

FIFE CITY COUNCIL MINUTES

Fife City Hall
Council Chambers

Date: February 14, 2006
Time: 7:00 p.m.

CALL TO ORDER AND ROLL CALL

Mayor Kelley called the Fife City Council regular meeting to order at 7:00 p.m. with the following Councilmembers present: Godwin Johnson, Edwards, Kelley, Cerqui, de Booy, and Roscoe.

Staff present: Worthington, Jacoby, Blount, Blackburn, Richards, Campbell, Reinbold, Kennedy, Reuter, Farris, and Recording Secretary Valerie Gow.

PLEDGE OF ALLEGIANCE

Councilmember Johnson led pledge of allegiance.

CITIZEN COMMENTS

Richard Garchow, Great American RV, referred to his letter to the Fife Planning Commission about four alternatives to reduce impacts at the intersection at 54th and Pacific Highway. Director Blount's response letter addresses the designation of 59th Avenue Court East as a public street for the remaining portion of the street. Mr. Garchow suggested the City should notify the property owners and if some of the property is used for right-of-way there must be due compensation to the owners. Mr. Garchow outlined the four options he submitted in his letter to the Planning Commission.

CONSENT AGENDA

- a. Approval of Minutes: January 17, 2006 Study Session
January 24, 2006 Council Meeting
- b. Approval of Vouchers:

Payroll: #39522 – 39702	\$622,049.63
Claims: #64414 – 64548	\$347,221.47
- Adopt Ordinance:
- c. #1588-06 Authorize – Municipal Judge Pro Tem Compensation Increase

Councilmember Cerqui requested correction to the minutes of January 24, 2006 on page 1 to correct the name of John Wall to John Watt.

Motion

Councilmember Roscoe moved, seconded by Councilmember Edwards, to approve the consent agenda as amended. Motion carried.

SPECIAL PRESENTATIONS

Police Employee Recognition Motion

Acting Police Chief Blackburn reported on November 15, 2005 at 9:00 a.m., Police Officers Greg Victor, Don Hobbs, and Sgt. Kevin Farris, responded to a commercial vehicle fatality accident where the victim was accidentally run over by the rear tires of a semi-trailer. The officers assisted with the extrication of the victim and medical care at the scene. The officers are awarded the Police Department's Merit Award for demonstrating exceptional performance above and beyond the call of duty. Mayor Kelley presented the Merit Award pins to Police Officers Greg Victor, Don Hobbs (Reserve Officer), and Sgt. Kevin Farris.

**Valentine's Day
Sweethearts**

Mayor Kelley honored four long-time married couples in recognition of Valentine's Day:

- Carl and Mickey Stegman, married 58 years and residents of Fife since 1966.
- Bob and Lilly Mizukami, married 59 years. Mr. Mizukami was Mayor of Fife from 1981-1987.
- Frank and Aldine Poleski, married 59 years and have lived in Fife since 1946.
- Walt and Betty Novotney, married 61 years and have lived in Fife since 1950.

The couples were each presented with a bouquet of flowers donated by Fife Flowers and a box of chocolates.

PUBLIC HEARING

**Moratorium for
Development of Multi-
Family Housing**

Mayor Kelley reported the public hearing is to receive public testimony on the adoption of the emergency moratorium for development of multi-family housing in the City.

Mayor Kelley opened the public hearing at 7:15 p.m.

Public Testimony

Milt Leikam, 3323 Dale Lane, said he would like to retain single family zoning and avoid adding multi-family housing in single family zoning districts.

Patrick Hebert, 6407 N Levee Road E, said last June, he was approached by a respectable builder concerning the purchase of his property. A mutual price was negotiated and the builder began preliminary work on developing a proposal. City staff met with the builder several times and is aware of the development proposal. The moratorium has impacted the development of eight four-plexes and has halted the project. He asked whether the Council can reconsider the project or provide some relief for the project instead of waiting until the moratorium is lifted. The builder has expended funds in developing engineering and site plans.

Mayor Kelley advised Mr. Hebert that the City will consider the request as part of the moratorium review.

Councilmember de Booy asked whether the builder has applied for a building permit. If the builder has applied for a building permit, the moratorium would not apply to the development proposal. Mr. Hebert replied the builder has not applied for a building permit. He noted the newspaper article quoted staff as indicating they were not aware of any projects "being stopped in its tracks by

the moratorium.” Mr. Hebert said the development proposal is impacted by the moratorium.

