

AGENDA

MEETING: Regular Meeting and Public Hearing (Virtual)
DATE/TIME: Wednesday, April 20, 2022, 5:00 p.m.
(Public Hearing beginning at approximately 5:30 p.m.)
ZOOM INFO: Link: <https://www.zoom.us/j/81358095104>
Dial-in: +1 253 215 8782
ID: 813 5809 5104

A. Call to Order

- Quorum Call
- Land Acknowledgement

B. Approval of Agenda

C. Approval of Minutes

- April 6, 2022

D. Public Comments

- Comments are not accepted for Discussion Item F-1, which is the subject of a recent public hearing.
- Comments on Public Hearing item G-1 are accepted through April 30, 2022; e-mail to HomeinTacoma@cityoftacoma.org.

E. Disclosure of Contacts

F. Discussion Items

1. 2022 Annual Amendment Debriefing

- Description: Review comments received at the public hearing on April 6, 2022, and through the comment period ending April 8, 2022; and review staff responses to the comments.
- Action: Review and Comment.
- Staff Contact: Lihuang Wung (LWung@cityoftacoma.org)

G. Public Hearing

1. Home in Tacoma Phase 2 Scope of Work

- Description: Conduct a public hearing on the scope of work for Home in Tacoma Phase 2.
- Action: Receive testimony; Accept written comments through April 30, 2022.
- Staff Contact: Elliott Barnett (EBarnett@cityoftacoma.org)



H. Upcoming Meetings (Tentative Agendas)

(1) May 4, 2022:

- Capital Facilities Program Update
- Proposed College Park Historic District
- 2022 Annual Amendment Recommendation

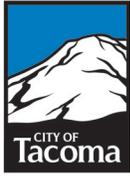
(2) May 18, 2022:

- Capital Facilities Program Update
- Design Review
- Tidelands Subarea Plan

I. Communication Items

- (1) **Shipping Containers and Electric Fences** – Letter from the Infrastructure, Planning and Sustainability Committee to the City Council, recommending modifications to the scopes of work and timelines for said issues, dated April 7, 2022. (See attached “Agenda Item I-(1)”).
- (2) **Status Reports by Commissioners** – TOD Advisory Group, Housing Equity Taskforce.
- (3) **IPS Agenda** – The Infrastructure, Planning, and Sustainability Committee’s next meeting is scheduled for Wednesday, April 27, 2022, at 4:30 p.m.; the agenda (tentatively) includes presentations on the Six-Year Comprehensive Transportation Improvement Program Draft Annual Amendment and the Historic Preservation Program Intro and Overview. (Webinar Link: <http://www.zoom.us/j/86227234162>, Passcode: 614650)

J. Adjournment



MINUTES (draft)

MEETING: Regular Meeting (virtual)

DATE/TIME: Wednesday, April 6, 2022, 5:00 p.m.

PRESENT: Anna Petersen (Chair), Christopher Karnes (Vice-Chair), Morgan Dornier (arrived late), Ryan Givens, Robb Krehbiel, Brett Santhuff, Anthony Steele, Andrew Strobel, Alyssa Torrez

ABSENT: N/A

A. Call to Order

Chair Petersen called the meeting to order at 5:01 p.m. A quorum was declared.

Chair Petersen read the Land Acknowledgement.

B. Approval of Agenda

Vice-Chair Karnes moved to approve the agenda as submitted. Commissioner Krehbiel seconded the motion. The motion passed unanimously.

C. Approval of Minutes

- March 2, 2022
- March 16, 2022

Commissioner Steele moved to approve the minutes of the March 2, and March 16, 2022, meetings as submitted. Commissioner Krehbiel seconded the motion. The motion passed unanimously.

D. Public Comments

Chair Petersen reported that there were no comments received regarding the Design Review Program update; and written comments regarding the public hearing are accepted through April 8, 2022.

E. Disclosure of Contacts

Commissioner Strobel disclosed that he and Commissioner Torrez will possibly discuss the Home In Tacoma project with Tacoma Democratic Socialists of America (DSA).

Commissioner Steele disclosed that he has had discussions regarding the Home In Tacoma project and the public hearing on the 2022 Annual Amendment package with the Tacoma Ministerial Alliance.

F. Discussion Items

1. Design Review Program Update

Carl Metz, Senior Planner, presented the Design Review Program update, including a project overview, the preliminary geographic scope review, preliminary development thresholds review, community engagement strategy, and timeline of next steps.

Commissioner Steele requested clarification on the different thresholds on the neighborhood and mixed-use corridors versus downtown, pedestrian corridors.

Commissioner Dornier arrived here, at 5:21 p.m.

Vice-Chair Karnes expressed concerns regarding the proposed geography and the overlap with the Home In Tacoma project, which could potentially lead to impacts on project development and housing affordability.

Chair Petersen requested information on how many projects are likely to meet the development thresholds that are being proposed, how much this project interacts with Home In Tacoma, and if there is consideration given to frontage on the streets rather than just square footage of a building.

Commissioner Strobel expressed concerns regarding the square footage standard and asked if the Design Review Project Advisory Group has looked at triggers that would identify impacts or would force the project through the design review process.

Commissioner Santhuff provided comments on the goal to develop standards that produce better buildings throughout the city, and the theme with discussion on geography and threshold is to ensure the program is easily understood and managed from the administration standpoint and for the development community.

Commissioner Dorner asked for clarification on the purpose and benefits of a design review.

The Planning Commission recessed at 5:42 p.m. and reconvened at 5:47 p.m.

G. Public Hearing

2. 2022 Annual Amendment Package

Chair Petersen called the public hearing to order at 5:47 p.m. and outlined the procedures of the public hearing, noting that testimony will be taken separately for each application.

Commissioners introduced themselves.

Stephen Atkinson, Principal Planner, presented an overview of the amendment process and schedule, the four applications - NewCold Land Use Designation Change, South Sound Christian Schools Land Use Designation Change, Work Plan for South Tacoma Groundwater Protection District Code Amendments, and Minor Plan and Code Amendments - public hearing notification, and the public hearing process.

Chair Petersen called for testimony. Fifteen people testified, as follows:

(1) NewCold Land Use Designation Change:

1. Maddie Merton – I'm here tonight to urge you to support NewCold's 2022 Comprehensive Plan and Land Use Regulatory Code amendment to rezone a portion of a parcel located at 4601 South Orchard Street from light industrial to heavy industrial. This would allow NewCold to apply for permits to expand its existing cold storage facility. The cold storage currently serves the much-needed food manufacturing industry – fish, french fries, and ice cream products are currently being distributed there. NewCold's fully automated building design and scale provide immense value to manufacturers and also strengthens food chain reliability. That facility increases Tacoma-Pierce County's resilience to increasing challenges, including pandemics, manmade and natural disasters. The NewCold site is key in the transportation of goods within the region from manufacturers to consumers. Due to the company's highly automated operations and technology, the company facilities generate efficiencies within the transportation system that the supply chain otherwise will not be able to offer. NewCold's core business is to promote growth and vitality of the Portland port-related industry. And most of the products that go through the site has to support Tacoma, supporting our transportation system as well. A case study showed that NewCold's warehouses, on average, consume 40% less energy per cubic liter annually compared to traditional cold storage facilities. With their energy efficient design, they minimize development and operational impact on climate change. The design of the building allows NewCold to store products vertically; therefore, maximizing land use efficiency. When compared to the traditional warehouses, the footprint and the total surface area used are much smaller for the same quantity of goods. The company is advancing future technology and sustainable warehousing and also at the same time developing a skilled workforce to run this operation. Please support NewCold's application.

2. Greg Bowers – I stand in favor of this zoning change. Not only does NewCold provide living wage jobs, but the construction of these projects provides many, many construction wage jobs as well for the community. So, I stand in favor of this rezoning.
3. Heidi White – I am not in support of changing the area, the NewCold storage area, from light industrial to heavy industrial. I live here, and I think it's going to create more noise and more traffic. It's also over the Groundwater Protection District area, and I just think that it's not a good idea.
4. Esther Day – I am very concerned about the NewCold requests for expansion of heavy industrial zoning for larger refrigerated warehouse, because more land will be covered and there will be more heat and air pollution. I have been researching, and there are so many warehouses currently right now in Tacoma that are sitting vacant. The drive-in theater off South Tacoma Way has nothing but warehouses and is vacant. Why aren't we utilizing those instead of rezoning? So, I'm dead against this, and we need to make sure that we reduce pollution, not increase it. Groundwater needs to be protected.
5. Tim Smith – As this amendment is currently proposed for this change to heavy industry, I oppose it in its current form. Firstly, the pursuant overlying zoning is the South Tacoma Groundwater Protection District, and the amendment, as proposed, really does little to address the impacts that this facility is going to have. Specifically, since it is a large cold storage facility, it'll have high quantities of anhydrous ammonia. We've recently seen the fires at a similar cold storage facility in Puyallup where they just had to let it burn. Fortunately, the weather was right. It was a rather warm day, and the burning anhydrous ammonia and all other products were able to go up to the sky. This facility is located on top of high ground, and when that happens in our typical rainy weather in Tacoma, that ammonia will drift to the ground, go into the neighboring neighborhood, and require a one-mile evacuation radius - which is also not addressed in the amendment. I think the traffic study needs to be relooked and be done when we are not in a pandemic. Traffic levels were low when the study was done. I think it might even have been done on a Sunday morning. So that really needs to be relooked at, as well as the conditions that should be placed on this to pass the requirement for updates to mitigate any traffic impacts on to the developer that the taxpayer in Tacoma should not have to pay - the changes to streets, turning lanes, and traffic lights - whenever the impact is from traffic to a specific facility. And more of a general holistic sense, the product here is primarily sea life that is extracted from the ocean. I cannot believe that we would continue to support an industry that's mining our seas at a time of massive climate change and ocean die off. So, as it is currently proposed, I can't support this amendment.

(2) South Sound Christian Schools Land Use Designation Change:

6. Esther Day – I am not in favor of this project that is being proposed. The cutting down of tree canopies is nuts. I've learned firsthand what trees do to clean the air. Having had a tree in my yard that was cleaning the petroleum products that airplanes drop. I cut Christmas tree branches that were black on top, and they could not clean it out. These trees provide life-saving clean air for our community. We cannot be willy-nilly destroying our canopies that are necessary. And be careful about so much development before you really know what's really going to work for Tacoma. We're building far too many apartments and not enough condos and townhouses. We need to take it easy and slow down. I'm totally against this project.

(3) Work Plan for South Tacoma Groundwater Protection District Code Amendments:

7. Heidi Stephens – I am speaking in support of the South Tacoma Economic Green Zone amendment and for your approval of the Phase 1A Work Plan to update the South Tacoma Groundwater Protection District policy - which is long overdue. Projects within the South Tacoma aquifer recharge area should not only have had groundwater protection land use as first consideration, but it seems to be largely overlooked in the permit processes which must be corrected. Loss of open space vegetation and increase of impervious surfaces require data collection and review on effects to groundwater infiltration anywhere within this designated geohydrologically sensitive area. This is why I'm also asking this Commission to add a

moratorium recommendation on all permit approvals until after the Groundwater Protection code has been appropriately brought up to current best-science standards. With the creation of new green land use code for this environmentally critical area, strong policy to protect groundwater from contamination, and for replenish supply will not only protect the environment and public health, but it's also the best economic choice for truly sustainable business into the future.

8. Heidi White – I support this, and I think that if possible to streamline it as quickly as possible, because we're seeing more and more people asking for heavy industrial use in that area. I think that we need to support this and get it through as quickly as possible. It's not rocket science, it should have been done in the 1950s, and I really support it. I live here. I breathe the air. We need the groundwater protection desperately.
9. Esther Day – I agree with the last few speakers. We need to stop the insanity and we need to move the South Tacoma Groundwater Protection District update forward quickly. Water belongs to all of us Tacoma residents, not just to the immediate area. I strongly support the South Tacoma Economic Green Zone Phase 1A work plan for approval, we need to move the process faster. Tacoma desperately needs an updated water protection policy, which is long overdue. Furthermore, the creation of a green zone performance-based land use code is urgently needed without further delay. We really need to use science, not just gut instinct. We need to figure out if we want to come to be a warehouse district or apartment district, or do we want to build family communities and businesses that support real jobs, not just big, huge spaces that will destroy our water. We need to protect every single aquifer we have in Tacoma. Please, if you need to put a moratorium on this, do it, do the science, and make sure our water is protected.
10. Elly Claus-McGahan – Climate Pierce County sent in a letter supporting the work for updating the Groundwater Protection code and specifically to adopt the South Tacoma Economic Green Zone proposal as part of the amendment. Tonight, I speak on my own behalf. Given the precariousness of our future from the coming worsening impacts of climate change, it is very important that my city of Tacoma go the extra mile and follows the lead of its own climate action plan to work hard and fast on doing all we can to protect our health and environment, reduce our greenhouse gas emissions, and grow a green economy that will help sustain these efforts and support our communities. Part of that is protecting our water resources of which the South Tacoma aquifer is a big one. We also need to protect our air, protect our trees, and protect our communities from the harms that they already face and will face. Starting the process to designate the area above the aquifer as an Economic Green Zone meets all of those objectives. It gives a new future to the South Tacoma community with a focus on green jobs that will reduce pollution, protect our resources, and help us to think differently about our relationship with each other and with this planet. This is Earth Month, there is no better time to get going on a project that meets the Climate Action Plan's actions and philosophy and sets a new course on how we develop economically while protecting where we live. It very much concerns me that as this project is being considered in this context, the city is also in the process of considering a huge warehouse project to be placed on top of the aquifer. How these two will work together is not clear.
11. Tim Smith – I fully support the amendment put forth by the South Tacoma Neighborhood Council for a complete review and update of TMC 13.06.070.D. In 1988, the city of Tacoma found that it was necessary and in the public interest to establish the South Tacoma Groundwater Protection District. A full review of the governing zoning overlays long overdue and must incorporate up-to-date best science. The failure to do these needed updates has created a situation that allows for the siting of new and proposed developments where the intent and purpose of the Groundwater Protection District has been placed far down the list when determining safe suitability and impact of these major developments. The area represented by this proposal covers one fifth of the city area and is designated as an environmentally geohydrologically sensitive area. The intent of the Groundwater Protection District, the current law, and the proposed work plan to update the current law is to establish orderly procedures that reduce the risk to public health and safety and maintain the existing

groundwater supply within the district as near as reasonably possible to its natural condition of purity. All properties and developments within the protection district shall comply with these requirements, and any additional requirements of the sub zoning districts to provisions of the existing groundwater code shall control. This bottom-up community amendment application was for both an update in 2022 as well as a proposal for an entirely new look at the potential for green economic activities that support the primary zoning protections of the existing code. The proposal aligns with at least 25 major goals of the Climate Action Plan put forth by the City of Tacoma. Stretching this out minimizes the primacy of this most vital protective code and creates the conditions for continued development to exploit weaknesses and vulnerabilities and dilutes the synergy of addressing the current climate crisis, the ongoing improvements to the South Tacoma wellfield being done by TPU, as well as current updates to the Wellhead Protection Plan, also done by Tacoma Power and Water. Please support this initiative. Integrate and accelerate the proposals for the Economic Green Zone. Please suspend current major development applications and place a moratorium on any currently underway until the superseding district code is updated. Water is life.

12. Maddie Merton – I would urge the Planning Commission and also the staff to conduct more outreach to the business community. Hearing that there are none here tonight, I'm just curious to what level of information is being shared to that community as they're the ones with those facilities. So, my ask is for more outreach in person or information sessions for business communities, so they are aware that this is happening.

(4) Minor Plan and Code Amendments:

13. Heidi White – I live in the Manitou area, a few blocks from the annexation, which is number 15 in the Minor Plan and Code Amendments. I'm opposed to aligning it. We've had many meetings about this. Our first meeting on May 14, 2018, - which was a largest turn out, including businesses and residents - they strongly supported keeping R-2 over the South Tacoma Groundwater Protection District (STGPD) single dwelling district - which I know now is low-density, and you want to change it to mid-scale. We don't need any more mid-scale. We have plenty in our area. We have plenty in south Tacoma, and I hope that you support opposing the recommendations that are set forth for the Manitou Annexation and keep it as it is with no changes to the density.
14. Toney Montgomery – I'm specifically here to address the part of number four, where you are considering changing or redefining what a family is in the City of Tacoma. I just want to put three essential questions on the table. Since its incorporation on November 12, 1875, the City of Tacoma have thrived on the back of the singular institution of what we know as the family. The family is the first of all institutions and is the foundation that supports all other institutions - church, government education, and the list goes on - all institutions built upon that one singular institution called the family. The definition of family is established through the eons. What is the present scope of work in the City of Tacoma, that can necessitate the city to redefine what a family is? Please, know that if you destroy the foundation of this institution of the city, it won't be long before the city crumbles. Secondly, who stands to benefit if the definition of family is changed in the city code? Who stands to lose if the definition of family is changed in the city code? And thirdly, what could necessitate such a precedent change, and is the City of Tacoma so well financed, that it can handle all of the litigation that will follow such a monumental redefinition of what a family is?
15. Gregory Christopher – I just want to say on behalf of the Tacoma Ministerial Alliance, that we are in total agreement with the remarks by Elder Toney Montgomery. We feel like the family is the backbone of one of our most significant faith doctrines, and to go down that road, could be very dangerous. The faith community would never support that, so please consider that.

Chair Petersen closed the public hearing at 6:35 p.m., reiterated that written comments are accepted until 5:00 p.m. on Friday, April 8, 2022, and thanked those who testified.

Chair Petersen asked Commissioners if there are any requests for staff to look into and respond at the next meeting on April 20, 2022. Commissioner Krehbiel requested that staff explore the feasibility and the legality

of a moratorium or suspension of permits that may impact the economic green zone. Commissioner Givens asked for information on what the land use and permitting processes will be, in relation to the NewCold and South Tacoma Groundwater Protection District areas.

H. Upcoming Meetings (Tentative Agendas)

(1) Agenda for the April 20, 2022, meeting includes:

- 2022 Annual Amendment Public Hearing Debriefing
- Public Hearing – Scope of Work for Home in Tacoma Phase 2

(2) Agenda for the May 4, 2022, meeting includes:

- Capital Facilities Program Update
- Proposed College Park Historic District
- 2022 Annual Amendment Recommendation

Commissioner Givens requested that ample time is allotted for the public hearing debriefing at the April 20, 2022 meeting.

I. Communication Items

The Commission acknowledged receipt of communication items on the agenda.

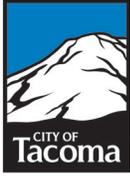
(1) Mr. Atkinson informed the commission of the following:

- Staff is looking into a six-month calendar for the Commission to identify what the work program is going to look like over the summer.
- The 2023 Amendment application period has ended, and staff has begun the assessment of those.
- On March 24, 2022, the Tideflats Steering Committee finalized a recommendation on the draft alternatives to be considered in the EIS scoping process, and will be coming back to the Planning Commission.
- Reconstitution for City staff to return to the office has begun, and the Long-Range Planning staff will potentially return in July; however, there is not a definitive timeline.

J. Adjournment

The meeting was adjourned at 6:44 p.m.

**These minutes are not a direct transcription of the meeting, but rather a brief capture. For full-length audio recording of the meeting, please visit:*
http://www.cityoftacoma.org/government/committees_boards_commissions/planning_commission/agendas_and_minutes/



To: Planning Commission
From: Lihuang Wung, Planning Services Division
Subject: **2022 Annual Amendment – Debriefing of Public Hearing**
Memo Date: April 14, 2022
Meeting Date: April 20, 2022

Action Requested:
Review and Comment.

Discussion:

The Planning Commission conducted a public hearing on April 6, 2022 to receive oral testimony, and kept the hearing record open through April 8, 2022 to accept additional written comments, concerning the 2022 Annual Amendment to the [One Tacoma Comprehensive Plan](#) and [Land Use Regulatory Code](#) (or “2022 Amendment”), which includes the following applications:

- (1) NewCold Land Use Designation Change,
- (2) South Sound Christian Schools Land Use Designation Change,
- (3) Work Plan for South Tacoma Groundwater Protection District Code Amendments, and
- (4) Minor Plan and Code Amendments.

At the next meeting on April 20, 2022, the Commission will review public comments received (15 oral testimony and 55 written comments) and consider modifications to the 2022 Amendment Package accordingly, as appropriate. To facilitate the Commission’s review and discussion, staff has prepared a report (attached), which includes the following pieces:

- Table of Summaries of Comments and Staff Responses and Suggestions
- Attachment 1 – Comprehensive Plan Map Designation, Zoning and Permitting
- Attachment 2 – Moratoria and Interim Zoning (TMC and RCW Provisions)
- Attachment 3 – List of Commenters
- Attachment 4 – Summary of Oral Testimony
- Attachment 5 – Compilation of Written Comments

Note that Attachments 1 and 2 to the report are prepared based on the request of the Commission made at the conclusion of the public hearing. Background information provided in Attachment 1 is for the Commission’s use for the review of Applications 1 (NewCold) and 2 (Christian Schools), and Attachment 2 for Application 3 (Work Plan).

Staff is seeking comments and direction from the Commission, which will be used to prepare draft documents of “Planning Commission’s Letter of Recommendations” and “Planning Commission’s Findings of Fact and Recommendations Report” for the Commission’s consideration for approval at the subsequent meeting on May 4, 2022.

