the proposals; and

**WHEREAS**, after the hearing, the Planning Commission forwarded to the City Council its recommendations for the amendments to be included in the 2018 Comprehensive Plan Docket, and the City Council approved the Docket on May 8, 2018; and

**WHEREAS**, the Fife Planning Commission held a public hearings on the proposed amendments on September 10, 2018, and October 1, 2018; and

**WHEREAS**, after the public hearings were closed, the Planning Commission considered the proposed amendments, adopted findings of fact as presented in the staff report and as articulated during deliberation, and made recommendations to the City Council recommending approval of the submitted Comprehensive Plan amendments; and

**WHEREAS**, copies of the proposed amendments were submitted to the State of Washington Department of Commerce and other state agencies for the 60 day review period on October 26, 2018 as required by the State’s Growth Management Act; and

**WHEREAS**, a Determination of Non-significance on the Comprehensive Plan amendments was issued on November 7, 2018; and

**WHEREAS**, the City Council held a public hearing on the proposed amendments on October 23<sup>rd</sup>, 2018; and,

**WHEREAS**, all comments and documents received from the public, staff, and governmental agencies have been incorporated into the public record and considered by the City Council in determining what action, if any, should be taken; and

**WHEREAS**, the City Council finds the proposed amendments, as accepted by Council and set forth in this ordinance, are consistent with the Fife Comprehensive Plan, and with the goals and policies of the Growth Management Act; now therefore:

**THE CITY COUNCIL OF THE CITY OF FIFE, PIERCE COUNTY,  
WASHINGTON DO ORDAIN AS FOLLOWS:**

Section 1. The Findings of Fact on the proposed 2018 Comprehensive Plan Amendments attached hereto as Exhibits A - D, are adopted and incorporated as the Council’s Findings of Fact as if fully set forth herein.

Section 2. The City Council hereby amends the Fife Comprehensive Plan as follows:

- a. **CPA - 18-0001** – Amend the Comprehensive Land Use Map and zoning map to rezone to Regional Commercial the properties located south of SR-509; west of 34<sup>th</sup> Ave E.; north of 12<sup>th</sup> Street E; and, east of Port of Tacoma Road to Regional Commercial as set forth in Exhibit A attached hereto.
- b. **CPA - 18-0002** – Amend the Comprehensive Land Use Map and zoning map to rezone to Regional Commercial the remnant “Benaroya stormwater parcels (fronting Freeman Road. E south of 20<sup>th</sup> Street E that were redrawn by boundary line adjustments) as set forth in Exhibit B attached hereto.
- c. **CPA - 18-0003** – Amend the Comprehensive Land Use Map and zoning map to rezone to Regional Commercial the City owned parcels located north of Pacific Highway, that currently house the Public Works and CJC from Public Use/Open Space to Regional Commercial as set forth in Exhibit C attached hereto.

- d. CPA 18-0004 – Adoption of Fife School District’s Capital Facilities Plan.** The Fife School District 2018-2024 Capital Facilities Plan is hereby incorporated by reference into the Capital Facilities Element of the Comprehensive Plan, superseding prior versions. A summary of changes from the previous plan is included in Exhibit D attached hereto.
- e. CPA 18- 0005 – Adoption of the Puyallup School District’s Capital Facilities Plan.** The Puyallup School District 2017-2022 Capital Facilities Plan is hereby incorporated by reference into the Capital Facilities Element of the Comprehensive Plan, superseding prior versions. A summary of changes from the previous plan is included in Exhibit D attached hereto.
- f. CPA 18-0006 – Transportation Plan Update.** The Six-Year Transportation Improvement Plan (2019-2024) attached hereto as Exhibit D is hereby incorporated by reference into the Capital Facilities Element, superseding prior versions.
- g. CPA 18-0007 –Transportation Element-7.** Map TR-8 in the Transportation Element of the Comprehensive Plan is hereby to add a trail extending between 28<sup>th</sup> Street E and 58<sup>th</sup> Avenue E as set forth in Exhibit E attached hereto.
- h. CPA 18-0008 – City Center.** Land Use Element 1 of the Comprehensive Plan is hereby amended to further address the City Center Plan as set forth in Exhibit ing (See Exhibit F).
- i. CPA 17-0009 – Capital Facilities Plan Update.** The Capital Facilities Element of the Comprehensive Plan is hereby amended as set forth in Exhibit D attached hereto.

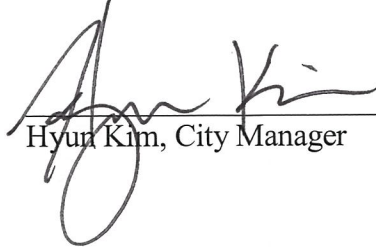
Section 3. The City Manager is hereby authorized to make non-substantive editing changes to the Comprehensive Plan after adoption to provide for consistency and clarity in formatting.

Section 4. Each and every provision of this Ordinance shall be deemed severable. In the event that any portion of this Ordinance is determined by final order of a court of competent jurisdiction to be void or unenforceable, such determination shall not affect the validity of the remaining provisions thereof provided the intent of this Ordinance can still be furthered without the invalid provision.


Section 5. This Ordinance shall be in full force and effect on December 26, 2018. A summary of this Ordinance may be published in lieu of the entire Ordinance, as authorized by State law.

Introduced the 16th day of October 2018.

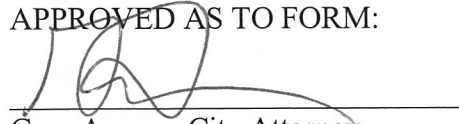
Passed by the City Council on the 11th day of December 2018.

  
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Hyun Kim, City Manager

ATTEST:

  
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Brodie Rota, City Clerk

APPROVED AS TO FORM:

  
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Greg Amann, City Attorney

Published: Dec. 13, 2018  
Effective Date: December 26, 2018