Councilmember Goodwin asked whether the project requires a zoning change. Interim Director Kennedy replied the City allows multi-housing dwellings in many of the City’s zoning districts. Most of the zoning districts allow multi-family units. The zoning district along Levee Road is zoned Medium Density.

Councilmember Godwin said it’s obvious the Planning Commission needs to review zoning districts as multi-housing is allowed in too many of the City’s zoning districts.

Mr. Hebert advised the builder does not intend to build two to three-story apartment complexes.

Councilmember Cerqui noted the ordinance prohibits the development of multi-family housing larger than two duplexes. He noted the only exception is proposals that have a current building permit. City Attorney Jacoby clarified the only proposals exempt from the ordinance are those applications that are considered complete.

Mayor Kelley closed the public hearing at 7:25 p.m.

**COUNCIL
DELEGATE
REPORT**

Councilmember Cerqui reported on his attendance to the annual meeting of the Fife Historical Society. The meeting discussion included the Society’s new direction and new members, as well as, plans for the Dacca House.

Councilmember Cerqui expressed appreciation to the Port of Tacoma for the joint meeting with the Council.

Councilmember de Booy indicated she attended the Pierce County Citizen Advisory Board. The Board awards block grant funding from HUD.

Councilmember Roscoe reported she attended a Zootrek Advisory Board meeting last week. The Board reviewed the Business Plan for Point Defiance. The staff is working on the business plan for Northwest Trek. A bull moose was recently killed by a falling tree at Northwest Trek. Pierce County Regional Council will have some flyers available that outlines the 2005 report of the Zootrek Advisory Board.

Councilmember Roscoe said over the next several months she will visit with jurisdictions that she represents as the Small Cities Representative on the Zootrek Advisory Board.

Recess

Mayor Kelley recessed the meeting from 7:30 p.m. to 7:34 p.m.

**ORDINANCES AND
RESOLUTIONS**

**#1590-06 FMC
Amendment – School
Impact Fees**

Interim Director Kennedy reported currently, school impact fees are \$2,700 for single-family housing and \$1,100 for multi-family units based on the comprehensive plan and the Capital Facilities Plans submitted by the Fife and Puyallup School Districts. The proposed fees are \$3,510 for single-family units and \$1,621 for each multi-family unit applicable to development applications received from this date forward.

City Attorney Jacoby read the title of Ordinance #1590-06:

An ordinance of the City Council of the City of Fife, Pierce County, Washington, amending the school impact fees amounts and amending Fife Municipal Code section 20.15.010.

Motion

Councilmember Godwin moved, seconded by Councilmember Edwards, to adopt Ordinance 1590-06; Amendment – School Impact Fees.

City Manager Worthington described the reason for the increase in school impact fees.

Interim Director Kennedy reported the City of Puyallup approved school impact fees of \$1,700 for single-family housing. Puyallup's impact fee for multi-housing is unknown at this time.

Motion carried.

Motion

**#1591-06 FMC
Amendment – Police
Title Change**

Attorney Jacoby reported the request is for a job title change from Police Sergeant to Police Lieutenant to enable officers to qualify for training to improve the capability of the Police Department. The request does not change duties. In conjunction with the ordinance, staff drafted a Memorandum of Understanding (MOU) between the City and the Police Guild as the request impacts the collective bargaining agreement. Subject to the Council's approval of the amendment, the MOU will be executed. Staff requests the Council waive first reading of the ordinance for immediate adoption.

City Clerk-Treasurer Campbell read the title of Ordinance #1591-06:

An ordinance of the City Council of the City of Fife, Pierce County, Washington, amending Chapter 2.52 of the Fife Municipal Code to request a change in job title from Police Sergeant to Police Lieutenant.

Motion

Councilmember Roscoe moved, seconded by Councilmember Edwards, to waive first reading and adopt Ordinance 1591-06; Amendment – Police

Title Change. Motion carried.

**#1594-06 Confirming
a Moratorium and
Exempting Vested
Projects**

City Manager Worthington reported staff reviewed projects impacted by the moratorium and identified projects that should be exempt from the moratorium.