Tentatively, next steps for the 2022 Amendment include the following dates and actions:

- May 4 – Commission recommendations to the City Council
- June 7 – City Council study session and public hearing
- June 14 – City Council first reading of ordinances
- June 21 – City Council adoption



Project Summary:

The Comprehensive Plan and its elements, as well as development regulations and regulatory procedures that implement the Comprehensive Plan, shall be adopted and amended by ordinance of the City Council following the procedures identified in TMC 13.02.070. Proposed amendments may be considered annually, for which the amendment process shall begin in July of any given year and be completed, with appropriate actions taken by the City Council by the end of June of the following year. The process for the [2022 Amendment](#) began with accepting applications during January-March 2021 and is slated for completion in June 2022.

Prior Actions:

- 04/06/22 – Public Hearing on 2022 Amendment Package
- 03/02/22 – Review status of “NewCold” and “South Sound Christian Schools” and release of 2022 Amendment Package for public review
- 02/16/22 – Review status of “Work Plan for STGPD Code Amendments” and “Minor Plan and Code Amendments”
- 02/02/22 – Review status of “NewCold” and “South Sound Christian Schools”
- 01/19/22 – Review status of “Minor Plan and Code Amendments”
- 12/15/21 – Review of private applications
- 10/06/21 – Review status of all applications
- 07/21/21 – Determination on Applications (proceeding with technical analysis)
- 06/16/21 – Public Scoping Hearing on the Applications
- 05/19/21 – Assessment of “South Tacoma Economic Green Zone” and “Minor Plan and Code Amendments”
- 05/05/21 – Assessment of “NewCold” and “South Sound Christian Schools”

Staff Contacts:

- Stephen Atkinson, satkinson@cityoftacoma.org
- Larry Harala, lharala@cityoftacoma.org
- Lihuang Wung, lwung@cityoftacoma.org

Attachment:

1. 2022 Amendment Public Comments Received and Staff Responses and Suggestions

c. Peter Huffman, Director



Public Comments and Staff Responses and Suggestions

2022 Annual Amendment to the One Tacoma Comprehensive Plan and Land Use Regulatory Code



The Planning Commission conducted a public hearing on April 6, 2022 to receive oral testimony concerning the 2022 Annual Amendment to the One Tacoma Comprehensive Plan and Land Use Regulatory Code (2022 Amendment), and accepted written comments through the closure of the public hearing record on April 8, 2022.

This report compiles public comments received and staff's responses to the comments, and where appropriate, staff's suggested modifications to the proposals contained in the 2022 Amendment Package.

This report includes the following pieces:

- Table of Summaries of Comments and Staff Responses and Suggestions
- Attachment 1 – Comprehensive Plan Map Designation, Zoning and Permitting
- Attachment 2 – Moratoria and Interim Zoning (TMC and RCW Provisions)
- Attachment 3 – List of Commenters
- Attachment 4 – Summary of Oral Testimony
- Attachment 5 – Compilation of Written Comments

Key	Comments	Commenters (See Attachment 3)	Staff Responses and Suggestions
Overall Comments on 2022 Amendment Package			
O1	JBLM’s Directorate of Public Works, Environmental and Master Planning Divisions, have reviewed the Tacoma 2022 Amendment Executive Summary and have no comments.	Hecimovich	Comments noted.
(1) Application: NewCold Land Use Designation Change			
N1	Opposes the land use designation change from Light to Heavy Industrial. April 6 presentation to Planning Commission did not address major pollution, vehicle use infrastructure and congestion, utility infrastructure needs, emission discharge, environmental hazard, and potential emergency issues. Proposal does not match South Tacoma/Tacoma Mall plans that City Council had voted on and vacant areas were deemed green environmental areas. Industry should not mix with residential; Already many unused warehouses/buildings zoned for heavy industrial.	Bearden	Comments noted.
N2	Support for application to allow for future expansion of existing NewCold facility. NewCold constructs energy-efficient warehouses to minimize development and operational impacts of climate change, and maximize land use efficiency. Promotes growth and vitality of port and port related industry. Strengthens food chain reliability and resilience and is key link between manufacturers and consumers. The company uses and advances highly-automated technology and sustainable warehousing, and also develops a skilled workforce for operations. Consistent with City’s plans of resource and energy efficiencies, sustainable development, and transportation planning.	Boykin; Merton; Wolfe	Comments noted.
N3	Opposed to NewCold Land Use Designation change and facility expansion. Covering more land will result in more heat and air pollution. There are many warehouses currently sitting vacant in Tacoma. Traffic congestion concerns. Harmful to aquifer and tree canopy.	Day	Staff will note that the subject site has no substantial tree canopy at present. The site is graded flat, with gravel and turf covering the entirety of the site.

Key	Comments	Commenters (See Attachment 3)	Staff Responses and Suggestions
N4	Opposed to amendment with concerns about effect of zoning changes on neighborhood. Cited current issues with infrastructure, traffic, safety and crime, homelessness, trash, and neighborhood neglect; concerns that these conditions will be exacerbated with changing zoning code to industrial.	Pasana	Staff will note that the subject site is presently designated with an industrial category, M-1 Light Industrial.
N5	Concerns from City of Fircrest about traffic impacts resulting from land use designation change and NewCold preparations to build second building. Cited information about plans to extend Mullen St. through landfill to provide access to NewCold site and alleviate truck traffic on Orchard street. Concerns about vulnerabilities along Orchard Street between Center St. and S. 46 th St. TIA doesn't address sufficiency of heavy truck for intersection of Center St. and Orchard St.	Pingel	Staff has conveyed the comments to City of Tacoma Public Works – Traffic Engineering. Any subsequent actions require further traffic study and this suggestion would be part of that process.
N6	Support for amendment to rezone. Would allow NewCold to apply for permits to expand existing facility and create more jobs for Clover Park Technical College graduates. Fully automated building design provides economic and environmental benefits, and is critical component of food supply chain.	Rogers	Comments noted.
N7	Additional mitigation needed before amendment moves forward. Concerns that change to heavy industrial zoning for warehouse expansion will result in more air pollution from refrigeration and delivery truck traffic. Suggested developer-paid off-sets of additional tree canopy, heat and water management, and road improvements and maintenance.	Stephens	Any emissions from the existing site, and any possible expansion to it, must comply with federal and state requirements, including Puget Sound Clean air agency requirements and monitoring. Applicant has stated that the current facility due to proximity to port reduces transit time for trucks to and from the Port of Tacoma versus more remote cold storage facilities.
N8	Opposes NewCold zoning change and converting land to heavy industrial. Does not think that more heavy industrial land is needed in Tacoma.	Villa	Comments noted.

Key	Comments	Commenters (See Attachment 3)	Staff Responses and Suggestions
N9	Opposed to NewCold application allowing the change from Light Industrial to Heavy Industrial over the South Tacoma Groundwater Protection District. Does not understand why City of Tacoma has not already changed area to the South Tacoma Economic Green Zone and stopped allowing heavy industrial use over out ground water.	White	Comments noted.
N10	Supports NewCold application for land use designation change that would allow the site to expand. Would provide more career opportunities in the community and growing economy, and strengthen partnering companies' investments in Tacoma.	Evanger; Saur; Glenn; Mays; Pulce; Stewart; Wilding	Comments noted.
N11	Opposed to amending land use designation on Future Land Use Map at site from light industrial to heavy industrial. Rezone threaten environmentally (geohydrologically) sensitive area. Facility will expand quantity of highly toxic chemical (anhydrous ammonia) and products mined from sea life used for refrigeration. Potentials for industrial accidents, like the fire at cold storage facility in Puyallup, and scale of evacuation and potential harm. Traffic study completed during global pandemic and does not reflect "normal" traffic patterns or levels. Developer, not taxpayers, should pay for any traffic impacts and updates to roadways.	Smith	Staff notes that the present facility and any possible future expansion, light or heavy industrial, must meet all federal, state and City of Tacoma requirements and regulations. This includes monitoring, storage and handling regulations and requirements around hazardous materials.
N12	Supports zoning change. NewCold provides living-wage jobs. Construction will also provide construction-wage jobs.	Bowers	Comments noted.
(2) Application: South Sound Christian Schools Land Use Designation Change			
C1	Support land use designation change. Property has become source of trouble for community, including unauthorized homeless encampments. Ongoing concerns, including complaints from neighboring businesses about increased property crime and vandalism, efforts at property clean up and needles left behind, and concerns about safety on and near the property.	Herried	Comments noted.

Key	Comments	Commenters (See Attachment 3)	Staff Responses and Suggestions
C2	Support land use designation change so that properties can be put to beneficial, innovative uses for the neighborhood. Concerns about garbage waste that piles up in neighborhood despite ongoing clean-up efforts.	McDaniels	Comments noted.
C3	Additional mitigation recommendations needed before moving forward, since the properties lie within the South Tacoma aquifer recharge area. Data collection needed on vegetation loss and increase of impervious surfaces and the effects to groundwater infiltration.	Stephens	Critical area analysis has already begun and would be required as part of any subsequent rezoning action.
C4	Opposed to application to change land use designation from Low-Scale to Mid-Scale Residential and General Commercial. Needs to remain Low-Scale and with affordable home ownership to address concerns about quality-of-life issues in South Tacoma Area.	White	Comment noted. Staff will note that mid-scale designation may increase opportunity for affordable housing options and also have a net positive impact on the environment by placing more housing nearer to regional employment centers.
C5	Opposed to project. Strongly against cutting down tree canopies because of their role in cleaning the air. Urges caution and slowing down in development in Tacoma. Building too many apartments and not enough condominiums and townhouses.	Day	Critical area analysis has already begun and would be required as part of any subsequent rezoning action. Any identified critical areas would have to be protected in full accordance with City of Tacoma critical area code as well as meet all state and federal regulation. Any future development of these sites will need to comply with all landscaping and tree canopy standards at the time of development.
(3) Application: Work Plan for South Tacoma Groundwater Protection District Code Amendments			

Key	Comments	Commenters (See Attachment 3)	Staff Responses and Suggestions
W1	<p><u>Core Message from All Commenters:</u></p> <ul style="list-style-type: none"> • Move forward with the Work Plan and speed up the review process for the Economic Green Zone concept. <p><u>Additional Notes from Some Commenters:</u></p> <ul style="list-style-type: none"> • Protect the aquifer and ensure a healthy water supply for Tacoma’s future. • Incentivize non-polluting industrial/manufacturing. • Increased industrial development invites “transient individuals and increased criminal activity.” • Encourages developing plans that meet needs of exiting residents in community and making neighborhood attractive for housing development. • Stormwater runoff from urban areas carries heavy metals and other toxic pollution into surface waters and groundwaters. • South Tacoma residents are under constant environmental pressures, owing to the proximity of JBLM and ongoing industrialization and paving over of green areas. • Allow no more exceptions for polluting businesses anywhere within the STGPD or aquifer recharge areas and enforce significant consequences for contamination. 	Aitchison; Beal; Bear; Berejikian; Cazadora; Cook; Day; Devlin; Ferraz; Grey; Jensen; Kucewicz; McNiel; Mordhorst; Orosco; Quinn; Roberts; Shields; Solien; Van Holde; Villa; Westling; White	Comments noted. Staff will take into account those additional notes during the STGPD code amendment process and the EGZ review process.

Key	Comments	Commenters (See Attachment 3)	Staff Responses and Suggestions
W2	<p><u>Core Message from Commenters:</u></p> <ul style="list-style-type: none"> • Opposes Bridge Industrial warehouse project. • Support the Work Plan and review of EGZ. <p><u>Additional Requests from Some Commenters:</u></p> <ul style="list-style-type: none"> • Add a moratorium to stop the warehouse project and future similar applications. • Require an Environmental Impact Statement and Health Impact Assessment before this project goes through. • Halt all new construction until rezone completed, and halt all permits based on redlining-era Heavy Industry zoning. 	<p>Burke; Claus-McGahan; Cook; Day; Gledhill; Mood; Smith; Stephens; Vetter</p>	<p>Staff acknowledges that while the warehouse project is specifically called out by these commenters, many other commenters have also alluded to similar concern about the project.</p> <p>Staff notes that the Bridge Industrial project proposal is vested and being evaluated at the administrative level under the current codes and regulations (including review under SEPA).</p> <p>Staff also notes that enacting a moratorium will not affect the Bridge project which is vested under State law. A moratorium can be enacted to prevent future similar applications if the City Council finds that necessary. The Planning Commission’s role is both to recommend and also to propose the work to be done during the moratorium. That is usually done in advance of the Council consideration of the moratorium, but can be done after if the moratorium is enacted as an emergency. (See Attachment 1 – TMC and RCW provisions regarding Moratoria and Interim Zoning.)</p>

Key	Comments	Commenters (See Attachment 3)	Staff Responses and Suggestions
W3	Support of Phase 1a Work Plan. This would be in line with TPU Integrated Resource Plan, uphold the Tacoma Climate Action Plan, and improve environmental justice per Environmental Justice Leadership Work Group recommendations and state legislation.	Claus-McGahan; Mood	<p>Staff acknowledges that the Climate Action Plan is specifically called out by these commenters. With assistance from the Environmental Services Department, staff has identified the following relevant actions included in the Plan that need to be taken into account during the STGPD code amendment process and the EGZ review process (list subject to change): Actions 6, 7, 25, 9, 39, 26, 30b, 33, 35, and 36.</p> <p>Staff also recognizes that Dr. Michelle Mood’s comments cover a lot of ground, involving expertise fields and responsibilities of Environmental Services, Tacoma Water, Tacoma-Pierce County Health Department and others. Staff has started the process with these agencies and offices to develop thoughts, clarifications and suggestions in response to her comments and will continue to do so during the STGPD code amendment process and the EGZ review process.</p>
W4	Urges Planning Commission and staff to conduct more outreach and information sessions with the business community so they are aware of what is happening.	Merton	Comment noted. Outreach to and engagement with stakeholders (including the business community) will be a critical part of the STGPD code amendment process and the EGZ review process.
(4) Application: Minor Plan and Code Amendments			

Key	Comments	Commenters (See Attachment 3)	Staff Responses and Suggestions
M1	<p>Opposing the modification to proposed land use designations for the Manitou Potential Annexation Area to align with the new residential land use designation. Residents expressed in 2018 that they do not want any up scaling to include huge apartment complexes possibly eliminating the single dwelling homeownership area. Concerned about Mid-Scale Residential designation. Keep it R-2.</p>	White	<p>This pertains to Issue #15 of Application "Minor Plan and Code Amendments." The proposal is to designate existing multi-family area as Mid-Scale Residential, with R-4L zoning and existing single-family area as Low-Scale Residential, with R-3 zoning. This proposal sustains the City Council's intent for the Manitou Area per Ordinance No. 28609 adopted in September 2019 and aligns with the new land use designations established through Home In Tacoma recently adopted in December 2021 per Ordinance No. 28793. Staff also notes that Pierce County currently regulates land and building in the Manitou area under the "Mixed-Use District" designation, which allows a broad variety of mid-density residential, commercial, and industrial land uses, with buildings generally up to 60 feet of height. The proposed land use designations and zonings are more conservative and intended to continue to allow new residential use and development consistent with Home in Tacoma Phase 1 actions while respecting the context of the existing neighborhood.</p>

Key	Comments	Commenters (See Attachment 3)	Staff Responses and Suggestions
M2	<p>Concerns and questions about the necessity and intent of the city’s amendment to change or redefine the definition of ‘family.’ The family is the first of all institutions and is the foundation that supports all other institutions. Why is the City redefining what a family is (and destroying the foundation of this institution of the city)? Who stands to benefit from, and who stands to lose with, the change in the definition of family? Can the City handle all of the litigation that will follow such a monumental redefinition of what a family is?</p>	Montgomery	<p>This pertains to Issue #1 of Application “Minor Plan and Code Amendments.” The proposal is to remove the limitation on the number of unrelated persons who may occupy a dwelling unit, bringing the code into compliance with the recent changes (in 2021) in the State law.</p> <p>The City of Tacoma currently uses the term “family” to refer to types of zoning and unit classifications, and to define residential occupancy, i.e., people living in a household. Staff note that land use definitions are only used to apply the use and development standards of the zoning code. As a result, the definition is not associated with the value systems or social connotations as Mr. Montgomery is alluding to and concerned about.</p> <p>Staff notes that “family” could perhaps be replaced with a different term, such as “household.” However, since it is currently used widely throughout the Land Use Code, staff recommends taking a more holistic review of the term and of other relevant standard before potentially replacing it. Such a holistic review has been called for in the Home In Tacoma Phase 1 project and will be conducted in Home In Tacoma Phase 2. The current proposed change in the definition of “family” is only an interim step, but a necessary step to achieve basic consistency with the new state law.</p>

Key	Comments	Commenters (See Attachment 3)	Staff Responses and Suggestions
M3	On behalf of Tacoma Ministerial Alliance, and in support of remarks from Elder Toney Montgomery, states that family is the backbone of one of their most significant faith doctrines. Attempts to alter definition could be dangerous and would not be supported by the faith community.	Christopher	This pertains to Issue #1 of Application “Minor Plan and Code Amendments.” As provided above, staff is not suggesting any change to the current proposal. However, staff has been using the title of “Definition of Family (Director Rule 03-2021)” as the ID for this issue, which may have led to certain misunderstanding about the proposal. Staff plans to change the title to “Limitation on Residential Occupancy.”
M4	Consideration should be given to adding “faith-based organizations”, or equivalent, to the proposed amendments to TMC 13.01.060.C concerning Cultural Institutions and to TMC 13.01.060.P concerning Public Benefit Use.	(Brought forward by Commissioner Steele)	<p>This pertains to Issue #6 of Application “Minor Plan and Code Amendments.” Staff concurred with the suggestion brought up by Commissioner Steele but was not able to incorporate it in a timely manner before the public hearing. Staff offers the following revised proposed amendments to the two sections in question:</p> <p>TMC 13.01.060.C “Cultural institutions.” Institutions displaying or preserving objects of interest in one or more of the arts or sciences. This classification includes museums-, such as a museum or cultural center, operated by a non-profit or faith-based organization, and offering services to the community.</p> <p>TMC 13.01.060.P “Public benefit use.” As used in Section 13.06.050—Downtown, public <u>Public</u> benefit uses shall include any of the following uses, whether operated by a for-profit, non-profit, or faith-based organization:</p>

M5	<p>The City Council adopted Resolution No. 40853 on October 19, 2021, confirming the dissolution of the Foss Waterway Development Authority (FWDA) on December 31, 2020, and providing documentation for those outside entities and organizations requiring such confirmation for ongoing City of Tacoma activities and actions necessary to the Foss Waterway management. With the dissolution of the FWDA, the code should be updated to remove all relevant references to the FWDA.</p>	<p>(Brought to staff’s attention by City’s real estate staff before the April 6th public hearing)</p>	<p>The FWDA is currently referenced in the Tacoma Municipal Code’s Title 11 Traffic (in the subsection pertaining to special event permit) and Title 19 Shoreline Master Program (in the subsections pertaining to reuse of over-water structure, S-8 Thea Foss Waterway, and public review/access corridors). Staff suggests the following changes (mostly removals) to the respective subsections:</p> <p>TMC 11.15.060.D D. Application for a special event to be held on the Thea Foss Waterway Esplanade shall be submitted to the Executive Director of the Foss Waterway Development Authority (“FWDA”) who, for a special event at that venue, shall have all authority granted to the Permitting Authority herein and shall process the application in accordance with this chapter. Appeals from a denial of a special event permit for the Thea Foss Waterway Esplanade shall be heard by the FWDA Board.</p> <p>TMC 19.05.050.B.4.c(2) (2) Develop, in coordination with the Foss Waterway Development Authority, a moorage float and dock facility for passenger-only ferries and other seasonal commercial tour vessels at the Municipal Dock site on the Thea Foss Waterway.</p> <p>TMC 19.06.070.D.4.b b. For all new development that exceeds 35 feet in height, the project proponents shall conduct a view impact analysis. The purposes of the view analysis are to assist in addressing the requirements of the Act, including RCW 90.58.320, and to protect a locally significant public view. The analysis shall be submitted to the City as a part of the shoreline permit</p>
----	--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------	------------------------------------------------------------------------------------------------------------------	------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------

Key	Comments	Commenters (See Attachment 3)	Staff Responses and Suggestions
			<p>application. In addition, for projects utilizing the FWDA design review process, the analysis shall be submitted to and reviewed as part of their design review process.</p> <p>TMC 19.09.100.E.1.a(2) (2) The Foss Waterway Development Authority (FWDA) City shall administer development of publicly-owned properties and shall conduct design review of projects on public property on the west side of the Waterway. Developers of private property are encouraged, but not required, to participate in the design review process conducted by the FWDA. If the FWDA design review process is not utilized for development on private property, For private properties, City staff shall conduct the design review as part of the shoreline permit process and shall solicit comments from the FWDA. The required design review shall utilize the guidelines and other requirements found in the current adopted design guidelines and shall include consideration of view impacts, as further described in TSMP Section 19.06.070. The findings and/or comments of the FWDA's design review shall be referenced in shoreline permit decisions and given substantial weight in determining whether a proposed project is consistent with this Program and its design requirements.</p>

Key	Comments	Commenters (See Attachment 3)	Staff Responses and Suggestions
M6	<p>Park and Recreation Map – One Tacoma Plan</p> <p>Text Amendment: Delete (Public) following School category in the legend.</p> <p>Map Amendment: Add new Eastside Community Center</p> 		<p>Staff requests Planning Commission consideration of this proposed text amendment to the Park and Recreation Map in the One Tacoma Plan. The current map identifies different types of facilities that, together, serve the park and recreation needs of our community. These categories include areas designated as Parks and Open Space, Schools, Active Use Facilities, Community Gardens, Community Centers, and Public Marina and Boat Launches. The proposed amendment is responsive to a request from the University of Puget Sound, which is identified among the schools that support broader park and recreation opportunities. However, unlike the other schools noted on the map, the University of Puget Sound is not a public school. This map change would remove the designation of UPS as a public school. UPS staff did not object to being identified on the map, but only requested this text amendment.</p> <p>Further, the map does not include the Eastside Community Center and staff suggests adding that representative feature to the map.</p>

###



Attachment 1

Comprehensive Plan Map Designation, Zoning and Permitting

The Planning Commission conducted a public hearing on April 6, 2022 to receive oral testimony concerning the 2022 Annual Amendment to the One Tacoma Comprehensive Plan and Land Use Regulatory Code (2022 Amendment). Commissioners requested a refresher summary of the designation process and roles of each designation level relative to site development.

