

9/05/2012

**CITY OF FIFE
PLANNING COMMISSION
STAFF REPORT**

TO: Planning Commission, City of Fife
FROM: Chris Pasinetti, Associate Planner
SUBJECT: 2012 Comprehensive Plan Amendments

REPORT IN BRIEF: This agenda item addresses the City of Fife annual comprehensive plan amendment process which allows the Planning Commission to take testimony on the 2012 Comprehensive Plan amendments and make a recommendation to the City Council.

BACKGROUND: The Growth Management Act (GMA) requires cities and counties within certain counties in the State of Washington to adopt comprehensive plans (and development regulations) meeting certain requirements (RCW 36.70A.) RCW 36.70A.130 provides that local jurisdictions may, except in limited circumstances, amend the comprehensive plan no more frequently that once per year. Since the adoption of the GMA Comprehensive Plan, the City of Fife has routinely amended its Comprehensive Plan on an annual basis.

DISCUSSION:

Findings of Fact

1. The City of Fife adopted a GMA Comprehensive Plan in YEAR. The City of Fife has routinely amended its Comprehensive Plan on an annual basis.
2. The public was invited to submit applications to amend the City of Fife Comprehensive Plan for the 2012 plan amendment cycle during November 2011 (November 1-30). Notice of the ability for the public to submit plan amendment requests were provided in the Fife Flyer on October 21, November 4, and November 18, 2011. No applications were submitted.
3. In addition to privately initiated plan amendment applications, the City of Fife routinely amends the comprehensive plan on an annual basis to address certain items including, as examples, capital facilities plans and transportation improvement plans updates.
4. Based on Finding #3 above, the 2012 comprehensive plan amendments include:
 - A. Adoption of the 2012-2018 Fife School District Capital Facilities Plan. (Attachment A).
 - B. Adoption of the 2012-2017 Puyallup School District Capital Facilities Plan. (Attachment B).
 - C. Incorporation of the City of Fife 2013-2018 Six-Year Transportation Improvement Program (TIP) into the City of Fife Comprehensive Plan (Attachment C).; and
 - D. Amendments to Comprehensive Plan Chapter 7 Capital Facilities Element to update capital projects and funding sources. (Attachment D).
5. Adoption of Fife and Puyallup school district capital facilities plans' is intended to provide for the City' ability to assess school impact fees through the adoption and amendment to the City's school impact fee ordinance (Fife Municipal Code Chapter 20.15).

6. The City annually updates and adopts a Six-Year Transportation Improvement Program (TIP) in accordance with RCW 35.77.010. The TIP is the City's detailed transportation improvement work program and identifies transportation-related projects the City intends to begin within the next six years.
7. This year's 2013-2018 Six-Year TIP was approved by the Fife City Council on August 14, 2012 through the adoption of Resolution No. 1493. Incorporation of the 2013-2018 Six Year TIP into the Comprehensive Plan is intended to keep the Comprehensive Plan consistent with state law and the Countywide Planning Policies.
8. RCW36.70A.070(3) provides for the requirement that each comprehensive plan subject to the requirements of the Growth Management Act include a capital facilities element. RCW36.70A.070(3) states,

“A capital facilities plan element consisting of: (a) An inventory of existing capital facilities owned by public entities, showing the locations and capacities of the capital facilities; (b) a forecast of the future needs for such capital facilities; (c) the proposed locations and capacities of expanded or new capital facilities; (d) at least a six-year plan that will finance such capital facilities within projected funding capacities and clearly identifies sources of public money for such purposes; and (e) a requirement to reassess the land use element if probable funding falls short of meeting existing needs and to ensure that the land use element, capital facilities plan element, and financing plan within the capital facilities plan element are coordinated and consistent. Park and recreation facilities shall be included in the capital facilities plan element.”

9. The proposed amendments to Comprehensive Plan Chapter 7 Capital Facilities Element are intended to update capital projects and funding sources. In summary these amendments include:

- Addition of the Public Safety Fund within the CFE. This fund, created in 2007, may only be used for the purpose of paying for the costs of the red light enforcement program, including the City's administrative costs; provided, however, if there are surplus moneys in the fund, then the surplus moneys may only be expended for the following purposes:

- (1) Purchase and installation of school zone signs and lights;
- (2) Pedestrian overpass/underpass design and construction costs;
- (3) Sidewalk design and construction costs;
- (4) Streetlight acquisition, operation and maintenance;
- (5) Signalized pedestrian crosswalks;
- (6) Purchase, design and construction of pedestrian trails that serve to redirect pedestrian traffic off of streets with high traffic volumes; and,
- (7) Design and construction of similar pedestrian safety oriented improvements.

- Minor text amendments to provide text clarification such as correcting levels of service for Parks/Recreation/Open space plan and remove references to Drainage District 21 (Attachment D); and,
- An updated projects list (Attachment D, Revised Table 7-1) to reflect projects that have been completed and other new projects which have been identified relating to transportation, utilities and parks.

10. FMC (14.04) provides that comprehensive plan amendments be reviewed by the Planning Commission who then makes a recommendation to the City Council. In accordance with FMC (14.06.030), notice of the September 10, 2012 Planning

Commission was provided by a legal notice published in the Tacoma News Tribune on DATE.

11. In accordance with RCW 36.70A. 106, the proposed Comprehensive Plan amendments were transmitted to the Washington State Department of Commerce for the 60-day State agency review process on September 6, 2012.
12. A State Environmental Policy Act (SEPA) Determination of Non-Significance (DNS) was issued on the proposal on September 6, 2012

ATTACHMENTS:

- A. Adoption of the 2012-2018 Fife School District Capital Facilities Plan (Attachment A).
- B. Adoption of the 2012-2017 Puyallup School District Capital Facilities Plan (Attachment B).
- C. Incorporation of the City of Fife 2013-2018 Six-Year Transportation Improvement Program (TIP) into the City of Fife Comprehensive Plan (Attachment C); and
- D. Amendments to Comprehensive Plan Chapter 7 Capital Facilities Element to update capital projects and funding sources (Attachment D).
- E. SEPA DNS.

STAFF RECOMMENDATION: The Planning Commission review the proposed amendments to the City of Fife Comprehensive Plan and recommend approval to the City Council.

RECOMMENDED MOTIONS: The Planning Commission adopt the findings contained in the staff report and recommends that the City of Fife City Council adopt the proposed amendments to the City of Fife Comprehensive Plan as presented in attachments A-D.