Interim Director Kennedy reported the two projects are Ashley Park and Stonebrook. The Ashley Park application received a zoning change approved by the Council in 2002 for 49 senior apartments and 103 condominiums with a final plat submitted within five years. Staff believes the project is vested until May 14, 2007.

The Rainier Park development has broken ground and the permits have been issued. The project is vested as well as the Meadows project.

The Stonebrook development is a preliminary plat that has been approved. The project includes 18 lots with four-plexes on each lot. The final plat has is under submission. However, no final construction drawings have been submitted. Because of the City's action on the preliminary plat, staff believes Stonebrook is vested for five years.

City Clerk-Treasurer Campbell read the title of Ordinance #1594-06:

An ordinance of the City Council of the City of Fife, Pierce County, Washington, confirming a moratorium on the development of multi-family housing and exempting certain vested developments approvals.

Motion

Councilmember Roscoe moved, seconded by Councilmember Godwin, to adopt Ordinance 1594-06; Confirming a Moratorium and Exempting Vested Projects.

City Attorney Jacoby reviewed the statute governing emergency moratoriums. The issue for consideration is whether the Council wishes to confirm the moratorium and recognize two projects as legally vested according to law.

Discussion followed about what constitutes a vested project. Councilmember Edwards recognized that some projects are in the paperwork process and that it was not the intent of the City Council when adopting the emergency ordinance to stop those projects when the City was aware of a project. Rather, the City wanted to maintain some control of what developers may be contemplating.

Councilmember Roscoe said the moratorium is an opportunity to review the balance for the community including single-family housing. The City needs to take some time to address the balance especially as it develops.

Councilmember de Booy agreed and indicated the Council needs to step back

and examine the mix of housing in the City. The City of Fife has surpassed the required percentage of multi-family housing.

Councilmember Cerqui indicated he has some concerns and wanted to have more information prior to implementing an emergency moratorium. The City is growing at a rapid pace in all types of housing. Both types of housing demand City services. He said he has concerns about condominiums and townhouses and their appropriate location within the City but is concerned about becoming off-track and placing the City in a legal jeopardy position of what the City does or does not allow. He said the issue is difficult and he continues to have concerns.

Councilmember Godwin suggested the City has expanded without a plan and basically conceded to the land owner. Land supply is running low and land use is beginning to encroach upon single family neighborhoods to the point that it's affecting Fife's quality of life. Multi-family is allowed in all but three zoning districts. He indicated he supports staff working within the next 60 to 90 days to develop a recommendation.

Councilmember Johnson agreed the City has its share of multi-housing and that if any more multi-housing is allowed, that it is allowed in conjunction with transportation planning. The City needs to step back and ascertain the situation. It is the Council's job to ensure the long-term viability of the community.

City Manager Worthington outlined the location of the four projects.

Councilmember Cerqui referred to previous comments about spot zoning and said he didn't recall the Council approving any spot zoning and that the Council could undertake the process for reconsidering zoning districts within the City. He suggested the issue is more about impact fees.

City Manager Worthington reported during the six month moratorium, staff can develop information concerning zoning districts and review a program for changes. The last significant rewrite of the Zoning Code involved a 2-1/2 year process that concluded in 1998. It takes time to ascertain impacts and how land use fits within the sewer utility planning process as well as other factors.

Councilmember Edwards asked staff to review the issue addressed by Councilmember Godwin concerning the majority of the City's zoning districts allowing multi-family housing. What occurred in 1998 may need to be reconsidered. Another issue is GMA requirements for different kinds of housing and what Fife currently has in terms of housing.

Councilmember Godwin commented on the previous 2-1/2 year zoning process and suggested it doesn't require a 2-1/2 year process to achieve the proper

balance in zoning districts throughout the City.

Motion

Motion carried. Councilmember Cerqui opposed.

RESOLUTIONS

1013-06 Pierce County Regional Interlocal Agreements

Interim Director Kennedy reported the Pierce County Regional County has proposed amendments to the interlocal agreement. The resolution affirms the proposed changes. If approved, the resolution will be submitted to the Pierce County Regional Council and ratified after 60% of the jurisdictions approve the resolution representing 75% of the total county population.

Staff recommends adoption of Resolution #1013-06.