The following table illustrates the differing roles of each step of the development process a property at the most broad level will have a Comprehensive Land Use Map designation, or a Future Land Use Map (FLUM) designation. That designation informs what the potential zoning categories a property may be designated with.

One Tacoma is the City's Comprehensive Plan. It guides our community's development over the long term and describes how our community's vision for the future is to be achieved. In short, it is a blueprint for the future character of our City. The Plan guides decisions on land use, transportation, housing, capital facilities, parks and the environment. It also sets standards for roads and other infrastructure, identifies how they will be paid for, and establishes the basis for zoning and development regulations. The Plan takes a long-range perspective on topics that address the physical, social, and economic health of the City.

Comprehensive Plan amendments are reviewed according to the following:

- a. Review the degree to which the proposed amendment is responsive to the following objectives:
 - Address inconsistencies or errors in the Comprehensive Plan or development regulations;
 - Respond to changing circumstances, such as growth and development patterns, needs and desires of the community, and the City's capacity to provide adequate services;
 - Maintain or enhance compatibility with existing or planned land uses and the surrounding development pattern;
 - Enhance the quality of the neighborhood.
- b. The consistency of the proposed amendment with State, regional and local planning mandates and guidelines;
- c. An assessment of the anticipated impacts of the proposal, including, but not limited to: economic impacts, noise, odor, shading, light and glare impacts, aesthetic impacts, historic impacts, visual impacts, and impacts to environmental health, equity and quality.

Land use regulations are laws that establish what can or can't be built in a given location. The key regulatory mechanism that implements the *One Tacoma Plan* is the Land Use Regulatory Code. This code contains the development regulations that govern the manner by which land is used, developed, or redeveloped in the city. This code is found in Title 13 of the Tacoma Municipal Code and includes regulations for platting, zoning, shorelines and critical areas.

Summary of Phases in Development Process			
	Comprehensive Plan Map Designation	Zoning	Permitting
Conditions of Approval	Policy level decision only and conditions cannot be imposed	Conditions may be imposed on site specific re-zones. Area Wide Re-zoning – occurs in the case of large “area wide” rezoning actions, such as the recent Home in Tacoma project. Site Specific Re-zoning – NewCold and South Sound Christian Schools	Not directly subject to added conditions unless there is an associated discretionary permit such as a Conditional Use Permit or Variance. Permit application subject to full code compliance.
SEPA	Subject to Non-Project Action SEPA	Subject to SEPA	SEPA is required if State or City of Tacoma trigger thresholds are surpassed.
Public Notice	Public notice and public hearing	Public notice and Public Hearing	Only for associated special actions, variances, conditional use permit applications would trigger public notice and hearings
Requirements	Comprehensive Plan consistency.	Rezoning criteria apply; Must be consistent with Comprehensive Plan; Use and development standards apply to the zoning.	Must fully comply with Tacoma Municipal Code – Including; Titles 1-19; particularly Land Use/Critical Area and Shoreline Codes as well as other sections as applicable. Additional standards that must be met: <ul style="list-style-type: none"> • Federal and State requirements • Regional Air Quality requirements • Tacoma- Pierce County Health Department requirements • Stormwater Management Manual • Sanitary Sewer Manual • Public Works Design Manual, • Urban Forestry Manual Guidelines (where applicable) • Regional Air Quality Agency requirements
<p>The process flows from the highest and broadest level of the Comprehensive Plan designation to the more specific site Zoning designation which is an implementation of the Comprehensive Plan, tied to the Land Use Code. The zoning carries with it all of the restrictions on use, development requirements and standards. At the time of actual development, permits would first need to be applied for and secured, during permit review city and interagency staff reviews the permit application, building plans, site plans, landscaping plans, stormwater detention plans for compliance with city codes. Compliance with these codes must occur. The city has in place overlapping review and analysis and before any development project can begin actual construction, a given project must meet all development standards and criteria.</p>			



Attachment 2
Moratoria and Interim Zoning
(Provisions in Tacoma Municipal Code and Revised Code of Washington)

TMC 13.01 DEFINITIONS

13.01.050.M

“Moratorium” (or collectively, “moratoria”). The suspension of accepting or processing new applications for building, zoning, subdivision (platting), or other types of development in order to preclude development from occurring for a specified period of time. A moratorium on development may be imposed on all development, on all permit applications, or on specific types of development or permit applications.

13.01.050.I

“Interim zoning.” An immediate change in existing zoning classifications or regulations where new zoning classifications or regulations are temporarily imposed. Such temporary zoning controls are designed to regulate specific types of development so that, when new plans and/or zoning are adopted, they will not have been rendered moot by intervening development; or are necessary to prevent harm or to preserve the status quo. Interim zoning can be an area-wide reclassification of a temporary nature or modification to specific requirements of a zoning classification.

TMC 13.02 PLANNING COMMISSION

13.02.040 Duties and responsibilities.

The Planning Commission is hereby vested with the following duties and responsibilities:

.....

E. To review and make recommendations on matters concerning land use and development, including area-wide zoning reclassifications, moratoria, and interim zoning.

TMC 13.05 LAND USE PERMITS AND PROCEDURES

13.05.030 Zoning and Land Use Regulatory Code Amendments.

E. Moratoria and interim zoning.

1. Moratoria and/or interim zoning controls adopted by ordinance of the City Council may be considered either as a result of an emergency situation or as a temporary protective measure to prevent vesting of rights under existing zoning and development regulations. Those empowered to submit a request for a moratorium or interim zoning shall be the same as in Section 13.02.030.B. Those empowered may petition the City Council or Planning Commission, in writing, to request moratoria or interim zoning, including the specific geographic location and describing what circumstances contribute to an emergency situation or the need for protective measures.

2. Moratoria or interim zoning may be initiated by either the Planning Commission or the City Council by means of determination at a public meeting that such action may be warranted. Where an emergency exists, prior public notice may be limited to the information contained in the public meeting agenda. City Council-initiated moratoria or interim zoning shall be referred to the Planning Commission for findings of fact and a recommendation prior to action; provided, that where an emergency is found to exist by the City Council, it may act immediately and prior to the formulation of Planning Commission findings of fact and recommendation. The City Council shall hold a public hearing within at least 60 days of adopting any moratorium or interim zoning, as provided by RCW 36.70A.390. The City Council shall adopt findings of fact justifying the adoption of any moratorium or interim zoning before, or immediately after, the public hearing.

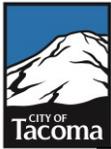
3. As part of its findings of fact and recommendation, the Planning Commission shall address the appropriate duration and scope for the moratorium or interim zoning controls and note if a study, either underway or proposed, is expected to develop a permanent solution and the time period by which that study would be concluded. Moratoria or interim zoning may be effective for a period of not longer than six months, but may be effective for up to one year if a work plan is developed for related studies requiring such longer period. Moratoria or interim zoning may be renewed for an unlimited number of six-month intervals following their imposition; provided, that prior to each renewal, a public hearing is held by the City Council and findings of fact are made which support the renewal.

RCW 36.70A.390

Moratoria, interim zoning controls—Public hearing—Limitation on length—Exceptions.

A county or city governing body that adopts a moratorium, interim zoning map, interim zoning ordinance, or interim official control without holding a public hearing on the proposed moratorium, interim zoning map, interim zoning ordinance, or interim official control, shall hold a public hearing on the adopted moratorium, interim zoning map, interim zoning ordinance, or interim official control within at least sixty days of its adoption, whether or not the governing body received a recommendation on the matter from the planning commission or department. If the governing body does not adopt findings of fact justifying its action before this hearing, then the governing body shall do so immediately after this public hearing. A moratorium, interim zoning map, interim zoning ordinance, or interim official control adopted under this section may be effective for not longer than six months, but may be effective for up to one year if a work plan is developed for related studies providing for such a longer period. A moratorium, interim zoning map, interim zoning ordinance, or interim official control may be renewed for one or more six-month periods if a subsequent public hearing is held and findings of fact are made prior to each renewal.

This section does not apply to the designation of critical areas, agricultural lands, forestlands, and mineral resource lands, under RCW 36.70A.170, and the conservation of these lands and protection of these areas under RCW 36.70A.060, prior to such actions being taken in a comprehensive plan adopted under RCW 36.70A.070 and implementing development regulations adopted under RCW 36.70A.120, if a public hearing is held on such proposed actions. This section does not apply to ordinances or development regulations adopted by a city that prohibit building permit applications for or the construction of transitional housing or permanent supportive housing in any zones in which residential dwelling units or hotels are allowed or prohibit building permit applications for or the construction of indoor emergency shelters and indoor emergency housing in any zones in which hotels are allowed.



Attachment 3 Lists of Commenters

Oral Testimony (At Public Hearing, April 6, 2022)	
No.	Name
Application: NewCold Land Use Designation Change	
1.	Maddie Merton
2.	Greg Bowers
3.	Heidi White
4.	Esther Day
5.	Timothy Smith
Application: Christina Schools Land Use Designation Change	
6.	Esther Day
Application: Work Plan for South Tacoma Groundwater Protection District Code Amendments	
7.	Heidi Stephens
8.	Heidi White
9.	Esther Day
10.	Elly Claus-McGahan
11.	Timothy Smith
12.	Maddie Merton
Application: Minor Plan and Code Amendments	
13.	Heidi White
14.	Tony Montgomery
15.	Gregory Christopher

Written Comments
(Received through April 8, 2022)

No.	Name	Affiliation
Overall Comments		
1.	Jean Hecimovich	Joint Base Lewis-McChord
Application: NewCold Land Use Designation Change		
2.	Robert Bearden	
3.	Frank Boykin	Manufacturing Industrial Council for the South Sound
4.	Esther Day	
5.	Shanna Evanger	NewCold Tacoma
6.	Austin Glenn	NewCold Tacoma
7.	Adam Mays	NewCold Tacoma
8.	Maddie Merton	Economic Development Board for Tacoma-Pierce County
9.	Samantha Pasana	
10.	Scott Pingel	City of Fircrest
11.	Brittany Pulce	NewCold Tacoma
12.	Brandon Rogers	Clover Park Technical College
13.	Isaac Saur	NewCold Tacoma
14.	Timothy Smith	
15.	Heidi Stephens	
16.	Jessy Stewart	NewCold Tacoma
17.	Daniel Villa	350 Tacoma
18.	Heidi White	
19.	Dave Wilding	NewCold Tacoma
20.	Deloit Wolfe	Impact Washington
Application: Christina Schools Land Use Designation Change		
21.	Bill Herried	CenterPoint Christian Fellowship
22.	Kathleen McDaniels	
23.	Heidi Stephens	
24.	Heidi White	

Application: Work Plan for South Tacoma Groundwater Protection District Code Amendments

25.	Gary Aitchison	
26.	Pam Beal	
27.	Christy Bear	
28.	Marian Berejikian	Friends of Pierce County
29.	Diane Burke	
30.	Diana Cazadora	
31.	Elly Claus-McGahan	Climate Pierce County
32.	Jodi Cook	
33.	Esther Day	
34.	Felicity Devlin	
35.	Lillian Ferraz	Community Councils of Tacoma
36.	Kristy Gledhill	South Sound Antiracist Project
37.	Daniel Grey	
38.	Robert Jensen	
39.	Leo Kucewicz	
40.	Betty McNeil	
41.	Michelle Mood	
42.	Andrew Mordhorst	
43.	Allyson Orosco	
44.	Kayla Quinn	
45.	Mindy Roberts	Washington Environmental Council
46.	Morgan Shields	
47.	Timothy Smith	
48.	Cheri Solien	West End Neighborhood Council
49.	Heidi Stephens	
50.	Stephen Van Holde	
51.	Chelsea Vetter	
52.	Daniel Villa	350 Tacoma
53.	Twylia Westling	Advocates for a Cleaner Tacoma
54.	Heidi White	

Application: Minor Plan and Code Amendments

55.	Heidi White	
-----	-------------	--



Attachment 4

Oral Testimony Public Hearing - 2022 Annual Amendment Package April 6, 2022

Application: NewCold Land Use Designation Change

- Maddie Merton** – I'm here tonight to urge you to support NewCold's 2022 Comprehensive Plan and Land Use Regulatory Code amendment to rezone a portion of a parcel located at 4601 South Orchard Street from light industrial to heavy industrial. This would allow NewCold to apply for permits to expand its existing cold storage facility. The cold storage currently serves the much-needed food manufacturing industry – fish, french fries, and ice cream products are currently being distributed there. NewCold's fully automated building design and scale provide immense value to manufacturers and strengthens food chain reliability. That facility increases Tacoma-Pierce County's resilience to increasing challenges, including pandemics, manmade and natural disasters. The NewCold site is key in the transportation of goods within the region from manufacturers to consumers. Due to the company's highly automated operations and technology, the company facilities generate efficiencies within the transportation system that the supply chain otherwise will not be able to offer. NewCold's core business is to promote growth and vitality of the Portland port-related industry. And most of the products that go through the site has to support Tacoma, supporting our transportation system as well. A case study showed that NewCold's warehouses, on average, consume 40% less energy per cubic liter annually compared to traditional cold storage facilities. With their energy efficient design, they minimize development and operational impact on climate change. The design of the building allows NewCold to store products vertically; therefore, maximizing land use efficiency. When compared to the traditional warehouses, the footprint and the total surface area used are much smaller for the same quantity of goods. The company is advancing future technology and sustainable warehousing and at the same time developing a skilled workforce to run this operation. Please support NewCold's application.
- Greg Bowers** – I stand in favor of this zoning change. Not only does NewCold provide living wage jobs, but the construction of these projects provides many, many construction wage jobs as well for the community. So, I stand in favor of this rezoning.
- Heidi White** – I am not in support of changing the area, the NewCold storage area, from light industrial to heavy industrial. I live here, and I think it's going to create more noise and more traffic. It's also over the Groundwater Protection District area, and I just think that it's not a good idea.
- Esther Day** – I am very concerned about the NewCold requests for expansion of heavy industrial zoning for larger refrigerated warehouse, because more land will be covered and there will be more heat and air pollution. I have been researching, and there are so many warehouses currently right now in Tacoma that are sitting vacant. The drive-in theater off South Tacoma Way has nothing but warehouses and is vacant. Why aren't we utilizing those instead of rezoning? So, I'm deadly against this, and we need to make sure that we reduce pollution, not increase it. Groundwater needs to be protected.
- Tim Smith** – As this amendment is currently proposed for this change to heavy industry, I oppose it in its current form. Firstly, the pursuant overlying zoning is the South Tacoma Groundwater Protection District, and the amendment, as proposed, really does little to address the impacts that this facility is going to have. Specifically, since it is a large cold storage facility, it'll have high quantities of anhydrous ammonia. We've recently seen the fires at a similar cold storage facility in Puyallup where they just had to let it burn. Fortunately, the weather was right. It was a rather warm day, and the burning anhydrous ammonia and all other products were able to go up to the sky. This facility is located on top of high



ground; and when that happens in our typical rainy weather in Tacoma, that ammonia will drift to the ground, go into the neighboring neighborhood, and require a one-mile evacuation radius - which is also not addressed in the amendment. I think the traffic study needs to be relooked and be done when we are not in a pandemic. Traffic levels were low when the study was done. I think it might even have been done on a Sunday morning. So that really needs to be relooked at, as well as the conditions that should be placed on this to pass the requirement for updates to mitigate any traffic impacts on to the developer that the taxpayer in Tacoma should not have to pay - the changes to streets, turning lanes, and traffic lights - whenever the impact is from traffic to a specific facility. And more of a general holistic sense, the product here is primarily sea life that is extracted from the ocean. I cannot believe that we would continue to support an industry that's mining our seas at a time of massive climate change and ocean die off. So, as it currently is proposed, I can't support this amendment.

Application: South Sound Christian Schools Land Use Designation Change

6. **Esther Day** – I am not in favor of this project that is being proposed. The cutting down of tree canopies is nuts. I've learned firsthand what trees do to clean the air. Having had a tree in my yard that was cleaning the petroleum products that airplanes drop. I cut Christmas tree branches that were black on top, and they could not clean it out. These trees provide life-saving clean air for our community. We cannot be willy-nilly destroying our canopies that are necessary. And be careful about so much development before you really know what's really going to work for Tacoma. We're building far too many apartments and not enough condos and townhouses. We need to take it easy and slow down. I'm totally against this project.

Application: Work Plan for South Tacoma Groundwater Protection District Code Amendments

7. **Heidi Stephens** – I am speaking in support of the South Tacoma Economic Green Zone amendment and for your approval of the Phase 1A Work Plan to update the South Tacoma Groundwater Protection District policy - which is long overdue. Projects within the South Tacoma aquifer recharge area should not only have had groundwater protection land use as first consideration, but it seems to be largely overlooked in the permit processes which must be corrected. Loss of open space vegetation and increase of impervious surfaces require data collection and review on effects to groundwater infiltration anywhere within this designated geohydrologically sensitive area. This is why I'm also asking this Commission to add a moratorium recommendation on all permit approvals until after the Groundwater Protection code has been appropriately brought up to current best-science standards. With the creation of new green land use code for this environmentally critical area, strong policy to protect groundwater from contamination, and for replenish supply will not only protect the environment and public health, but it's also the best economic choice for truly sustainable business into the future.
8. **Heidi White** – I support this, and I think that if possible to streamline it as quickly as possible, because we're seeing more and more people asking for heavy industrial use in that area. I think that we need to support this and get it through as quickly as possible. It's not rocket science, it should have been done in the 1950s, and I really support it. I live here. I breathe the air. We need the groundwater protection desperately.
9. **Esther Day** – I agree with the last few speakers. We need to stop the insanity and we need to move the South Tacoma Groundwater Protection District update forward quickly. Water belongs to all of us Tacoma residents, not just to the immediate area. I strongly support the South Tacoma Economic Green Zone Phase 1A work plan for approval, we need to move the process faster. Tacoma desperately needs an updated water protection policy, which is long overdue. Furthermore, the creation of a green zone performance-based land use code is urgently needed without further delay. We really need to use science, not just gut instinct. We need to figure out if we want to come to be a warehouse district or apartment district, or do we want to build family communities and businesses that support real jobs, not just big, huge spaces that will destroy our water. We need to protect every single aquifer we have in Tacoma. Please, if you need to put a moratorium on this, do it, do the science, and make sure our water is protected.

10. **Elly Claus-McGahan** – Climate Pierce County sent in a letter supporting the work for updating the Groundwater Protection code and specifically to adopt the South Tacoma Economic Green Zone proposal as part of the amendment. Tonight, I speak on my own behalf. Given the precariousness of our future from the coming worsening impacts of climate change, it is very important that my city of Tacoma go the extra mile and follows the lead of its own climate action plan to work hard and fast on doing all we can to protect our health and environment, reduce our greenhouse gas emissions, and grow a green economy that will help sustain these efforts and support our communities. Part of that is protecting our water resources of which the South Tacoma aquifer is a big one. We also need to protect our air, protect our trees, and protect our communities from the harms that they already face and will face. Starting the process to designate the area above the aquifer as an Economic Green Zone meets all of those objectives. It gives a new future to the South Tacoma community with a focus on green jobs that will reduce pollution, protect our resources, and help us to think differently about our relationship with each other and with this planet. This is Earth Month, there is no better time to get going on a project that meets the Climate Action Plan's actions and philosophy and sets a new course on how we develop economically while protecting where we live. It very much concerns me that as this project is being considered in this context, the city is also in the process of considering a huge warehouse project to be placed on top of the aquifer. How these two will work together is not clear.
11. **Tim Smith** – I fully support the amendment put forth by the South Tacoma Neighborhood Council for a complete review and update of TMC 13.06.070.D. In 1988, the city of Tacoma found that it was necessary and in the public interest to establish the South Tacoma Groundwater Protection District. A full review of the governing zoning overlays long overdue and must incorporate up-to-date best science. The failure to do these needed updates has created a situation that allows for the siting of new and proposed developments where the intent and purpose of the Groundwater Protection District has been placed far down the list when determining safe suitability and impact of these major developments. The area represented by this proposal covers one fifth of the city area and is designated as an environmentally geohydrologically sensitive area. The intent of the Groundwater Protection District, the current law, and the proposed work plan to update the current law is to establish orderly procedures that reduce the risk to public health and safety and maintain the existing groundwater supply within the district as near as reasonably possible to its natural condition of purity. All properties and developments within the protection district shall comply with these requirements, and any additional requirements of the sub zoning districts to provisions of the existing groundwater code shall control. This bottom-up community amendment application was for both an update in 2022 as well as a proposal for an entirely new look at the potential for green economic activities that support the primary zoning protections of the existing code. The proposal aligns with at least 25 major goals of the Climate Action Plan put forth by the City of Tacoma. Stretching this out minimizes the primacy of this most vital protective code and creates the conditions for continued development to exploit weaknesses and vulnerabilities and dilutes the synergy of addressing the current climate crisis, the ongoing improvements to the South Tacoma wellfield being done by TPU, as well as current updates to the Wellhead Protection Plan, also done by Tacoma Power and Water. Please support this initiative. Integrate and accelerate the proposals for the Economic Green Zone. Please suspend current major development applications and place a moratorium on any currently underway until the superseding district code is updated. Water is life.
12. **Maddie Merton** – I would urge the Planning Commission and also the staff to conduct more outreach to the business community. Hearing that there are none here tonight, I'm just curious to what level of information is being shared to that community as they're the ones with those facilities. So, my ask is for more outreach in person or information sessions for business communities, so they are aware that this is happening.

Application: Minor Plan and Code Amendments

13. **Heidi White** – I live in the Manitou area, a few blocks from the annexation, which is number 15 in the Minor Plan and Code Amendments. I'm opposed to aligning it. We've had many meetings about this. Our first meeting on May 14, 2018, - which was a largest turn out, including businesses and residents - they strongly supported keeping R-2 over the South Tacoma Groundwater Protection District (STGPD) single dwelling district - which I know now is low-density, and you want to change it to mid-

scale. We don't need any more mid-scale. We have plenty in our area. We have plenty in south Tacoma, and I hope that you support opposing the recommendations that are set forth for the Manitou Annexation and keep it as it is with no changes to the density.

14. **Toney Montgomery** – I'm specifically here to address the part of number four, where you are considering changing or redefining what a family is in the City of Tacoma. I just want to put three essential questions on the table. Since its incorporation on November 12, 1875, the City of Tacoma have thrived on the back of the singular institution of what we know as the family. The family is the first of all institutions and is the foundation that supports all other institutions - church, government education, and the list goes on - all institutions built upon that one singular institution called the family. The definition of family is established through the eons. What is the present scope of work in the City of Tacoma, that can necessitate the city to redefine what a family is? Please, know that if you destroy the foundation of this institution of the city, it won't be long before the city crumbles. Secondly, who stands to benefit if the definition of family is changed in the city code? Who stands to lose if the definition of family is changed in the city code? And thirdly, what could necessitate such a precedent change, and is the City of Tacoma so well financed, that it can handle all of the litigation that will follow such a monumental redefinition of what a family is?
15. **Gregory Christopher** – I just want to say on behalf of the Tacoma Ministerial Alliance, that we are in total agreement with the remarks by Elder Toney Montgomery. We feel like the family is the backbone of one of our most significant faith doctrines, and to go down that road, could be very dangerous. The faith community would never support that, so please consider that.

--- (Public Hearing closed at 6:35 p.m.) ---



Attachment 5

Compilation of Written Comments

(Submitted through April 8, 2022)

This compilation includes 55 e-mails/letters:

Subject Commented	Number of E-mails/Letters
General	1
Application: NewCold Land Use Designation Change	19
Application: South Sound Christian Schools Land Use Designation Change	4
Application: Work Plan for South Tacoma Groundwater Protection District Code Amendments	30
Application: Minor Plan and Code Amendments	1

From: [Hecimovich, Jean M CIV USARMY ID-READINESS \(USA\)](#)
To: [Wung, Lihuang](#); [stacy.manthou@piercecountywa.gov](#); [erik.jaszewski@piercecountywa.gov](#); [dan.cardwell@piercecountywa.gov](#)
Cc: [Holt, David M \(Mark\) CIV USARMY ID-READINESS \(USA\)](#); [Trout, Cynthia K CIV USARMY ID-READINESS \(USA\)](#); [Waehling, Eric R CIV USARMY ID-READINESS \(USA\)](#); [Abe, Darryl C CIV USARMY ID-READINESS \(USA\)](#)
Subject: FW: Notice to JBLM - Tacoma 2022 Annual Amendment (comments due 05/23/2022) (UNCLASSIFIED)
Date: Wednesday, April 6, 2022 5:45:14 PM
Attachments: [Tacoma 2022 Amendment Executive Summary \(03-16-22\).pdf](#)

All,

We always appreciate the opportunity to collaborate with our neighboring municipalities, especially through the review of planning proposals. JBLM's Directorate of Public Works, Environmental and Master Planning Divisions, have reviewed the Tacoma 2022 Amendment Executive Summary and have no comments.

If you'd like to reach out to any of the DPW staff, don't hesitate to contact either, Cynthia Trout, Cynthia.k.trout.civ@army.mil, Chief, Environmental Division, or me.

V/R,

Jean

Jean M. Hecimovich, RA, NCARB
Chief, Master Planning Division
Directorate of Public Works
Joint Base Lewis-McChord, WA

Office: (DSN: 347) 253.966.9981
Cell: 253.377.5776
Email: jean.m.hecimovich.civ@army.mil

JBLM Master Plan SharePoint Site (use CAC Authentication certificate):
https://army.deps.mil/army/cmds/imcom_usag6/JBLM-w/PW/JBLMMasterPlan/SitePages/Home.aspx

We are the Army's Home – Learn More at www.imcom.army.mil

From: "Wung, Lihuang" <lwung@cityoftacoma.org>
Date: March 23, 2022 at 1:52:51 PM PDT
To: christopher.j.runner.civ@mail.mil
Cc: Bill Adamson <badamson@cityoflakewood.us>, Maria Tobin <MTobin@cityoflakewood.us>, davids@tacomachamber.org, "McLeod, Rosa" <RMcLeod@cityoftacoma.org>, "Boudet, Brian" <BBoudet@cityoftacoma.org>, "Atkinson, Stephen" <satkinson@cityoftacoma.org>, "Harala, Larry" <LHarala@cityoftacoma.org>
Subject: Notice to JBLM - Tacoma 2022 Annual Amendment (comments due 05/23/2022)

This email originated outside the City of Lakewood.
Use caution when following links or opening attachments as they could lead to malicious code or infected web sites. When in doubt, please contact the HelpDesk.
- helpdesk@cityoflakewood.us ext. 4357

Mr. Runner,

This is a 60-day notice to solicit your **comments by Monday, May 23, 2022**, on the subject as described below. This e-mail is copied to Bill Adamson and Maria Tobin, South Sound Military and Communities Partnership (SSMCP); David Schroedel, Tacoma-Pierce County Chamber of Commerce; and Rosa McLeod, City of Tacoma Government Relations.

In accordance with the Revised Code of Washington (RCW) 36.70A.530 (4), the City of Tacoma hereby notifies Joint Base Lewis-McChord (JBLM) of its intent to adopt the Proposed 2022 Annual Amendment to the One Tacoma Comprehensive Plan and Land Use Regulatory Code ("2022 Amendment"). We are requesting a written recommendation and supporting facts relating to the proposed amendments within sixty (60) days of receipt of this e-mail. If no response to this request is received by May 23, 2022, the City will presume that adoption of the 2022 Amendment will not have any adverse effect on the operation of JBLM.

The 2022 Amendment includes the following four sets of proposals (or "applications"):

1. NewCold Land Use Designation Change (near South 46th and Orchard);
2. South Sound Christian Schools Land Use Designation Change (near Wapato Hills Park);
3. Work Plan for Code Amendments – South Tacoma Groundwater Protection District (STGPD); and
4. Minor Plan and Code Amendments.

The Tacoma Planning Commission will conduct a public hearing for the 2022 Amendment on **April 6, 2022, at 5:30 p.m.** Planning staff will conduct an informational meeting on **March 30, 2022, at 5:30 p.m.** for interested citizens to learn more about the 2022 Amendment and be prepared to provide comments. We have also prepared a Public Review Document that compiles the complete text of the proposed amendments as well as the associated staff analysis and environmental review. Attached for your convenient reference is the **first section of the Public Review Document** that includes an executive summary and the notice for the Planning Commission's public hearing.

The Planning Commission is scheduled to forward its recommendations to the City Council in early May. The Council is scheduled to conduct a public hearing on June 7th (tentative) and consider adopting the 2022 Amendment on June 21st (tentative). Instead of waiting until the comment deadline of May 23rd, we encourage you to provide comments during the Planning Commission's public hearing process (i.e., around April 6th), so

we can address your comments in a timely manner before the Commission makes its recommendations to the City Council.

For more information about the 2022 Amendment, please visit Caution-www.cityoftacoma.org/2022Amendment < Caution-
[https://linkprotect.cudasvc.com/url?
a=http%3a%2f%2fwww.cityoftacoma.org%2f2022Amendment&c=E,1,VKwnmZAIQ4w9llywRi_v3P71ZfwLzbaAYGmYtGaiOnVfYHjYtCksN33puUjYY221iA1fAt-6dBgDK2vHONBrxfbeu5IA5bBCjgIAVdBWdnJdB65UYg,,&typo=1](https://linkprotect.cudasvc.com/url?a=http%3a%2f%2fwww.cityoftacoma.org%2f2022Amendment&c=E,1,VKwnmZAIQ4w9llywRi_v3P71ZfwLzbaAYGmYtGaiOnVfYHjYtCksN33puUjYY221iA1fAt-6dBgDK2vHONBrxfbeu5IA5bBCjgIAVdBWdnJdB65UYg,,&typo=1) > . If you have any questions, please let me know.

Sincerely,

LIHUANG WUNG

Senior Planner

City of Tacoma – Planning & Development Services (PDS)

(253) 591-5682

[Please take the PDS Customer Survey](https://www.surveymonkey.com/r/JVK8QYC) < Caution-<https://www.surveymonkey.com/r/JVK8QYC> >

To help us improve our customer service!

CLASSIFICATION: UNCLASSIFIED

From: [Robert Bearden](#)
To: [Planning](#)
Cc: [Robert Bearden](#)
Subject: I OPPOSE the Designation Change from Light Industrial to Heavy Industrial by the Cold Storage Company on Orchard St.
Date: Wednesday, April 6, 2022 7:20:53 PM

PLANNING AND DEVELOPMENT SERVICES

City of Tacoma Municipal Building
700 Market Street
Tacoma, WA 98402

I oppose the designation from Light to Heavy Industrial land use designation for the following reasons:

a. The presentation presented to the Commission on April 6th only identified certain types of pollution in which they were basing their decision on. These were: Noise, Transportation, Visual and Audio. And just because they acknowledge these pollution issues, what's the plan for ensuring that they meet environmental standards? They did not address the MAJOR pollution issues in which they should have been deciding.

These are:

- Heavier and more toxic chemicals in our neighborhoods,
- Vehicle use infrastructure (types of roads and routes to be utilized), potential spills (including bio hazard & chemicals) into the ground water reservoir where Tacoma gets 15 - 40% of its water dependent upon drought conditions),
- infrastructure build up, requiring the Cold Storage Company to work on and pay for Tacoma's higher need for water, sewer, rain water runoff, electrical, gas and constant roadway construction & repair to support their project,
 - Types of trucks (Semis - one or two containers, diesel, electric, natural gas), how many more, how will they effect traffic in the area,
 - Emission discharge into one of Washington's most contaminated skies as determined by the State of Washington - especially in the winter,
 - Emergency contamination plan for the community and the environment for spills,
 - Height requirements for new exhaust and building & structure size,

b. For the past 3 years, the Tacoma Planning and Development Department has been working on the 25 year plan for the S. Tacoma / Tacoma Mall area in which this proposed land use development proposal is part of. The proposal does not match the determined and City Council had voted on. Areas that are vacant at this time was taken into consideration in the 25 year plan and has been previously assigned as green environmental areas, not to be covered up with cement, warehouses, and heavy industrial complexes.

c. S. Tacoma is becoming the ideal location, according to the city's planning departments, commissions and council to allow large industry to mix with residential citizenry. Large companies are petitioning to take up S. Tacoma's Green Space for business that may or may not benefit Tacoma's long term plans. It's driving the residents out of the area because they are buying up already needed homes and houses for the potential increase in population within the next few years. There are

already many unused warehouses and buildings, previously zoned for heavy industrial use sitting empty on the water's edge and in the tide flats, that's where they need to say, not along our two way residential traffic streets. And finally,

d. The only way into the area in which the proposed new complexes are proposed is through S. 56th street which is the only roadway route to University Place and S. Fircrest, not to mention the primary residential exit to S. Tacoma's residents and to the Tacoma Mall. Already heavily congested (especially during working hours), and in which there are 7 (seven) STOPLIGHTS a railroad crossing within 12 city blocks, not synchronized, that backs up traffic for over a mile at times with the current amount of none commercial traffic now. Just think of what it would be for an additional 250 - 500 Semi tractor trailers added to the mix.

Please do not allow the Cold Storage Company to increase in size or description, Tacoma residents can't physically, financially, morally or mentally handle it.

Thank you.

Robert Bearden
5311 S. Pine St.
Tacoma, WA 98409
(253) 970--5197



April 5, 2022

Planning Commission
City of Tacoma
747 Market Street
Tacoma, WA 98402

RE: 2022 Comprehensive Plan Amendment Application – NewCold
Members of the Planning Commission:

Thank you for your consideration of NewCold's 2022 Comprehensive Plan Amendment.

The Manufacturing Industrial Council of the South Sound urge you to support NewCold's application to amend a parcel of their Tacoma site to allow for future expansion of an existing facility.

NewCold constructs energy-efficient warehouses to minimize development and operational impacts on climate change. The building design allows NewCold to store more product vertically, therefore maximizing land use efficiency. In addition, NewCold's core business in Tacoma is to promote the growth and vitality of the port and port related industry. Most of the products that flow through the Tacoma site pass through the Port of Tacoma, and the same would be true for any future expansion.

NewCold's storage facilities use solely LED lighting for energy and maintenance efficiency. The material handling systems to move the pallets only run when necessary to ensure minimal door openings for pallets entering and leaving the cold storage. This supports sustainable and resource efficient development and redevelopment.

This requested redesignation is critical for the facility's expansion as well as NewCold's growth throughout the United States. The proposed amendment is consistent with the City of Tacoma's plans regarding policy for support of resource efficient, energy efficient and sustainable development and well as transportation planning.

Again, the MIC urges your support of NewCold's application for redesignation.

Kind regards,

Frank Boykin
Director, Manufacturing Industrial Council for the South Sound

From: [Esther Day](#)
To: [Planning](#)
Cc: [Woodards, Victoria](#); [Hines, John](#); [Rumbaugh, Sarah](#); [Blocker, Keith](#); [Ushka, Catherine](#); [Bushnell, Joe](#); [Daniels, Kiara](#); [McCarthy, Conor](#); [Walker, Kristina](#); [Pauli, Elizabeth](#)
Subject: SAVE OUR AQUIFER - STOP THE INSANITY - SAVE OUR TREE CANOPIES
Date: Wednesday, April 6, 2022 2:09:44 PM

Dear Planning Department and City Council,

Stop the INSANITY and move the South Tacoma Groundwater Protection District update forward quickly. Water belongs to ALL OF TACOMA Residents, not just those in the immediate area.

I strongly support the South Tacoma Economic Green Zone Phase 1a, groundwater protection district code update Work Plan, for approval. We need to move the process to move faster. Tacoma desperately needs an updated water protection policy which is LONG OVERDUE. Furthermore, the creation of a green zone performance-based land use code is urgently needed without further delay.

We need to take quick steps to protect our groundwater NOW! It does not take a rocket scientist to see that many areas are suffering from water shortages.

Furthermore, I am very concerned about the “New Cold” request for expansion of heavy industrial zoning for their larger refrigerated warehouse because more land will be covered and there will be more heat and air pollution generated. Why is Tacoma allowing themselves to be the WAREHOUSE city for the County? You just have to go to a truck stop or the port and see what happens when trucks are waiting to deliver and leave. Just imagine yourselves on 1-5/Highway16/Center Street and Orchard area and you are sitting in the midst of idling delivery trucks clogging this area.

AS PLANNERS, COMMISSION MEMBERS, AND CITY COUNCILMEMBERS, Remember this - if you can imagine it, it can be. Rest assured, this is the future you are creating for Tacoma, and it does not look good. BE LEADERS. Don't destroy our city and don't allow polluting businesses to take up precious land.

Not even the unions that work in the warehouse industry want this. IT WILL NOT CREATE JOBS. It will pollute and take up valuable land that will be covered and essentially killing a large water aquifer.

Other cities are getting the job creating businesses that bring prosperity to their city. Tacoma is losing businesses. Make this a turnaround time. SAVE OUR CITY AND OUR WATER AQUIFER.

It is also important to note that we MUST protect our tree canopy. Years ago, I learned firsthand how trees clean air when I cut some branches from a Christmas tree growing in my yard. I was going to make a Christmas

arrangement for my boss. I could not see the top of the branches, only the bottom, which was nice a green.

When I got to my office, I noticed that the top of the branches were black. I could not scrape the black off. It was embedded into the green parts of the tree. I tried washing it with warm water and soap and it did not work. What was happening is that the trees in my yard were cleaning the pollution caused by airplanes flying overhead to JBLM and any other air issues. This is NO JOKE. The trees really help to save lives – ALL OUR LIVES.

Trees create shade during extremely hot weather, but the cleaning of the precious air we breath is critical to our health. Don't allow tree canopies to be cut down. We desperately need Urban Planning for our City before it is too late – not developer driven development.

Don't allow expansion over our water aquifers. The life you save may be your own or a loved one in your family with the protection of our water.

***Sincerely,
Esther Day***

April 8, 2022

Planning Commission
City of Tacoma
747 Market Street
Tacoma, WA 98402

RE: 2022 Comprehensive Plan Amendment Application – NewCold

Members of the Planning Commission:

Thank you for all the work you do to make our community better and for your consideration regarding NewCold's Application.

My name is Shanna Evanger, I have worked at NewCold since April 2021. I was hired as the Site Controller, and remain in that position today. NewCold has been a delightful place to work, and has afforded me the opportunity to grow in my career as well as be part of a phenomenal team. My favorite thing about working at NewCold is the family culture.

If NewCold's application was passed it would allow the site to expand and give more people in our community the opportunity for a great career with an exciting company – just like me. Also, an expansion would further bolster Tacoma's growing economy and strengthen, not just NewCold's but many partnering companies, investments in the city we call home.

I urge your support of NewCold's application for designation. Again, thank you for consideration and support for community.

Sincerely,

Shanna Evanger
Site Controller – NewCold Tacoma

April 8, 2022

Planning Commission
City of Tacoma
747 Market Street
Tacoma, WA 98402

RE: 2022 Comprehensive Plan Amendment Application – NewCold

Members of the Planning Commission:

Thank you for all the work you do to make our community better and for your consideration regarding NewCold's Application.

My name is Austin Glenn, I have worked at NewCold since September 2018. I was originally hired as a Logistics Planner in Tacoma, but since then I have been promoted 4 times and am currently Operations Manager for our new site in Lebanon, Indiana . NewCold has be a awesome place to work, and has afforded me the opportunity to grow in my career as well as develop my personal network in the industry. My favorite thing about working at NewCold is automation we use and value it brings our customers.

If NewCold's application was passed it would allow the site to expand and give more people in our community the opportunity for a great career with an exciting company – just like me. Also, an expansion would further bolster Tacoma's growing economy and strengthen, not just NewCold's but many partnering companies, investments in the city we call home.

I urge your support of NewCold's application for designation. Again, thank you for consideration and support for community.

Sincerely,

Austin Glenn
Operations Manager

April 8, 2022

Planning Commission
City of Tacoma
747 Market Street
Tacoma, WA 98402

RE: 2022 Comprehensive Plan Amendment Application – NewCold

Members of the Planning Commission:

Thank you for all the work you do to make our community better and for your consideration regarding NewCold's Application.

My name is Adam Mays, I have worked at NewCold since May 2018. I was originally hired as a Logistics Planner, but since then I have been promoted 2 times and currently am an Implementation Specialist. NewCold has been an exciting and rewarding place to work, and has afforded me the opportunity to develop my understanding of the industry as well as work with talented people across the globe. My favorite thing about working at NewCold is people I meet and work with everyday.

If NewCold's application was passed it would allow the site to expand and give more people in our community the opportunity for a great career with an exciting company – just like me. Also, an expansion would further bolster Tacoma's growing economy and strengthen, not just NewCold's but many partnering companies, investments in the city we call home.

I urge your support of NewCold's application for designation. Again, thank you for consideration and support for community.

Sincerely,

Adam Mays
Implementation Specialist – NewCold Tacoma

March 28, 2022

City of Tacoma's Planning Commission
747 Market Street, Room 349
Tacoma, WA 98402



RE: NewCold 2022 Comprehensive Plan and Land Use Regulatory Code Amendment Application

Dear Members of the Planning Commission:

I am writing to support NewCold's 2022 Comprehensive Plan and Land Use Regulatory Code Amendment Application to rezone a portion of their 3-acre parcel located at 4601 S. Orchard Street from light industrial to heavy industrial. This would allow NewCold to apply for permits to expand its existing cold storage facility.

NewCold's fully automated building design and scale provide immense value to food manufacturers and strengthen food chain reliability. The facility increases Tacoma-Pierce County's resilience to unforeseen challenges including the ongoing Covid-19 pandemic. The NewCold Tacoma site is a key link in the transportation of goods within the region from manufacturers to consumers. Due to the company's highly automated operations and technology, the facility generates efficiencies within the transportation system that the supply chain otherwise would not offer. NewCold's core business in Tacoma is to promote the growth and vitality of the port and port related industry. Most of the products that flow through the Tacoma site pass through the Port of Tacoma, and the same would be true for any future growth.