City Clerk-Treasurer Campbell read the title of Resolution #1013-06:

A resolution of the City Council of the City of Fife, Pierce County, Washington, authorizing the execution of an interlocal agreement with the cities and towns of Pierce County, thereby amending the interlocal agreement as recommended by the Pierce County Regional Council.

Motion

Councilmember Roscoe moved, seconded by Councilmember Edwards, to adopt Resolution #1013-06. Motion carried

NEW BUSINESS

Pacific Highway/20th Street Corridor Study

Tom Beckwith, Beckwith Consulting Group, presented the highlights of the Phase 1 Pacific Highway/20th Street Corridor Study. Phase 1 includes development of concepts with a committee comprised of representatives from Pierce County, Pierce Transit, Washington State Department of Transportation (WSDOT), Port of Tacoma, Fife staff, and other technical representatives. Phase 2 will test the conceptual schemes with the public, property owners, and other stakeholders.

One of the key proposals is to complete the City grid by extending Frank Albert to 20th and extending 62nd to 20th. The connections balance local demands and removes some of the traffic from 54th and Port of Tacoma Road and open access to properties, which to some extent are landlocked for the lack of good, convenient access.

Mr. Beckwith outlined other connections completing the north grid. The grid opens up development potentials for properties without having to use access from Pacific Highway. In addition, there are frontage pieces that will open up and balance the distribution system.

The scheme for Pacific Highway is to retain a wide median turn lane to

accommodate left and U-turns, two 11-foot traffic lanes, and a business and transit access lane on each side to distribute traffic in and out of properties without accessing the main traffic lanes. In addition, along the length of Pacific Highway coordinated signage will be installed and coordinated signals every thousand feet.

All access points along the corridor were inventoried. Major left turn locations would be constructed at major street intersections and spaced every thousand feet and/or where they serve major businesses. In addition, some turnarounds will be incorporated along the corridor. Traffic can be managed without eliminating any of the existing curb cuts via median management with left turns and U-turns to significantly improve access to properties. The improvements would be phased

Councilmember Godwin asked how the proposed design compares to the current improvement project. Director Blount reported the transit lanes are additional. Relocation of power would also be necessary. Councilmember Cerqui commented that the proposed corridor improvements will likely not occur until the next 10 to 20 years. Mr. Beckwith said not everything along the corridor will develop concurrently.

Mr. Beckwith displayed different road widths required for left hand and U-turns by size of vehicle. A sketch of Pacific Highway showed development capacity examples to illustrate traffic impacts. He displayed different building blocks and parking garages and outlined typical uses along the corridor. Maximum building size is five stories.

**Commercial Building
Height Visualization
Project**

City Manager Worthington introduced a computer graphic visualization model created with the assistance of GIS and specialized software. The Council has been interested for some time in visualizing possible redevelopment along Pacific Highway with different building heights.

City Manager Worthington introduced Bob Wendt, who provided a computer-image presentation of the Pacific Highway corridor showing various landmarks and building heights. Buildings were placed in various locations along the corridor ranging in size from 50 to 122 feet in height.

Mayor Kelley offered the suggestion of scheduling a Council Saturday retreat to discuss visioning along the corridor.

Public Comment

Richard Garchow suggested including the Planning Commission if the Council schedules a study session. Mr. Garchow asked about the outcome of the 60-foot sign request for Fife Plaza. Mr. Garchow was advised the sign request was approved.

City Manager Worthington confirmed arrangements are underway to schedule

a joint Planning Commission/City Council meeting.

Mr. Beckwith addressed questions about roadway amenities along the corridor.

**Board & Commission
Appointments**

Councilmember Johnson reported on the results of the Council's two committees to review applicants for appointment to the City's Parks and Recreation Advisory Board and the Planning Commission. The committees recommend reappointment of Carl Stegman and appointment of Tom Dale, Melody Reimer, Anthony Del Brocco, and Shannon Thornhill to the Parks and Recreation Advisory Committee and to the Planning Commission, appoint Jeffrey Brown and reappoint Richard Garchow and Jim Call.

Councilmember Johnson commented on the quality and number of applicants. He encouraged applicants that were not appointed to reapply for other boards and commissions. Councilmember Cerqui echoed similar comments.