NewCold constructs energy-efficient warehouses to minimize development and operational impacts on climate change. The building design allows NewCold to store more product vertically, therefore maximizing land use efficiency. When compared to traditional warehouses, the footprint and the total surface area used are much smaller for the same quantity of goods.

While developing the existing facility, NewCold made design decisions with future expansion in mind. There are efficiencies gained via power, electrical, and cooling usage. In existing NewCold facilities, all the stacker cranes in the cold storage run in the dark. The facilities use solely LED lighting for energy and maintenance efficiency.



950 Pacific Avenue, Suite 410
Tacoma, WA 98402

253.383.4726
edbTacomaPierce.org

The material handling systems to move the pallets only run, when necessary, to ensure minimal door openings for pallets entering and leaving the cold storage. Such an approach optimizes power consumption leading to responsible energy usage. A case study showed that NewCold's warehouses on average consume 40% less energy per cubic meter annually compared to traditional cold storage facilities. The company is advancing future technology in sustainable warehouses.

Please support NewCold's application.

Best regards,

Maddie Merton
Vice President, Business Retention & Expansion
Economic Development Board for Tacoma-Pierce County
253.317.1903
maddie@edbtacomapierce.org.

From: [Samantha Pasana](#)
To: [Planning](#)
Subject: 2022Amendment Proposal
Date: Friday, April 1, 2022 1:18:56 PM

Hi,

I am currently a home owner in the neighborhood up for the proposed amendments which include the Newcold, South Sound Christian, and other minor planned and code amendments. This neighborhood has been and is currently in a zoning nightmare. We have units being thrown up with limited parking for tenants. We also have major street issues which include pot holes, little to no sidewalks, and major speed and safety issues. Crime is out of control and adding more low income housing to this area is going to increase our statistics of crime. I find it amazing that we suffer from all of this when the city of Tacoma get major tax revenue from the Tacoma mall. Adding more housing or changing the zoning code to include industrial will only promote the city of tacoma's bank roll to use in other neighborhood while completely neglecting the neighborhood in question. If you would walk around the neighborhood you will find that it's unsafe, un-walkable, homeless people are moving in, trash is all over the streets, potholes everywhere and the over-all look of the neighborhood is trash. Please don't subject us to more crime, trash, traffic, and population.

Thanks for listening,

Samantha Pasana
Homeowner since 2012
South 45th Street

From: [Scott Pingel](#)
To: [Planning](#)
Cc: [Jayne Westman](#)
Subject: RE: Land Use Designation Change - NewCold
Date: Wednesday, April 6, 2022 8:56:32 AM

City of Tacoma Planning,

One additional comment regarding the traffic impact analysis being used for this designation change proposal. The TIA does not appear to address the sufficiency of the intersection at Center Street and Orchard Street where NewCold trucks are turning left from Center Street onto Orchard Street. Any reasonable person observing these trucks turning left at this intersection would conclude that the intersection as currently constituted is not sufficient for this truck traffic.

Again, the City of Fircrest implores Tacoma Planning to reconsider the impact of this truck traffic on a shared right of way, and consider more seriously requiring S. Mullen Street improvements to reroute this truck traffic.

With gratitude,

Scott Pingel, City Manager
City of Fircrest

Disclaimer: This email is considered a public record and may be subject to public disclosure under RCW 42.56.

From: Scott Pingel
Sent: Tuesday, April 5, 2022 3:37 PM
To: planning@cityoftacoma.org
Cc: Jayne Westman <jwestman@cityoffircrest.net>
Subject: Land Use Designation Change - NewCold

City of Tacoma Planning,

The City of Fircrest is very concerned about the traffic impact analysis regarding the land use designation change proposal for NewCold as they prepare to build a second building. The Planning Commission hearing materials indicate that there would be no significant traffic impact from a second building being built.

When the City of Fircrest expressed concerns over traffic impacts after the first building was erected, the City of Fircrest invited NewCold representatives to a Fircrest City Council meeting. Along with presenting to the Fircrest City Council regarding their cold storage operation and impacts to Orchard Street, the NewCold representatives also indicated that they would be working with the City of Tacoma to make improvements to S. Mullen Street in order to alleviate traffic impacts to Orchard Street. This development would not only impact City of Tacoma right of way, but it would also impact City of Fircrest right of way.

Attached please find page 1 of the minutes from City of Fircrest Feb. 27, 2018 City Council meeting when NewCold representatives provided information to the Fircrest City Council. The minutes reflect that NewCold representatives told the Fircrest City Council that future projects would include coordinated efforts with the City of Tacoma to extend Mullen Street through the landfill directly into the north entrance of the site to alleviate truck traffic on Orchard Street. They also talked about the potential for a second building being developed, and that Mullen Street would be used if a second building was developed.

The City is concerned that Orchard Street between Center Street and S. 46th Street, which is the stretch of Orchard Street trucks travel to NewCold, has shown vulnerability to the extreme wet weather we have experienced this winter. Deep potholes continues to be created. Additional heavy truck traffic will exacerbate the declining condition of this stretch of Orchard Street.

Respectfully,

Scott Pingel, City Manager
City of Fircrest

Disclaimer: This email is considered a public record and may be subject to public disclosure under RCW 42.56.

CALL TO ORDER, PLEDGE OF ALLEGIANCE, AND ROLL CALL

Mayor Hunter T. George called the regular meeting to order at 7:00 P.M. and led the Pledge of Allegiance. Councilmembers David M. Viafore, Shannon Reynolds, Brett Wittner, Blake Surina, Denny Waltier, and Jamie Nixon were present.

PRESIDING OFFICER’S REPORT

A. AWC Center for Quality Communities Scholarship Nomination

George briefed the Council on the AWC Center for Quality Communities scholarship and the selection process of a local nominee to advance to the statewide competitive selection process. George indicated the selection committee, consisting of Mayor George, Councilmember Reynolds, City Manager Pingel, and City Clerk Nappi met to review applications and had selected Fircrest resident Kate Owens to recommend to Council. Reynolds indicated Owens best represented the qualities of what the AWC Center for Quality Communities Scholarship Fund stood for. **Wittner MOVED to nominate Kate Owens to advance to the statewide AWC Center for Quality Communities Scholarship selection process; seconded by Reynolds.** George invited councilmember comment; Waltier and Viafore commended Owens on her application and accomplishments. George invited public comment; Chief Cheesman commended Owens’ volunteer efforts and congratulated her. **The Motion Carried (7-0).**

B. Presentation by NewCold Cold-Storage Warehouse

George briefed the Council on the recently constructed new automated, cold storage warehouse located to the east of Orchard Street in the City of Tacoma and introduced NewCold representatives Geert-Jan Laudy, VP of Procurement and Engineering/NewCold Tacoma Project Manager America, and Matt Richardson, Site Manager, to brief the Council on this project. Laudy and Richardson provided a brief history of the business and presented information on the facts and figures and operations as well as a video of the site operations and time lapse of the construction from start to finish. There was a question and answer session, which included:

- Future projects:
 - Coordinated efforts with the City of Tacoma to extend S Mullen Street through the landfill directly into the north entrance of the site to alleviate truck traffic on Orchard Street.
 - Potential future expansion on the east side towards the landfill behind the existing building.
- Traffic impact: 10 trucks per day (50 trucks per week) with peak time from 8:00 A.M. to 4:00 P.M. inbound movements.
- Impervious surface impact: There was a concern about effects of impervious surfaces from the new construction and Laudy and Richardson indicated two retention basins/ponds were constructed to mitigate potential impacts.

Reynolds departed at 7:44 P.M. and returned at 7:45 P.M.

C. Investment Committee Appointment

George briefed the Council on the Investment Committee and requested the Council appoint Councilmember Viafore to fulfill the vacancy on the Committee. **Reynolds MOVED to confirm the appointment of Councilmember David M. Viafore to the City of Fircrest Investment Committee; seconded by Nixon.** George invited councilmember comment; none were provided. George invited public comment; none were provided. **The Motion Carried (7-0).**

D. Community Center and Pool Update

George indicated that this would be a standing item under the Presiding Officer's Report as the project was the City's number one priority. Parks and Recreation Director Grover briefed the Council on the successful repair of the leak in the pool with Trenchless and would coordinate with KPG to perform test leaks. George indicated the Senate supplemental capital budget included \$750,000 for the Fircrest pool and while the House budget did not include anything for the Fircrest pool, the two chambers were expected to negotiate a final budget, which meant that funding for the project was part of the end-game for the session. George indicated he met with a professional fundraiser and may have her speak to Council about the fundraising process, per the Names Foundation recommendation, after an appropriate timeline has been set with ARC Architects. Viafore stated he was visited by a citizen who had inquired if it would be appropriate for citizens to send a letter/email to Representatives Kilduff and Muri in support of the project and funding request; Nixon recommended constituents should reach out to their representatives and engage with their elected officials regarding projects they support.

CITIZEN COMMENTS FOR ITEMS NOT ON THE AGENDA

George invited public comment. None were provided.

COMMITTEE, COMMISSION, AND LIAISON REPORTS

A. Parks and Recreation

Wittner commented on the Community Center and Pool update and ARC Architects professional services agreement, and reported Daddy Daughter dance was a success. Viafore inquired if the event report would be provided by staff soon and Grover indicated it would be included in a quarterly report. After a brief discussion on the benefits and disadvantages of reporting on a quarterly basis, Pingel indicated staff would review and report back on the reporting mechanism.

B. Pierce County Regional Council

Reynolds indicated that the Pierce County Regional Council General Assembly met to approve the annual budget and reported the Fircrest Emerson Sidewalk project was awarded the Healthy Communities platinum award by the Tacoma-Pierce County Health Department. George thanked Reynolds for attending and representing the City of Fircrest.

C. Public Safety, Court

Viafore reported that Court revenues have increased and that the Police Department is fully staffed. Viafore indicated that the preliminary aspects of taking over the Ruston court were being discussed and that the Fircrest Court Administrator would be observing Ruston court. Viafore reported that continued safety issues of City Hall were being discussed, including secured glass and counters. Viafore indicated the two new police vehicles were being equipped and would be in service in the next few weeks, and that the City received a couple grants for radars and a semi-portable solar speed sign. Viafore stated that Pierce County has lowered the booking rates for the jail, and that police vehicles would be parked in the bays for security reasons. Viafore indicated he met with Sheriff Pastor to discuss South Sound 911 and the specialized services contract. Viafore recommended staff look into Reynolds inquiry on the Court revenue increase; Finance Director Corcoran indicated there were numerous factors that could cause an increase in Court revenues and the difficulties in developing projections. Viafore added that the contract with the City's collection agency should be reviewed, and the City should go out to bid to maximize recoveries.

D. Street, Water, Sewer, and Storm Drain

Surina reported on the status of capital projects, and stated that the energy efficiency of the new pump station contributed to lower power consumption. Surina reported that the City was able to secure the landscape contract at the budgeted amount, with added services throughout the year.

Reynolds departed at 8:08 P.M.; Reynolds returned 8:10 P.M.

CONSENT CALENDAR

George requested the City Clerk read the Consent Calendar as follows: approval of Voucher No. 210828 in the amount of \$400.00; approval of Voucher Check No. 210829 through Voucher Check No. 210885 in the amount of \$95,554.97; approval of Payroll Check No. 13072 through Payroll Check No. 13077 in the amount of \$98,609.80; and approval of the February 13, 2018 regular Council meeting minutes. **Wittner MOVED to approve the Consent Calendar as read; seconded by Surina. The Motion Carried (6-0) – Reynolds not present.**

PUBLIC HEARING

No public hearing was scheduled.

UNFINISHED BUSINESS

There was no unfinished business.

NEW BUSINESS

A. Liquor License Renewal: Fircrest Golf Club

Pingel briefed the Council on the request by the Washington State Liquor and Cannabis Control Board to register any objections to the liquor license renewal for the Fircrest Golf Club at 1500 Regents Boulevard. Pingel indicated there were no problems regarding liquor sales at this place of business and that the Finance, Planning and Building, and Police departments expressed no objections regarding the renewing of this license. **Wittner MOVED to register no objections to the liquor license renewal for the Fircrest Golf Club; seconded by Reynolds.** George invited councilmember comment; none were provided. George invited public comment; none were provided. **The Motion Carried (7-0).**

B. Liquor License Renewal: Pint Defiance

Pingel briefed the Council on the request by the Washington State Liquor and Cannabis Control Board to register any objections to the liquor license renewal for Pint Defiance at 2049 Mildred Street. Pingel indicated there were no problems regarding liquor sales at this place of business and that the Finance, Planning and Building, and Police departments expressed no objections regarding the renewing of this license. **Viafore MOVED to register no objections to the liquor license renewal for Pint Defiance; seconded by Reynolds.** George invited councilmember comment; none were provided. George invited public comment; none were provided. **The Motion Carried (7-0).**

C. Budget Amendment: 1st Reading

Corcoran briefed the Council on the first reading of the request for additional appropriations for anticipated revenues and expenditures not foreseen at the time of filing the 2018 Preliminary Budget and not provided for in the Adopted 2018 Budget. Corcoran stated the proposal would provide the necessary budget to match the actual Beginning and Ending Fund

Balances as well as provide budget for several items outlined in the proposed amendment. George invited councilmember comment; Viafore inquired if the City was in deficit spending; Corcoran indicated that due to the rollover amounts and the use of the 44th/Alameda funds, the City would be in the black. Viafore inquired on the City Manager yearly cost for cell phone; Corcoran indicated the costs were associated to the cellular phone upgrade from a flip phone to a smart phone. Viafore informed Council that there was a chance he would not attend the March 13th meeting and noted that a super majority would be needed to approve the budget amendment. Surina inquired if the rollover amount for the utility shed (Parks) carried over; Corcoran indicated that it was not included in the 2018 Budget process nor was there a request to include it. Grover indicated that the structure was safe.

D. Resolution: Greenleaf Landscaping Maintenance Agreement

Corcoran briefed the Council on the ten-month maintenance agreement with Greenleaf Landscaping, Inc. for landscape maintenance services for the City of Fircrest. Corcoran stated the total contract price was \$36,847.80 plus tax and that there were sufficient funds for these services in the 2018 Budget. **Reynolds MOVED to adopt Resolution No. 1523, authorizing the City Manager to execute a landscape maintenance agreement with Greenleaf Landscaping, Inc. to provide landscape maintenance services for the City of Fircrest; seconded by Waltier.** George invited councilmember comment; Reynolds commented on the inclusion of the exhibit maps into the contract, and Viafore commented on the quality of work Greenleaf Landscaping has provided in the past. George invited public comment; none were provided. **The Motion Carried (7-0).**

E. Resolution: ARC Architects Professional Services Agreement

Pingel briefed the Council on the recommended agreement with ARC Architects to provide professional services to the City of Fircrest to continue the design of the Roy H. Murphy Community Center and Community Pool. Pingel stated the proposed fees total \$252,763 and consistent with the Washington state fee schedule. **Reynolds MOVED to approve Resolution No. 1524, authorizing the City Manager to execute an agreement with ARC Architects to provide professional services to the City of Fircrest to continue the design of the Roy H. Murphy Community Center and Community Pool; seconded by Waltier.** ARC Architects Principal Stan Lokting briefed the Council on the contract for schematic design, which would consider design options and design and engineering refinements. Lokting indicated this work would include public, Council, and design meetings with the Steering Committee and construction cost estimates and budget development, renderings for communicating design ideas, insights into City's history, project scheduling, and a site survey as well as cost recovery and obligations to run the operations. There was a brief discussion regarding phased project construction, construction and soft costs, site design options and opportunities, and the expertise and leadership ARC Architects would provide to bring this to fruition. George invited public comment; none were provided. **The Motion Carried (7-0).**

F. Resolution: Mayors Against Illegal Guns Coalition

Reynolds briefed the Council on a proposed resolution that would authorize the Mayor to sign the Mayors Against Illegal Guns Statement of Principles. Reynolds indicated the coalition advocates for common-sense gun laws that reduce gun violence, and encourages other mayors to sign the Statement of Principles supporting their efforts. **Reynolds MOVED to approved Resolution No. 1525, authorizing the Mayor to sign the Mayors Against Illegal Guns Statement of Principles; seconded by Nixon.** George invited councilmember comment; Nixon indicated he was in support of the statements but questioned if the statements were a

statement of values versus a statement of action. There was a brief discussion regarding the pros and cons of supporting the Statement of Principles, which included what functional actions would change if the City supported these principles, standing in solidarity with other cities in the coalition, the divisive nature of the issues under consideration, how local governments have little to no control over gun laws and their responsibility to their citizens, and the function and role of City Council and representing its citizens. After a brief discussion to table this item, Reynolds read the following into the record:

“I want to start my comments by recognizing someone who is with us in the audience tonight. My dear friend Sandy Aponte has been a dedicated advocate on this topic, and a continual source of inspiration throughout my career with regard to both this issue and more. Thank you, Sandy, for being with us.

Washington State reported 718 deaths as a result of firearms in 2015. This is a rate of 9.8 per 1,000 deaths. These deaths comprise a large amount of the deaths attributed to both accidents and suicides, the 4th and 8th leading causes of mortality in Washington, respectively. In fact, Washington State is ranked 22nd highest in suicides nationwide above the median line. Although Washingtonians suffer from firearm attrition at a rate that is 12% less than the national mean, this does not excuse the 718 preventable deaths in 2015. More concerning, rates of firearm deaths continued to increase over the last statistical cycle, rising more than 1% over the 2014 figures.

Alarming, the rate of gun death nationally has also increased-- 7.5% over the interval 2014 to 2015. For comparison, the US population grew by seven-tenths of one percent over the same time period. This means that the rate of gun deaths was increasing more than ten times as fast as the population at-large during the last reporting cycle. These figures are all sourced from the US Centers for Disease Control & Prevention.

Since 2005, the CDC has upgraded Washington’s firearm death outlook to the optimal category in a five-category classification system, from the second-best category to the best. While this is encouraging on its face, what is distressing is that the metrics of the classification system were changed in the intervening time to reflect the proliferation of gun violence. To achieve an optimal classification in 2005, states had to have a firearm death rate under 7.0; the lowest rate in any state that year was 2.1 per one thousand. But in 2016, that figure was increased from 7.0 to 9.0, and the lowest rate reported increased dramatically to 3.4. The state achieving the lowest rate in 2005, Hawaii, more than doubled its firearm deaths in ten years from 28 to 66.

Optimistically, Washington State performs well relative to other states; and I believe that is at least in part because our citizens care deeply about the welfare and safety of others. One of the principles in the resolution before us is to support extending background check requirements to all gun sales. At the federal level, this is an initiative that is supported by 97% of polled US registered voters in nonpartisan polling conducted by Quinnipiac University. (The Hill)

The great news about this is that such a measure already exists in Washington State. The law, which started its life as Initiative 594 in 2014, garnered over 246,000 signatures to be added to the ballot and received widespread support. Public figures from both parties, including Republicans King County Prosecutor Dan Satterberg and

former Governor and US Representative Dan Evans and Democrats former US Representative Gabrielle Giffords and Snohomish County Prosecutor Mark Roe, released statements in support of the measure. The former executive of the Washington Council of Police & Sheriffs and president of the Washington State Patrol Troopers' Association additionally issued statements of support. And in November of 2014, the bill passed overwhelmingly into law, receiving 59% of the vote. The initiative went on to become RCW 9.41.113. Legal challenges brought against the law in 2015 were dismissed in October 2017 by the Ninth Circuit Court of Appeals, upholding the new stricter background check requirements as the law of the land.

By adding our city to the list of mayors in support of these values, we are in alignment with currently existing state statute and lending vocal support to these efforts. We are also standing in solidarity with the predecessors that have come before us. This is important.

As city councilors, our hands are largely tied. There is not much within our legal jurisdiction that can be accomplished. I feel it is extremely powerful and necessary that we do what we can do, even if it is a simple resolution of support. In the face of difficult odds and need for change, it is often difficult to act; however it is imperative that we should discuss this issue. Just as this Council has passed resolutions in the recent past acknowledging the need for dedicated efforts to abate the incidence of heart disease, rare diseases, and prostate cancer, this is a public health concern that affects our constituents and communities.

With that said, I urge us to consider the final two principles: sharing information on best practices and inviting other cities to join. We have a moral and ethical duty to provide our citizens with high-quality services, and prime among them is a safe environment. We can equip ourselves with education on laws, best practices, safety and current events in a concerted effort to help reduce the impact of this devastating phenomenon on our community.

As a small city, we frequently discuss our unique place in regional policy and the frustration of having limited resources and audience. In this effort, we have a wonderful chance to outreach and have our values heard. On the list of supporting cities, our name is equal, and we have a perfect opportunity to work together with other cities to communicate a worthwhile message.”

George invited public comment; the following provided comment:

- David Hazel, 1318 Farallone Avenue, commented on his opposition to this measure.
- Sandra Aponte, Puyallup, commented on the passing of her son from an accidental shooting and gun safety and common sense gun laws.
- Sandra Robinson commented on the impact of gun violence and requested Council to table this item in order to gather more information about the gun control safety measures.
- Zelda Robinson commented on the impact of gun violence has had on her family and to treat this issue like a public health problem.
- Brian Rybolt, 1036 Daniel Drive, commented on his opposition to this measure.
- Nancy Atwood, 1204 Farallone Avenue, commented on the divisive nature of this emotional issue and in agreement with the consensus of the Council's sentiments.
- Evan Lee, 514 Ramsdell Street, commented on his support of issues regarding illegal guns.

Reynolds thanked Council for the constructive dialogue. Nixon requested to table this item to allow the public to weigh in on this issue. Viafore stated his opposition to table this item and to not vote in support of this measure as locally elected officials were not elected to make decisions of this nature. George thanked the public for their comments and agreed with Nixon to allow for public input, and commented on what the community could do like community policing and providing a safe environment for children like the community center and pool. Waltier commented on his concern over the broad nature of the measure and stated there were precautionary measures that could be taken. Viafore called the question and George requested a vote on the motion. **The Motion Failed.**

CITY MANAGER COMMENTS

Pingel recognized the Public Works and Police departments for their coordinated efforts in the snow/ice removal and road safety. Pingel commented on his observations of Pierce County connections that the City has in Olympia.

DEPARTMENT HEAD COMMENTS

- Public Works Director Wakefield provided an update on his research on a natural gas generator, stating that due to utility systems and code backup requirements for electrical control, he recommended the City continue with a diesel generator for utility purposes. Viafore commented that the City of Fife was evaluating a natural gas generator for a similar situation.

COUNCILMEMBER COMMENTS

- Viafore inquired if there was any damage to the Regents/Orchard traffic island and Police Chief Cheesman indicated that even though a vehicle slid and breeched the island due to ice, Public Works staff and he found little damage. Cheesman indicated he would report back to confirm.
- Reynolds thanked Council and the public for the productive dialogue and stated she was available to continue the conversation for those interested.
- Wittner, Waltier, and Surina thanked the public for their attendance and participation.
- Nixon commented on the Washington state legislators actions to exempt themselves from the Public Records Act and encouraged those concerned to contact the Governor's office.
- George commented on the Daddy Daughter dance event, recognition of the police officer on duty and how it related to positive community policing. George thanked Public Works staff for giving their time to show him and his son the work that they do. George thanked Public Works staff for their vigilance and reporting of the suspicious activity to the Police Department.

EXECUTIVE SESSION

At 9:45 P.M., George reported that Council would convene into Executive Session, not to exceed the hour of 10:00 P.M., to discuss labor agreements pursuant to RCW 42.30.140 and to discuss the performance of a public employee pursuant to RCW 42.30.110.

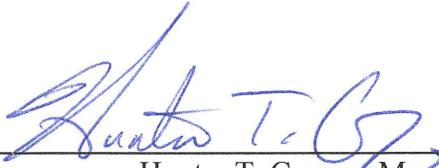
The Council reconvened into regular session at 9:56 P.M.

February 27, 2018

Fircrest City Council Meeting Minutes – Regular 8

ADJOURNMENT

Reynolds MOVED to adjourn the meeting at 9:56 P.M., seconded by Wittner. The Motion Carried (7-0).



Hunter T. George, Mayor



Jessica Nappi, City Clerk

April 8, 2022

Planning Commission
City of Tacoma
747 Market Street
Tacoma, WA 98402

RE: 2022 Comprehensive Plan Amendment Application – NewCold

Members of the Planning Commission:

Thank you for all the work you do to make our community better and for your consideration regarding NewCold's Application.

My name is Brittany Pulce, I have worked at NewCold since June 2021. I was originally hired as a Logistics Planner, but since then I have been promoted to Planning Supervisor. NewCold has been a fascinating place to work, and has afforded me the opportunity to work for an exciting company because of the innovation we are bringing to the industry as well as the career growth opportunities the company has provided me. My favorite thing about working at NewCold is automated technology.

If NewCold's application was passed it would allow the site to expand and give more people in our community the opportunity for a great career with an exciting company – just like me. Also, an expansion would further bolster Tacoma's growing economy and strengthen, not just NewCold's but many partnering companies, investments in the city we call home.

I urge your support of NewCold's application for designation. Again, thank you for consideration and support for community.

Sincerely,

Brittany Pulce
Planning Supervisor – NewCold Tacoma



March 28, 2022

City of Tacoma's Planning Commission
747 Market Street, Room 349
Tacoma, WA 98402

RE: NewCold 2022 Comprehensive Plan and Land Use Regulatory Code Amendment Application

Dear Members of the Planning Commission:

As a workforce dean for one of our community and technical colleges in Pierce County, I am cognizant of our role in supporting employers in their need for well-trained graduates. I am also grateful when those employers consider our students for family-wage level careers in cutting-edge industries. This is why I write in support of NewCold's 2022 Comprehensive Plan and Land Use Regulatory Code Amendment Application to rezone a portion of their 3-acre parcel located at 4601 S. Orchard Street from light industrial to heavy industrial. This would allow NewCold to apply for permits to expand its existing cold storage facility, and create more jobs for Clover Park graduates.

NewCold's fully automated building design and facility increases provides a number of economic and environmental benefits, and is a critical component of our food supply chain. As a 21st century technical college, we have been preparing students for jobs in automation and advanced technology, and I have been able to witness first-hand our alumni in action at the site.

I have also been impressed with the thoughtfulness that NewCold put into future expansion, including consideration of environmental impacts. There are efficiencies gained via power, electrical, and cooling usage. In existing NewCold facilities, all the stacker cranes in the cold storage run in the dark. The facilities use solely LED lighting for energy and maintenance efficiency. The material handling systems to move the pallets only run when necessary to ensure minimal door openings for pallets entering and leaving the cold storage. These are competencies and values that we teach in many of our programs, from environmental science to mechatronics.

We hope that you will favorably consider this request.

Regards,

A handwritten signature in black ink that reads "Brandon Rogers". The signature is written in a cursive, flowing style.

Brandon Rogers
Dean of Trades, Transportation and Apprenticeship

April 8, 2022

Planning Commission
City of Tacoma
747 Market Street
Tacoma, WA 98402

RE: 2022 Comprehensive Plan Amendment Application – NewCold

Members of the Planning Commission:

Thank you for all the work you do to make our community better and for your consideration regarding NewCold's Application.

My name is Isaac Saur, I have worked at NewCold since April 2017. I was originally hired as the Operations Manager, but since then I have been promoted to Business Analyst. NewCold has been an exciting place to work, and has afforded me the opportunity to learn the supply chain and data analytics in the cold-storage industry as well as work for a cutting edge worldwide company. My favorite thing about working at NewCold is the family-like culture.

If NewCold's application was passed it would allow the site to expand and give more people in our community the opportunity for a great career with an exciting company – just like me. Also, an expansion would further bolster Tacoma's growing economy and strengthen, not just NewCold's but many partnering companies, investments in the city we call home.

I urge your support of NewCold's application for designation. Again, thank you for consideration and support for community.

Sincerely,

Isaac Saur
Business Analyst – NewCold Tacoma

I am OPPOSED to a private application to amend the land use designation on the City of Tacoma Future Land Use Map at the subject site from a "Light Industrial" to "Heavy Industrial" designation. The applicant has expressed a desire to develop the subject 3-acre parcel in a manner consistent with their adjacent 34-acre heavy industrial cold storage facility. The applicant's future development plans would require a rezone to an M-2 Heavy Industrial Zoning District, which is not supported by the current policy.

The proposed increase to heavy industry expands possible threats to the South Tacoma Groundwater Protection District an area designated as an environmentally (geohydrologically) sensitive area.

First the facility supports the mining of Sealife from the oceans an already heavily impacted natural resource.

Second, the traffic study was done during a period in which a major pandemic was underway and does not reflect "normal" traffic patterns or levels.

Third, the facility will expand an already sizeable quantity of highly toxic chemical used for refrigeration which is leaked via an industrial accident would require a 1- mile evacuation zone impact almost 15,000 person, schools, business and transportation systems.

Vr,

Tim Smith

From: [Heidi S.](#)
To: [Planning](#)
Subject: Public Comment re: New Cold and South Sound Christian Schools
Date: Tuesday, April 5, 2022 9:28:17 PM

Public comments for the Planning Commission April 6, 2022 Public Hearing

RE: New Cold and South Sound Christian Schools proposals

To the Tacoma Planning Commissioners,

Both of these applications should have additional mitigation recommendations, before approval to move forward.

The request of New Cold (to increase heavy industrial zoning for warehouse expansion) will result in more air pollution from refrigeration and delivery truck traffic. Paving-over open land should require an off-set of additional tree canopy, also for heat and water management, plus on-going road improvements/maintenance costs (not falling to resident taxpayers).

Like New Cold, the South Sound Christian Schools proposal is also within the South Tacoma aquifer recharge area, so loss of vegetation and increase of impervious surfaces need data collection and a review of affects to groundwater infiltration, as is required for both within this designated "environmentally (geohydrologically) sensitive" area.

Unlimited growth is not sustainable; we are in a time when additional thoughtful approaches must now always be applied to encourage the right kind of development for best urban livability.

Thank you,
Heidi Stephens
Resident of South Tacoma

April 8, 2022

Planning Commission
City of Tacoma
747 Market Street
Tacoma, WA 98402

RE: 2022 Comprehensive Plan Amendment Application – NewCold

Members of the Planning Commission:

Thank you for all the work you do to make our community better and for your consideration regarding NewCold's Application.

My name is Jessie Stewart, I have worked at NewCold since October 2018. I was originally hired as a Systems Operator, but since then I have been promoted 3 times and am currently the IT/WMS Super User for NewCold Tacoma. NewCold has been a rewarding place to work, and has afforded me the opportunity to learn how automated cold-storage operates as well as work on a global platform. My favorite thing about working at NewCold is the opportunities to constantly learn new things and grow in my career.

If NewCold's application was passed it would allow the site to expand and give more people in our community the opportunity for a great career with an exciting company – just like me. Also, an expansion would further bolster Tacoma's growing economy and strengthen, not just NewCold's but many partnering companies, investments in the city we call home.

I urge your support of NewCold's application for designation. Again, thank you for consideration and support for community.

Sincerely,

Jessy Stewart
IT/WMS Super User – NewCold Tacoma

From: [Daniel Villa](#)
To: [Planning](#)
Subject: Economic Green Zone
Date: Wednesday, April 6, 2022 3:20:28 PM

Dear Planning Commission,

Just writing to express my support for the South Tacoma Neighborhood Council's proposal for an Economic Green Zone. I believe we need to do more to protect our residents, particularly those already so heavily impacted by pollution, as well as our aquifer, which will undoubtedly become a more important source of water as the climate crisis unfolds.

I also saw an item in your agenda ("NewCold") about converting land to heavy industrial. I don't think we need any more heavy industrial land in Tacoma! I hope that you will recommend against this zoning change.

Thanks again for all your great work on the interim and non-interim regulations! So grateful you advocated for no fossil fuel expansion.

All the best,

Dan
Volunteer, 350 Tacoma

About 350 Tacoma: We work collaboratively with others to grow an effective local movement for global climate justice by mobilizing ordinary people through creative action and advocacy. We recognize that climate justice is racial justice and seek to center the voices of those most impacted by the climate crisis. Aiming to embody the values we seek in a transformed world, we work for a safe, just, and sustainable future for all living beings.

--

From: [Heidi](#)
To: [Planning; City Clerk's Office](#)
Subject: Re: Planning Commission Public Hearing April 6, 2022
Date: Tuesday, April 5, 2022 3:12:37 PM

To the Planning Commission:

In regard to the 2022 Comprehensive Plan and Land Use Regulatory Code Amendments.

NewCold, LLC - I am **opposed** to allowing the change from Light Industrial to Heavy Industrial over the South Tacoma Groundwater Protection District. I do not understand why the City of Tacoma has not already changed this to the South Tacoma Economic Green Zone not allowing heavy industrial use over out ground water.

South Sound Christian – I am **opposed** to allowing South Sound Christian and the CenterPoint Christian Fellowships proposal to change the designation from Low-Scale Residential to Mid-Scale Residential and General Commercial. This needs to remain Low-Scale due to terrible quality of life issues in the South Tacoma Area. More does not mean better for South Tacoma. Affordable homeownership would help increase the quality of life in this very depressed area. Please do not allow this change.

South Tacoma Groundwater Protection District – I totally **support** the South Tacoma Neighborhoods Councils proposal for the Economic Green Zone that will bring in sustainable industry over the STGPD. Please approve the Economic Green Zone immediately without delay to protect our ground water supply. Protect it now or our future resident will not have it.

Sincerely,

Heidi White, Manitou (South Tacoma) Lifelong Resident

April 8, 2022

Planning Commission
City of Tacoma
747 Market Street
Tacoma, WA 98402

RE: 2022 Comprehensive Plan Amendment Application – NewCold

Members of the Planning Commission:

Thank you for all the work you do to make our community better and for your consideration regarding NewCold's Application.

My name is Dave Wilding, I have worked at NewCold since June 2018. I was originally hired as a Yard Operator, but since then I have been promoted to Yard Supervisor. NewCold has been a fantastic place to work, and has afforded me the opportunity to learn a new industry as well as work with some really cool people from all over the world. My favorite thing about working at NewCold is the career opportunities it has provided in support of our worldwide network.

If NewCold's application was passed it would allow the site to expand and give more people in our community the opportunity for a great career with an exciting company – just like me. Also, an expansion would further bolster Tacoma's growing economy and strengthen, not just NewCold's but many partnering companies, investments in the city we call home.

I urge your support of NewCold's application for designation. Again, thank you for consideration and support for our community.

Sincerely,

Dave Wilding
Yard Supervisor – NewCold Tacoma

April 4, 2022

Planning Commission
City of Tacoma
747 Market Street
Tacoma, WA 98402

RE: 2022 Comprehensive Plan Amendment Application – NewCold

Members of the Planning Commission:

Thank you for the work you do to help support this community.

Impact Washington is a non-profit that works with small the medium sized manufacturers and food production facilities across WA state. We are a public-private partnership. You could say that we have an unobstructed eagle's eye view of how these companies are doing, and what challenges they face.

Impact Washington urges you to support NewCold's application to amend a parcel of their Tacoma site to allow for future expansion of an existing facility. This redesignation is critical for the facility's expansion as well as NewCold's growth throughout the United States.

We attest that local access to storage and shipping facilities matter to our clients. Tacoma is positioned to grow and facilities like this form the backbone of the infrastructure needed to attract and keep production and manufacturing here in the south sound.

NewCold's core business in Tacoma is to promote the growth and vitality of the port and port related industry. The majority of the products that flow through the Tacoma site pass through the Port of Tacoma, and the same would be true for any future expansion.

- The NewCold Tacoma site is a key link in the transportation of goods within the region from manufacturers to consumers. Due to NewCold's highly automated operations and technology, we generate efficiencies within the transportation system that the supply chain otherwise would not offer.
- Speaking as an organization that supports WA state food producers and manufacturers, we attest that local access to storage and shipping facilities matter to our clients. Tacoma is positioned to grow and facilities like this form the backbone of the infrastructure needed to attract and keep production and manufacturing here in the south sound.

The proposed amendment is consistent with the City of Tacoma's plans in these policy areas:

- Guide development, growth, and infrastructure investment to support positive outcomes for all Tacomans.
- Ensure that the Comprehensive Plan Land Use Map establishes and maintains land use designations that can accommodate planned population and employment growth. See Figure 2, Comprehensive Plan Future Land Use Map.
- Direct the majority of growth and change to centers, corridors, and transit station areas, allowing the continuation of the general scale and characteristics of Tacoma's residential areas.
- Support energy-efficient, resource-efficient, and sustainable development and transportation patterns through land use and transportation planning.

- Evaluate the impacts of land use decisions on the physical characteristics of neighborhoods and current residents, particularly underserved and under-represented communities. a. Avoid or reduce negative development impacts, especially where those impacts inequitably burden communities of color underserved and under-represented communities, and other vulnerable populations. b. Make needed investments in areas that are deficient in infrastructure and services to reduce disparities and increase equity and where growth and change are anticipated.

NewCold constructs energy-efficient warehouses to minimize development and operational impacts on climate change. The building design allows NewCold to store more product vertically, therefore maximizing land use efficiency. When compared to traditional warehouses, the footprint and the total surface area used are much smaller for the same quantity of goods.

- In existing NewCold facilities, all of the stacker cranes in the cold store run in the dark. In addition, NewCold's storage facilities use solely LED lighting for energy and maintenance efficiency. The material handling systems to move the pallets only run when necessary to ensure minimal door openings for pallets entering and leaving the cold storage. Such an approach optimizes power consumption leading to responsible energy usage. Our case study showed that NewCold's warehouses on average consume 40% less energy per cubic meter annually compared to traditional cold storage facilities.
- Support sustainable and resource efficient development and redevelopment.
- While developing the existing facility, NewCold made design decisions with future expansion in mind in collaboration with the City of Tacoma. There are efficiencies to be gained via power, electrical, and cooling usage by expanding the current development, rather than developing a new location.
- NewCold's design and scale provide great value to the food manufacturers we partner with
 - Food Supply Chain reliability
 - Increased resilience to unforeseen challenges
 - 2020 Examples include COVID-19, container shortage, labor shortage
 - Food Safety ("cold chain" never broken)

We appreciate your consideration.

Thank you,

Deloit Wolfe

From: [Bill Herried](#)
To: [Planning](#)
Subject: Comments for Public Hearing, April 6, 2022
Date: Thursday, April 7, 2022 4:09:59 PM

To the Planning Commission and Planning Council of Tacoma,

RE: The South Sound Christian Schools Comp Plan Amendment App

Thank you again for your consideration of the comp amendment plan to include our 6-acre plot at 2041 South 66th Street. I believe the current R-zoning of our property is a hold-over from the 1950's when there were a few houses along Tacoma Mall Blvd. As the colored map at the Virtual Public Hearing showed, our property is now surrounded by commercial zoning and no housing, so this change is long overdue.

One of the big reasons we have applied for this change is that we do not believe our property is being put to its highest use—particularly the northeast corner of the property. While for years it was just an unmanaged piece, filled with brush and brambles on the edge of the property, the high growing brush has been a source of trouble in our community.

People began camping in it year-round. Initially, we overlooked it, as we weren't currently using the property. But as months passed, numbers grew and several of the surrounding businesses began complaining to us that people from this area were committing property crimes: breaking into businesses, defacing property and scaring off customers. In fact, the father of one of the employees who worked in a salon on Tacoma Mall Blvd. appealed to us to do something, as his daughter didn't feel safe going to work each day. This was, initially, hard for me to believe—until we approached those who were currently living on the corner of our property.

When we told them that camping wasn't allowed, they refused to leave and—extraordinarily—threatened the four of us as we left! So, we contacted the TPD community liaison. I accompanied the two officers into the encampment, and these officers took a 20" homemade knife from one of these men, along with ammunition they had in their tent.

Next we spent thousands of dollars on cleaning the site (six thousand dollars to date, on two separate clean ups). However, before we could engage the clean-up crew (1-800-GOT-JUNK), they required that we clean up the ubiquitous needles in that area. We counted over 40 needles in our most recent clean up.

We have many children in our church community who love to play outside, but we are constantly redirecting them and asking them not to go and play among the trees on the north side of the property. The problem is that it looks so inviting as a place to play hide-and-seek, but as I mentioned before, the ubiquitous drug use renders the area completely unfit for any sort of activity.

This high growing brushy area is not safe for the surrounding businesses, it's not a safe area for kids to play in or around, and it is not a safe area for those who live in homelessness.

Our goal is that this property be managed for the well-being and safety for everyone who lives in the area, and we believe that this change in the comp plan will assist us in this goal.

Thank you for your hard work and consideration.

Blessings,

Bill Herried
Pastor, CenterPoint Christian Fellowship

bill@cpcf.org

www.cpcf.org

Our mission is to live out the love of Jesus Christ and share his life-changing message to Tacoma, our community and the world.

Kathleen McDaniels
7216 South Prospect Street
Tacoma, WA 98409
March 24, 2022

Planning Commission
747 Market Street Room 349
Tacoma, WA 98402

To Whom This Does Concern,

Today I received notice of a Planning Commission Public Hearing to occur Wednesday, April 6, 2022 at 5:30 pm. That day and time I will be out of the city, so I will be unable to attend the meeting. One of the agenda items concerns changing the Land Use Designation for a 16-acre parcel owned by South Sound Christian Schools and CenterPoint Christian Fellowship, near Tacoma Mall Boulevard and South 64th Street. I have very strong feelings concerning the proposed changes, and I would like to submit my comments for consideration, in spite of the fact I cannot attend the meeting in person.

I am a senior citizen looking forward to celebrating my 70th birthday in August. Since 2013 I have made my home on 72nd and South Prospect Streets, following the death of my husband in 2011. Except for two years when he taught in a Christian school held in a community center in Oregon, we were lifetime residents of Washington State. My income is SSI and a small retirement check from teaching Head Start and Community preschools for Franklin Pierce School District. I have enjoyed free weatherization and heat pump installation provided by the City of Tacoma. I am thankful for the many blessings afforded me.

In the spirit of full disclosure, I admit that I am a member of CenterPoint Christian Fellowship, one of the proposing applicants for this Land Use Designation change. This fact is precisely why I can speak to this issue. For years I have been traveling 64th Street between Wapato Street and Tacoma Mall Boulevard on my way to church. Week by week I pass piles of garbage waste. This unsightly debris is not a cumulative collection of layers; on the contrary, during my trips to mid-week small groups I notice garbage has been swept up and removed. I do not know who has taken on this distasteful task, but it is to no avail, because the following Sunday I drive past new, and higher accumulations. For two entire weeks I have passed a defunct yellow school bus scarred with graffiti, plus a car packed to the roof with garbage.