Motion

Councilmember Godwin moved, seconded by Councilmember Roscoe, to appoint Parks and Recreation Advisory Board members as recommended by the Council's selection committee. Motion carried.

Motion

Councilmember Godwin moved, seconded by Councilmember Edwards, to appoint Planning Commission members as recommended by the Council's selection committee. Motion carried.

**CITY MANAGER'S
REPORT**

City Manager advised the Council about the scheduled Council study session on February 21, 2006 at 7 p.m. and an executive session scheduled on Saturday, February 25, 2006 from 7 a.m. to 10 a.m.

On Saturday, February 25, 2006 at 8:00 a.m., a local and nationally recognized musician, Andrew T. Miller, is holding a concert at the Columbia Junior High School Performing Arts Center. Tickets are available at the door for \$22 for adults.

The City is closing out business license renewals. The first phase of fines become effective February 1, 2006 and increase after the end of February 2006. Less than 100 businesses failed to renew their business license.

The City received a series of petitions on the Stormwater Utility. Staff is scheduling a tentative date of March 28, 2006 for the Council's consideration of the issue.

Parks Appreciation Day is scheduled for Saturday, April 22, 2006.

Motion

Councilmember de Booy moved, seconded by Councilmember Roscoe, to schedule a study session on Tuesday, February 21, 2006, and an executive session on Saturday, February 25, 2006 from 7:00 a.m. to 10:00 a.m. at the

Poodle Dog Restaurant. Motion carried.

**COUNCILMEMBER
COMMENTS**

Councilmember Cerqui inquired about the location of the discharge of water pumped from 70th. Director Blount responded the flow is discharged by gravity through banker tanks. The Department of Ecology has reviewed the operation.

Councilmember Cerqui advised staff of a possible streetlight outage on Old Highway 99.

Councilmember de Booy expressed appreciation for staff's effort to brief the Council on the petitions submitted by citizens regarding the Stormwater Utility. Director Campbell indicated a question and answer insert about the Stormwater Utility is included in customer utility bills as well as posted on the City's website. City Manager Worthington reported staff recently met to discuss message points that will be the foundation for an informational brochure.

**CITIZEN
COMMENT**

Milt Leikam, 3323 Dale Lane, said he attended the Council meeting to hear something about traffic in the City. The presentation about the future of Fife was interesting; however, citizens in Fife are experiencing immediate problems in the form of traffic congestion. He asked the Council about the status of the SR 167 project. At one time, the project was a high priority in the state. Currently, the focus has been to expend funds on other roadway projects in the region rather than SR 167. Traffic problems exist today that need to be addressed. The citizens of Fife are tired of traffic jams and congestion. Mayor Kelley explained the City is addressing the problems. However, until the state completes the SR 167 project, traffic congestion will continue to be a problem. During the joint meeting with the Port, the Council and Commissioners also discussed traffic issues.

Director Blount provided additional information about the status of the SR 167 project. The current budget projection for completion of the project is over two billion dollars. Many other roadway projects under completion in the region are expensive but far less than SR 167. Major construction is occurring within the region. However, completion of SR 167 will be three times the cost of the Narrows Bridge. The Regional Transportation Improvement District is a three-county district body that is proposing a scaled project to complete SR 167 for one billion dollars with one lane each way and minimum interchanges. The proposal allows traffic movement to the Port via SR 509, which would alleviate traffic congestion in Fife. However, funding the project is the issue. Additionally, the City is proceeding with a fully-funded improvement to Valley Avenue. The Council's March study session includes an update on the design and environmental permitting process. Construction is scheduled for 2007.

Director Blount described the status of other major roadway projects south of

Valley.

Mr. Leikam commented about the number of years the SR 167 project has been pending with no progress.

**EXECUTIVE
SESSION**

Mayor Kelley adjourned the meeting to an executive session 9:45 p.m. for the purpose of Real Estate Acquisition RCW 42.30.110 (b) and Potential Litigation RCW 42.30.110 (i) for approximately 15 minutes. There will be no action taken.

**RECONVENE AND
ADJOURNMENT**

Mayor Kelly reconvened and adjourned the meeting at 10:00 p.m.

Mike Kelley, Mayor

Marlyn Campbell, Clerk-Treasurer

Prepared by Valerie Gow, Recording Secretary
Puget Sound Meeting Services