This is not the vision I had for my neighborhood in which I chose to find refuge for my widowhood! How I hope and pray the Planning Commission has the wisdom to grant the Land Use Designation change as requested, so that this neighborhood acreage can be put to beneficial, innovative uses befitting a neighborhood that is proud of its surroundings.

With Sincerest Hopes,



Kathleen McDaniels

lgwt713@yahoo.com

253-905-2987

From: [Heidi S.](#)
To: [Planning](#)
Subject: Public Comment re: New Cold and South Sound Christian Schools
Date: Tuesday, April 5, 2022 9:28:17 PM

Public comments for the Planning Commission April 6, 2022 Public Hearing

RE: New Cold and South Sound Christian Schools proposals

To the Tacoma Planning Commissioners,

Both of these applications should have additional mitigation recommendations, before approval to move forward.

The request of New Cold (to increase heavy industrial zoning for warehouse expansion) will result in more air pollution from refrigeration and delivery truck traffic. Paving-over open land should require an off-set of additional tree canopy, also for heat and water management, plus on-going road improvements/maintenance costs (not falling to resident taxpayers).

Like New Cold, the South Sound Christian Schools proposal is also within the South Tacoma aquifer recharge area, so loss of vegetation and increase of impervious surfaces need data collection and a review of affects to groundwater infiltration, as is required for both within this designated "environmentally (geohydrologically) sensitive" area.

Unlimited growth is not sustainable; we are in a time when additional thoughtful approaches must now always be applied to encourage the right kind of development for best urban livability.

Thank you,
Heidi Stephens
Resident of South Tacoma

From: [Heidi](#)
To: [Planning; City Clerk's Office](#)
Subject: Re: Planning Commission Public Hearing April 6, 2022
Date: Tuesday, April 5, 2022 3:12:37 PM

To the Planning Commission:

In regard to the 2022 Comprehensive Plan and Land Use Regulatory Code Amendments.

NewCold, LLC - I am **opposed** to allowing the change from Light Industrial to Heavy Industrial over the South Tacoma Groundwater Protection District. I do not understand why the City of Tacoma has not already changed this to the South Tacoma Economic Green Zone not allowing heavy industrial use over out ground water.

South Sound Christian – I am **opposed** to allowing South Sound Christian and the CenterPoint Christian Fellowships proposal to change the designation from Low-Scale Residential to Mid-Scale Residential and General Commercial. This needs to remain Low-Scale due to terrible quality of life issues in the South Tacoma Area. More does not mean better for South Tacoma. Affordable homeownership would help increase the quality of life in this very depressed area. Please do not allow this change.

South Tacoma Groundwater Protection District – I totally **support** the South Tacoma Neighborhoods Councils proposal for the Economic Green Zone that will bring in sustainable industry over the STGPD. Please approve the Economic Green Zone immediately without delay to protect our ground water supply. Protect it now or our future resident will not have it.

Sincerely,

Heidi White, Manitou (South Tacoma) Lifelong Resident

From: [gary aitchison](#)
To: [Planning](#)
Subject: Ground water protection;
Date: Thursday, April 7, 2022 7:57:48 AM

I am a 2cnd generation Tacoma and have properties in Tacoma and pierce county. I Support the South Tacoma economic green zone phase 1 a ground water protection district code update work plan for approval. Move faster on this please thank you.

[Sent from Yahoo Mail for iPhone](#)

From: [Pam Beal](#)
To: [Planning](#)
Subject: Support for South Tacoma Economic Green Zone
Date: Tuesday, April 5, 2022 10:12:09 AM

I support the South Tacoma Economic Green Zone Phase 1a, groundwater protection district code update Work Plan, for approval. However, I want to see the process moved faster since an updated water protection policy is long overdue, and the creation of a green zone performance-based land use code is urgently needed without further delay.

*Pam Beal
204 Contra Costa Ave, Fircrest, WA 98466*

From: [Christy Bear](#)
To: [Planning](#)
Subject: I support the South Tacoma Economic Green Zone
Date: Wednesday, April 6, 2022 10:17:33 AM

I support the South Tacoma Economic Green Zone Phase 1a, groundwater protection district code update Work Plan, for approval. However, I want to see the process moved faster since an updated water protection policy is long overdue, and the creation of a green zone performance-based land use code is urgently needed without further delay.

Sincerely,

Christy Bear



April 5, 2022

City of Tacoma
Planning Commission
747 Market Street, Room 345
Tacoma, WA 98402

Via email - planning@cityoftacoma.org

**RE: Work Plan for South Tacoma Groundwater Protection District Code
Amendments**

Attention Tacoma Planning Commission:

Friends of Pierce County is a non-profit environmental organization, founded in 2003 and works on county wide environmental and land use issues.

Development has impacted Puget Sound waters and our region's drinking water with pollutants and the extraction of drinking water.

We are in support of protecting the South Tacoma Aquifer from further contamination and incentivizing non-polluting industrial/manufacturing.

We believe that this issue is urgent and we would welcome fast action to create a Green Zone performance-based land use code.

Friends of Pierce County thanks you for considering our position. Please contact me should you have any questions.

Sincerely,

Marian Berejikian

Marian Berejikian
Executive Director

From: [diane](#)
To: [Planning](#)
Subject: stop the Bridge Industrial Warehouse Project
Date: Wednesday, April 6, 2022 10:16:52 PM

Hello,

I'm a little surprised that we would even need to speak out about this issue. Why isn't our groundwater protected? Doesn't the City of Tacoma use basic risk management and lessons learned? Apparently not for approving the LNG project. Let's be proactive and update our long overdue water protection policy. Let's protect our natural resources instead of destroying them which the Bridge Industrial Warehouse project would do. If Tacoma is truly the City of Destiny we need to use a little more grit with our decision making. Please stop the project and update our water policy ASAP

Thank you,
diane burke
206.930.3025

From: cazadorastudio@gmail.com
To: [Planning](#)
Subject: Re: Public Comments to apply to the April 6th 2022 Code Amendment Public Hearing
Date: Friday, March 18, 2022 11:12:27 AM

We support the South Tacoma Groundwater Protection District's updated code work plan, and we encourage you to approve it to move forward in the process. We also support phase two, regarding the Green Zone proposal for that area which will be an important second step of the plan to ensure a healthy water supply for all of Tacoma's future.

Sent from Diana's iPhone



climatepiercecounty.org

April 5, 2022

RE: South Tacoma Economic Green Zone Amendment

Dear Tacoma Planning Commission Members:

We support the South Tacoma Economic Green Zone Phase 1a, groundwater protection district code for update. Our group is a coordinating council for several environmental organizations who are concerned about climate change. We urge that this work move forward quickly.

The South Tacoma aquifer is a regular summer source of water for the city, which will become ever more valuable as climate change impacts the amount of water flowing through the Green River in the summer. The aquifer fully recharges every winter. Tacoma Waters owns 14 wells in the South Tacoma well field, and one of them is devoted to pumping and cleaning water contaminated by Time Oil decades ago¹. The superfund site caused by Time Oil has been in clean-up for years and still is not complete. It is imperative that no new sources of pollution are added above ground to contaminate the aquifer.

The amendment addresses the need for the required review of the South Tacoma Groundwater Protection District (STGPD) to be carried out in line with the city's current philosophy as expressed in the recently adopted Climate Action Plan and several other city documents. The adoption of an Economic Green Zone above the aquifer meets at least three of the city's stated goals: developing a green economy, providing a new source of clean jobs to frontline communities, and protecting the city's natural resources. South Tacoma is mostly a frontline community based on the Tacoma Equity Index Map² and is a part of the city where the tree canopy for the majority of community is below 15%,³ well below the 30% the city is aiming for. These are the concerns the city, in its Climate Action Plan, is specifically addressing promoting clean job growth and more resources. The Economic Green Zone plan meets that and has the benefit of already being initiated by the South Tacoma Neighborhood Council.

Climate Pierce County endorses the amendment and asks that the Planning Commission support it. Please bring this amendment forward and help create positive change for this neighborhood.

Thank you.

On behalf of Climate Pierce County,

Dr. Elly Claus-McGahan, CCL-Tacoma

¹ <https://www.mytpu.org/wp-content/uploads/2019-mar-13-water-integrated-resource-plan-regular-meeting.pdf>, p. 20

²

<https://tacomaequitymap.caimaps.info/CAILive/?location=Tacoma&layer=EquityLayer&tab=demo&searchType=city&area=EquityCalcTacoma>

³ <https://www.tacomatreeplan.org/post/supporting-studies-maps>

From: Jodi Cook <jodi.cook0983@gmail.com>
Sent: Wednesday, April 6, 2022 3:41 PM
To: Planning <planning@cityoftacoma.org>
Subject: Support for South Tacoma Economic Green Zone Phase 1a

To: Tacoma Planning Commission
Date: 4/6/2022
From: Jodi Cook
Subject: South Tacoma Economic Green Zone Phase 1a

Please count my support for the groundwater protection district code update Work Plan. This Work Plan needs to be accelerated since a water protection policy update should have occurred long before now.

This area of Tacoma has very low numbers for the health of residents under the Tacoma Equity Index model. The air quality is already some of the worst in the City. Crime is high due to poor decent employment opportunities.

The Planning and Development Departments own Buildable Lands Reports reflects this area along the Nalley Valley as a prime area to create additional housing of all types, similar to the award winning Salishan housing off Portland Avenue. By bringing housing to this area, economics will support creating a grocery store and other retail or businesses to support the southern areas of Tacoma. And provide a level gateway for all forms of transit connecting to employment opportunities in downtown Tacoma.

The enormous warehouse being reviewed by the SEPA process would forever change this chance to build housing focused for residents to buy into housing as a personal real estate investment to grow equity and wealth derived from stable mortgages versus be at the mercy of real estate investors who can escalate rent and cause greater displacement. The cost of land will be considerably less expense to acquire.

Tacoma has proven how to handle major EPA cleanup sites, most notably Pt. Ruston. With the Federal Infrastructure funding becoming available, the Nalley Valley and associated residents could benefit tremendously to build ladders to create personal wealth, clean air to breathe and protection of this large aquifer to provide life long water to residents.

Appreciate your consideration of these points.

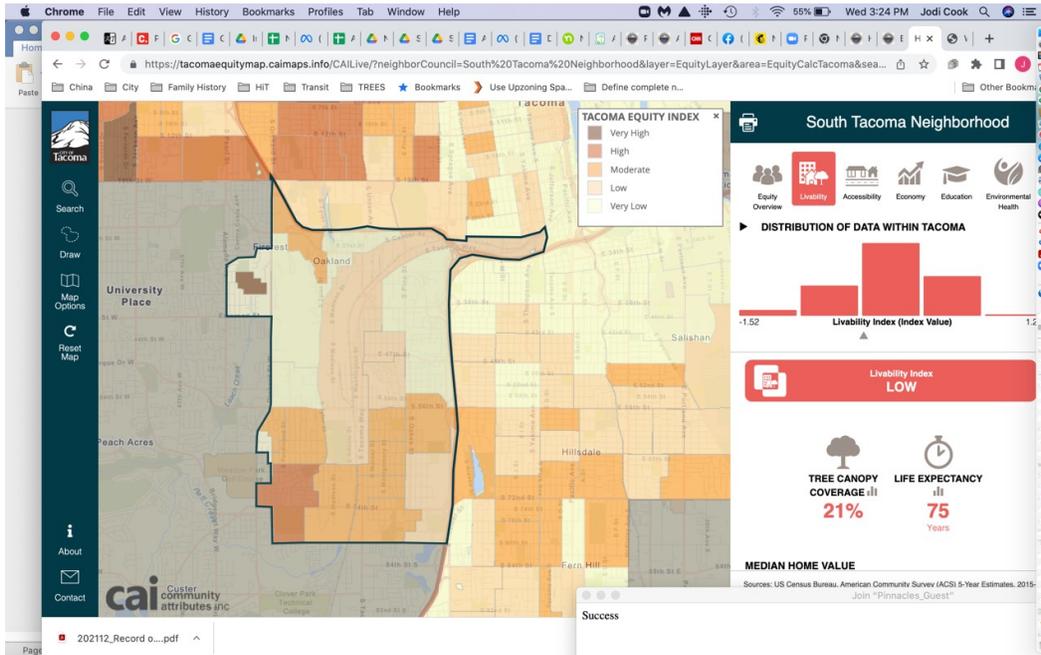
See 3 attachments. These are the City's own documents, follow the recommendations from these reports and info from the Equity Index Tool. Instead of private sector's "big" money, build the city it's own tool demonstrates is needed.

Thanks,

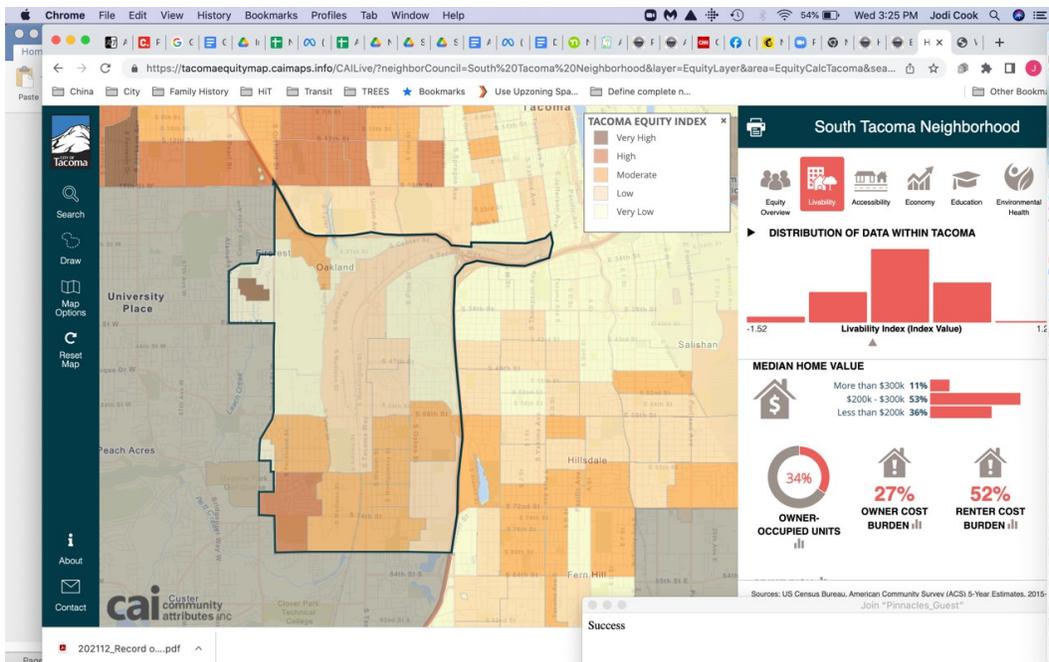
Jodi Cook

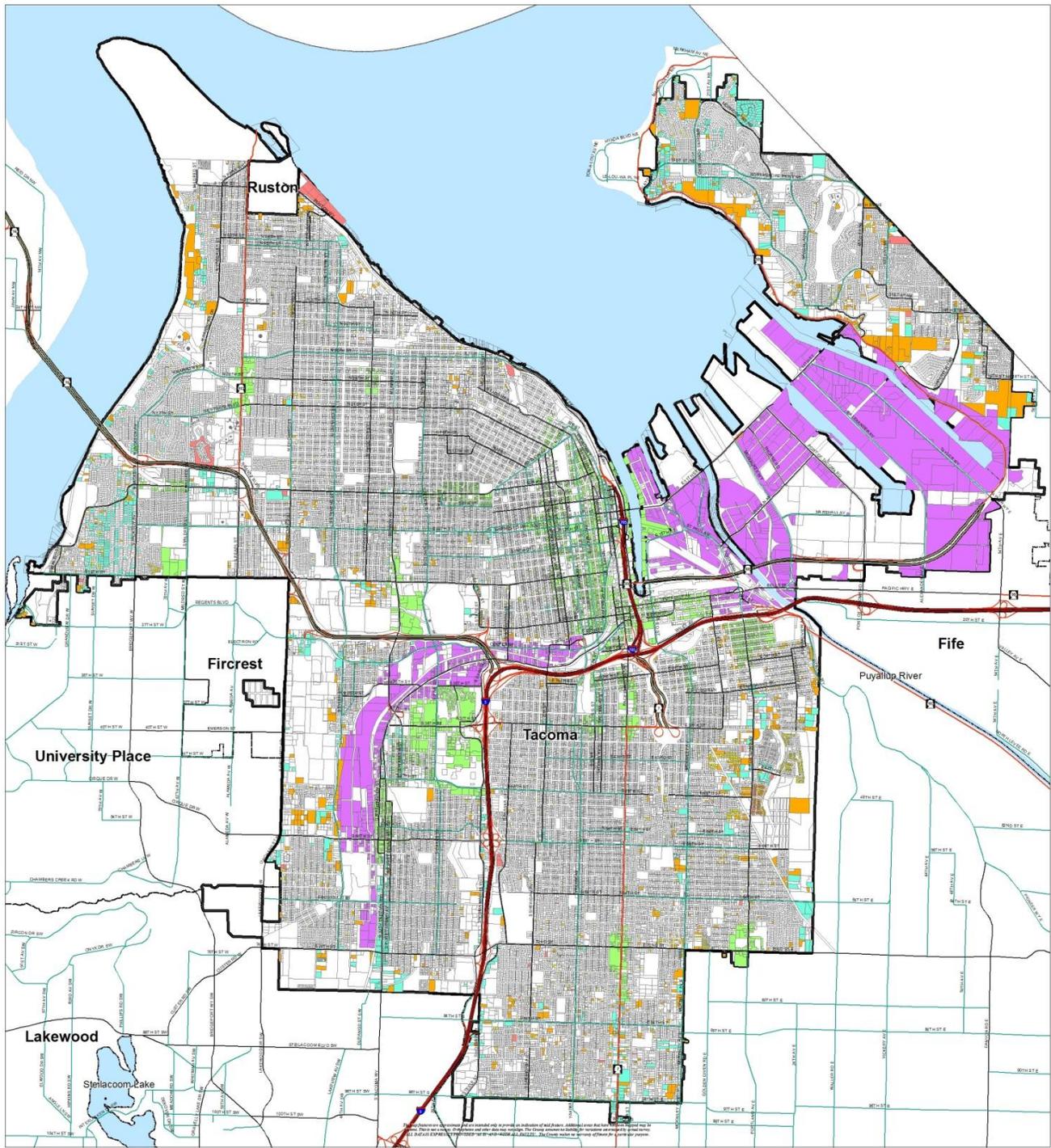
#1 Planning & Development's Buildable Lands Report - "green" for residential note along I-5 South Tacoma Neighborhood

City of Tacoma Equity Index Tool sorted for South Tacoma Neighborhood Council: **Livability Index Low for Life Expectancy; income less than median of \$50,000 equals 49% with 16% at poverty level.**



AND, lowest in Median Home Value; Owner Occupied Units 34%, Owner Cost Burden 27% and Renter Cost Burden 52%





**City of Tacoma
Inventory of Vacant and Underutilized Land**

- Underutilized
 - Vacant
 - Vacant Single Unit
 - Pipeline
 - Built Out/Undevelopable
 - Mixed Use Centers**
 - Developable
 - Undevelopable
 - Manufacturing/Industrial Centers**
 - Developable
 - Undevelopable
- Municipal Boundary



Pierce County, Washington



**Buildable Lands
Report**



Map Document: tacoma\2015 Comp Plan\Buildable Lands\Map\MDFINAL\tacoma_BU_2014.mxd

From: [Esther Day](#)
To: [Planning](#)
Cc: [Woodards, Victoria](#); [Hines, John](#); [Rumbaugh, Sarah](#); [Blocker, Keith](#); [Ushka, Catherine](#); [Bushnell, Joe](#); [Daniels, Kiara](#); [McCarthy, Conor](#); [Walker, Kristina](#); [Pauli, Elizabeth](#)
Subject: SAVE OUR AQUIFER - STOP THE INSANITY - SAVE OUR TREE CANOPIES
Date: Wednesday, April 6, 2022 2:09:44 PM

Dear Planning Department and City Council,

Stop the INSANITY and move the South Tacoma Groundwater Protection District update forward quickly. Water belongs to ALL OF TACOMA Residents, not just those in the immediate area.

I strongly support the South Tacoma Economic Green Zone Phase 1a, groundwater protection district code update Work Plan, for approval. We need to move the process to move faster. Tacoma desperately needs an updated water protection policy which is LONG OVERDUE. Furthermore, the creation of a green zone performance-based land use code is urgently needed without further delay.

We need to take quick steps to protect our groundwater NOW! It does not take a rocket scientist to see that many areas are suffering from water shortages.

Furthermore, I am very concerned about the “New Cold” request for expansion of heavy industrial zoning for their larger refrigerated warehouse because more land will be covered and there will be more heat and air pollution generated. Why is Tacoma allowing themselves to be the WAREHOUSE city for the County? You just have to go to a truck stop or the port and see what happens when trucks are waiting to deliver and leave. Just imagine yourselves on 1-5/Highway16/Center Street and Orchard area and you are sitting in the midst of idling delivery trucks clogging this area.

AS PLANNERS, COMMISSION MEMBERS, AND CITY COUNCILMEMBERS, Remember this - if you can imagine it, it can be. Rest assured, this is the future you are creating for Tacoma, and it does not look good. BE LEADERS. Don't destroy our city and don't allow polluting businesses to take up precious land.

Not even the unions that work in the warehouse industry want this. IT WILL NOT CREATE JOBS. It will pollute and take up valuable land that will be covered and essentially killing a large water aquifer.

Other cities are getting the job creating businesses that bring prosperity to their city. Tacoma is losing businesses. Make this a turnaround time. SAVE OUR CITY AND OUR WATER AQUIFER.

It is also important to note that we MUST protect our tree canopy. Years ago, I learned firsthand how trees clean air when I cut some branches from a Christmas tree growing in my yard. I was going to make a Christmas

arrangement for my boss. I could not see the top of the branches, only the bottom, which was nice a green.

When I got to my office, I noticed that the top of the branches were black. I could not scrape the black off. It was embedded into the green parts of the tree. I tried washing it with warm water and soap and it did not work. What was happening is that the trees in my yard were cleaning the pollution caused by airplanes flying overhead to JBLM and any other air issues. This is NO JOKE. The trees really help to save lives – ALL OUR LIVES.

Trees create shade during extremely hot weather, but the cleaning of the precious air we breath is critical to our health. Don't allow tree canopies to be cut down. We desperately need Urban Planning for our City before it is too late – not developer driven development.

Don't allow expansion over our water aquifers. The life you save may be your own or a loved one in your family with the protection of our water.

***Sincerely,
Esther Day***

From: Felicity Devlin <felicitydevlin@yahoo.com>
Sent: Wednesday, April 6, 2022 3:24 PM
To: Planning <planning@cityoftacoma.org>
Subject: South Tacoma Groundwater Protection District

Dear Commissioners,

My comment concerns the “Work Plan for South Tacoma Groundwater Protection District Code Amendments.”

I support the Work Plan and would like to see it expedited since an updated water protection policy is overdue. I want to see Tacoma protect its environment and the health of our communities. As climate change reduces the reliability of the winter snowpack as a source of water for the city, we should ensure we're protecting our alternative sources of water.

Thank you,

Felicity Devlin
Tacoma

From: [Exec Committee](#)
To: [Planning](#)
Cc: nicollette@nweducationaccess.org; safetacoma253@gmail.com
Subject: Re: Public Comments to apply to the April 6th 2022 Code Amendment Public Hearing
Date: Tuesday, March 8, 2022 5:55:40 PM

Hello City of Tacoma Planning Department,

My name is Lillian Ferraz and I am the President of the Community Councils of Tacoma, a managing body of all the Neighborhood Councils of Tacoma. I would like to share the following statement of support with you, as crafted and voted on by our board on February 24th, 2022.

CCOT supports the South Tacoma Groundwater Protection District's updated code work plan, and we encourage you to approve it to move forward in the process. We also support phase two, regarding the Green Zone proposal for that area which will be an important second step of the plan to ensure a healthy water supply for all of Tacoma's future.

Sincerely,

Lillian Ferraz
CCOT President

From: [Kristy Anti-Racist Project](#)
To: [Planning](#); [Woodards, Victoria](#); [Hines, John](#); [Rumbaugh, Sarah](#); [Blocker, Keith](#); [Ushka, Catherine](#); [Bushnell, Joe](#); [Daniels, Kiara](#); [McCarthy, Conor](#); [Walker, Kristina](#)
Subject: Say no to the profit-over-people plan to pave over the aquifer
Date: Thursday, April 7, 2022 11:08:37 AM

COT Planning Dept and City Council,

I'm writing to express my concern and disbelief that the city would consider a plan to build multiple large warehouses in South Tacoma, within the South Tacoma Groundwater Protection District, which is characterized this way by the Tacoma Pierce County Health Department:

"South Tacoma Groundwater Protection District (STGPD) sits above the South Tacoma aquifer. Groundwater typically supplies about 5% of Tacoma's water in the summer and supplements the supply from the Green River at other times of the year. **Groundwater from this aquifer could supply up to 40% of Tacoma's drinking water.**" <https://www.tpchd.org/healthy-places/waste-management/business-pollution-prevention/south-tacoma-groundwater-protection-district>

I'm wondering if you can tell me which chapter of the City's Sustainability and/or Climate Action Plans calls for an additional 5 million square feet of impervious surface to be built on top of the South Tacoma Aquifer.

I know this proposal by Bridge Industrial is on a timeline to be decided before the STGPD regs or Green Tacoma proposal are processed by the City. I guess my basic question is, What in the world is the city thinking? Especially in a time of increasingly uncertain and dire climate crises that include higher temps that directly threaten the city's main water supply.

Further, Consumer Reports found that industrial warehouses are more often placed in poor, minority, and overly polluted areas – a classic case of **environmental injustice**. South Tacoma ALREADY has the worst air quality, the shortest lifespans, and among the highest incidence of low birth rates and heart disease death rates in all of Pierce County, and is the poorest and most diverse, with one of the worst "Health Equity" ratings.

Where were you when it was 108+ degrees last summer? If you were in a largely paved area of the city, it was even hotter than that!

Here's what else residents of that besieged area of the city get to look forward to with these warehouses: Noise and exhaust of 1000 semi trucks day and night. And clogged local streets and roads and highways from the 5000 new "vehicle trips" this industrial monstrosity would bring to the neighborhood.

Say no to Bridge Industrial. **Say no to the profit-over-people plan you have to pave over the aquifer.** As city staff and elected officials responsible for standing up for the health and well-being of ALL Tacomans, I see it as your obligation to require an Environmental Impact Statement as well as a Health Impact Assessment before this project goes through. Why would that not have been STEP 1 when we're talking about the sustainability of the city's backup water supply?

Sincerely,
Kristy Gledhill
South Sound Antiracist Project

--

The South Sound Antiracist Project is building an active community of white people who are committed to understanding, adopting, employing and promoting anti-racist ideas, policies and actions in all their spheres of influence.

SouthSoundAntiracist@gmail.com

Facebook: <https://www.facebook.com/groups/2440927509353364>

From: [Daniel Grey](#)
To: [Planning](#)
Subject: April 6th 2022 Public Hearing Comments
Date: Thursday, March 10, 2022 6:43:19 PM

Re: Public Comments to apply to the April 6th 2022 Code Amendment Public Hearing

We support the South Tacoma Groundwater Protection District's updated code work plan, and we encourage you to approve it to move forward in the process. We also support phase two, regarding the Green Zone proposal for that area which will be an important second step of the plan to ensure a healthy water supply for all of Tacoma's future.

As a local Clergy for a congregation that lives in South Tacoma, I appreciate all your efforts to protect the remaining elements of our collective environment that have not yet been polluted or destroyed. We have seen the effects of increased industrial development along the I-5 corridor in our neighborhoods and how this has become a magnet for transient individuals and increased criminal activity. Please continue to develop plans that meet the needs of the existing residents within our community. And that make our neighborhoods attractive for housing development to the many seeking to make our neighborhood their home.

Daniel Grey

From: [Rob Jensen](#)
To: [Planning](#)
Cc: [City Clerk's Office](#)
Subject: South Tacoma Green Zone
Date: Wednesday, April 6, 2022 4:01:39 PM

Sent from my iPhone

Begin forwarded message:

Date: April 6, 2022 at 3:58:45 PM PDT

Subject: South Tacoma Green Zone

To: City of Tacoma's Planning Commission

From: Robert Jensen

Date: April 6, 2022

Subject: South Tacoma Economic Green Zone

To the City's Planning Commissioners

Count my support for the South Tacoma Economic Green Zone Phase 1a, groundwater protection district code update Work Plan, for approval.

With the impending permit to develop over Tacoma's largest aquifer before the Work Plan has been completed is truly short-sighted for the long term need for water to be preserved for future generations like my new granddaughter.

It appears this process should have been moved along a long time ago, and consequently has caused this oversight for preserving livable conditions for those who live in this area today and future generations.

Time needs to be given to create a green zone performance-based land use code.

Please expedite.

Thank you,

Robert Jensen

From: [Leo Kucewicz](#)
To: [Planning](#)
Subject: South Tacoma Economic Green Zone
Date: Tuesday, April 5, 2022 3:47:39 PM

As a concerned citizen of America, and a voter, even though not of Washington State.

I support the South Tacoma Economic Green Zone Phase 1a, groundwater protection district code update Work Plan, for approval. However, I want to see the process moved faster since an updated water protection policy is long overdue, and the creation of a green zone performance-based land use code is urgently needed without further delay.

Thank you,

Leo Kucewicz

From: [Betty McNiel](#)
To: [Planning](#)
Subject: I support the South Tacoma Economic Green Zone
Date: Friday, April 8, 2022 12:19:35 PM

I support the South Tacoma Economic Green Zone Phase 1a, groundwater protection district code update Work Plan, for approval. However, I want to see the process moved faster since an updated water protection policy is long overdue, and the creation of a green zone performance-based land use code is urgently needed without further delay.

Sincerely,

Betty McNiel

From: Michelle Mood
To: Planning
Subject: South Tacoma Economic Green Zone
Date: Tuesday, April 5, 2022 9:45:58 AM

Planning Commission
747 Market St
Tacoma, WA 98402

Date: April 3, 2022

RE: Application: South Tacoma Economic Green Zone

I am writing in support of approving the Pase 1a Work Plan for the South Tacoma Economic Green Zone (STEGZ) application submitted by the South Tacoma Neighborhood Council.

Securing Water

I note that on the Tacoma-Pierce County Health Department's website, they inform the public that "We help protect the City of Tacoma's drinking water. South Tacoma Groundwater Protection District (STGPD) sits above the South Tacoma aquifer. Groundwater typically supplies about 5% of Tacoma's water in the summer and supplements the supply from the Green River at other times of the year. Groundwater from this aquifer could supply up to 40% of Tacoma's drinking water." (<https://www.tpchd.org/health-places/waste-management/business-pollution-prevention/south-tacoma-groundwater-protection-district?hclid=JwAR0-BkjaR1L1OxDMiDk4tfrAbPulsXo6NA0hZFMDxHySuU0xNmgMk>) We need the Planning Commission to pass the Work Plan implementation the city outlined in response to the South Tacoma Economic Green Zone (STEGZ) application so that it will protect Tacoma's water sources in the South Tacoma Groundwater Protection District.

In fact, we need the Planning Commission to use its power and responsibility to **halt** all new construction on the South Tacoma Groundwater Protection District until the South Tacoma Economic Green Zone re-zoning has been completed. TPCHD makes it clear Tacoma relies on this water, so we need to pass this application.

It's not just my opinion that we need to aggressively protect our South Tacoma aquifer. The Washington State Department of Natural Resources put out a new Climate Resilience Report two years ago, including special attention to groundwater (<https://www.dnr.wa.gov/climate-change>). TPU's own Water Shortage Response Plan (2018) reveals that "Tacoma Water's South Tacoma wells are another important source of water and are typically used for peak water demands during the summer." (<https://www.mypu.org/wp-content/uploads/watershortageresponseplan0219.pdf>)

TPU's 2018 Integrated Resource Plan clearly states, "In the near term, Tacoma Water will undertake improvements to enable its existing groundwater supplies to provide optimal production and reliability" (p.39). Among the many things TPU should be doing to work towards those goals, chief among them should be support for the STGPD and the South Tacoma Economic Green Zone. Frighteningly, TPU's own modeling shows the possibility that, without South Tacoma wells, the city could **not** meet resource adequacy without groundwater even in the most likely (not worst case) scenario for climate change predictions. There is in fact a **planned steep increase** of use of wells for city water even under the most likely scenario. Groundwater is **essential** to the ability of TPU to supply water through 2037 and 2050 according to its own plan.

In TPU's Integrated Resource Plan, no plan is revealed that will improve the groundwater's "optimal production and reliability." Water is assumed to be there in the aquifers and only needs to be drilled for. No discussion of safeguarding replenishment is involved, even as groundwater pumping rates and an increasing percent of total groundwater rights are integral to TPU's plan to meet resource adequacy -- "more groundwater could be pumped if Tacoma Water enhanced pumping capacity of its current wells, or added new wells. Increased pumping of groundwater during the spring and early summer would improve the utility's ability to hold surface water in Eagle Gorge Reservoir into the late summer and fall" which is key since "the model suggests most curtailments result from lack of storage in the later summer months." However, what is being done to protect groundwater?

If you look at Table 4.2 of that document, resource adequacy using current sources and under the most stressed climate change conditions is only 80% met just fifteen years from now (and 50% met by 2050). **But using groundwater, resource adequacy is met almost 100% of the next fifteen years, and 95% of the time even out to 2050 -- with no curtailment of use -- and under the most stressed climate prediction!** Groundwater is key, and the South Tacoma Economic Green Zone will secure that for our future.

Upholding Tacoma's Climate Action Plan

The Planning Commission is the gatekeeper for permanent changes in our development, and must act in concert with the City Council in representing the short and long term interests of the residents of Tacoma. To that is, note that Tacoma City Council adopted the 2030 Tacoma Climate Action Plan on November 20, 2021 while the City's Office of Environmental Policy and Sustainability explains that "Tacoma is now experiencing extreme weather and worsening environmental and public health conditions as a result of climate changes. Conditions will worsen unless urgent climate action is taken" (<https://www.cityoftacoma.org/cms/One.aspx?portalId=169&pageId=213008>) One result expected is "declining snowpack which impacts freshwater availability" (https://www.cityoftacoma.org/government/city_departments/environmentalservices/office_of_environmental_policy_and_sustainability/climate_action?text=Tacoma's%20vulnerabilities%20to%20climate%20change.species%20in%20our%20rida%20flats)

The South Tacoma Neighborhood Council was prescient in applying for the South Tacoma Groundwater Protection District's South Tacoma Economic Green Zone, and you as the Planning Commission should implement it as soon as possible -- including stopping all permits that pave over the South Tacoma aquifer until this re-zoning has been complete. The City's own Environmental Services Department Office of Environmental Policy and Sustainability outlines sustainability strategies for each sector --

- In the natural systems sector, "to improve ecosystem resilience and ensure and healthy and sufficient water supply," the government must ensure "habitat restoration project guidance and resilience."
- In the economic sector, the government must create a "just and green jobs transition plan." (<https://www.cityoftacoma.org/cms/One.aspx?portalId=169&pageId=213008>)

Adopting the South Tacoma Economic Green Zone would meet both of these sustainability goals that the city's own experts have deemed necessary. Additionally, Tacoma's path towards net zero GHG emissions within 28 years is also charted in this Climate Action Plan, and creating STEGZ would be vital in meeting that goal as well. (https://www.cityoftacoma.org/government/city_departments/environmentalservices/office_of_environmental_policy_and_sustainability/climate_action/2030_climate_action) In sum, it must be done.

Improving Environmental Justice as per EJLWG & State Legislation

The City of Tacoma's current Climate Action Plan has not yet made the necessary course correction as per the recommendations from the Environmental Justice Leadership Work Group (EJLWG). That is, EJLWG has requested that the city improve its collaborative governance structure and incorporate voices asking for structural, systemic and institutional change (see: https://www.cityoftacoma.org/UserFiles/Servers/Server_6/File/cms/enviro/Sustain/CAP%20Final/Section%208.pdf)

The fact that the South Tacoma Neighborhood Council volunteer representatives did all this work to propose a new STEGZ behoves the City not only to pass this application but also stop further construction since this would advance the Climate Action Plan and Environmental Justice goals in addition to the sustainability goals mentioned above. Listening to the STNC would not only advance a collaborative governance system as requested, but would also address the historical legacies of systemic racism that created our current zoning laws. Any proposed construction that would place impermeable material over unpaved land on top of the South Tacoma aquifer only by using current zoning laws should be stopped (at least until the updated policies for the STGPD and STEGZ have been finalized). Such expansion of impermeable material over our groundwater protection area would violate collaborative governance goals and impede the people's dreams embodied in the South Tacoma Economic Green Zone (as well as impede the replenishment of the South Tacoma Groundwater aquifer, as noted in the prior section).

You hopefully know that, in fact, the South Tacoma Groundwater Protection Plan includes land that was originally redlined for nonwhite or immigrant residents only, which in turn became the location of Heavy Industry zones. A new study finds "pollution levels have a consistent and nearly monotonic association" between redlined communities in 1940s and highest air pollution in the 2020s, explaining it thus: "Historical records indicate that many neighborhoods were given the "D" characterization [denying them federal housing loans] because they had Black and immigrant communities. This designation ... influenced later government land use decisions to place hazardous industries in or near "D" neighborhoods" (<https://pubs.aes.org/doi/10.1021/acs.estlett.1c01012>). You can see the placement of Tacoma's historical redlining here: (<https://drl.richmond.edu/pastoraredefining/#loc=1147-247-122-552&city=tacoma-wa>). Thus, in South Tacoma, the only remaining unconstructed area is zoned Heavy Industrial due to historical institutionalized racism.

Sticking with that racist zoning should be suspended until STEGZ is passed. Accept the responsibility to change the system as requested not only by EJLWG, but also the Tacoma-Pierce County Health Department in its Health Equity work and Environmental Justice work, and the State of Washington's Environmental Justice work, and finally also by the 2021 Washington State Legislative Session. The legislature acted on a number of environmental bills, including legislation that will "Establish environmental justice as a core priority for our state agencies and create an environmental justice council to advise the state on our priorities and progress. The legislation will also require agencies to engage with environmentally overburdened communities who are impacted by agency activities." (<https://www.governor.wa.gov/issues/issues/energy-environment>) South Tacoma is one of those environmentally overburdened communities and thus the Planning Commission -- vital in deciding whether to replicate old racist patterns or to break them -- must act now to pass the South Tacoma Economic Green Zone, and put all permitting on pause until rezoning is complete.

In sum, the Planning Commission must stop all permits based on redlining-era Heavy Industry zoning or environmental justice will not be possible, collaborative governance will be a broken promise, and Tacoma's climate resilience, Climate Action Plan, and TPU's Integrated Resource Plan will all be threatened.

I urge you not only to pass this application but also to follow city and state policies by eliminating roadblocks to the accelerated implementation of the South Tacoma Economic Green Zone.

Sincerely,
Michelle S. Mood
South Gunnison St
Tacoma, WA 98409

Cell: 740-233-6333
Dr. Michelle S. Mood (she, her, hers)
(c) 740-233-6333

A boomer, not a zoomer.

From: [Andrew Mordhorst](#)
To: [Planning](#)
Subject: South Tacoma Groundwater Protection District
Date: Wednesday, April 6, 2022 3:51:55 PM

I am a resident in South Tacoma and feel that the approval of the code to protect the Aquifer lying beneath our community. The intended reduction of the surfaces that allow water to filter into the aquifer should be stopped. The construction of large buildings and paved surfaces cap soil blocking the natural flow of rainwater. For every square of sealed soil thousand of gallons of water are redirected off the soil . Much of this water enters into stormwater capture systems. All of the so-called waist water ends up in the Puget Sound. If the water is directed into storm water systems it will not be treated. Untreated stormwater often carries contaminants. Even if storm water is directed into catch basins this only concentrates the pollutants, The water protection policy is in need of an urgent update. With protection of our water as the the paramount need.

Remember :((No Water No Life))
Sincerely :
Andrew Mordhorst

From: [allyson orosco](#)
To: [Planning](#)
Subject: Support for South Tacoma Green Zone
Date: Tuesday, April 5, 2022 10:38:44 AM

I am voicing my support for the South Tacoma Economic Green Zone and urge the city to support the first phase of the South Tacoma Economic Green Zone.

I support the South Tacoma Economic Green Zone Phase 1a, groundwater protection district code update Work Plan, for approval. However, I want to see the process moved faster since an updated water protection policy is long overdue, and the creation of a green zone performance-based land use code is urgently needed without further delay.

Additionally, I work as a nurse and the health of our people is my prior. I would love if the city also prioritized the health of our community.

Sincerely,

Ally O.

From: [Kayla Quinn](#)
To: [Planning](#)
Subject: Public Comment for the South Tacoma Economic Green Zone
Date: Tuesday, April 5, 2022 10:14:35 AM

I enthusiastically support the South Tacoma Economic Green Zone Phase 1a, groundwater protection district code update Work Plan, for approval. However, I want to see the process moved faster since an updated water protection policy is long overdue, and the creation of a green zone performance-based land use code is urgently needed without further delay. As a proud citizen of Tacoma, I want to see a beautiful green space in that location rather than a harmful and unnecessary block of warehouses. That will only cause more air pollution, more traffic of semis and other trucks, and pollute the natural aquifer beneath. Please, I urge the committee to fight for the green zone instead.

Thank you,

~Kayla Quinn (she/her)

From: [Mindy Roberts](#)
To: [Planning](#)
Subject: South Tacoma Groundwater Protection District comment
Date: Friday, April 8, 2022 12:24:55 PM

Tacoma Planning Commissioners –

Washington Environmental Council (WEC) is a 501(c)(3) organization that has fought for clean water, clean air, and clean energy for over 50 years. While we focus on statewide environmental concerns, we also engage at the local level where they are regionally significant. The South Tacoma Groundwater Protection District is regionally significant, and your recommendations will have lasting impacts throughout the region.

We support the concepts behind the South Tacoma Economic Green Zone and groundwater protections.

People value clean water. The deep groundwaters below South Tacoma provided drinking water supplies for the entire City of Tacoma and areas connected to Tacoma Water. While the majority of water is the surface water supply from the Cascade Mountains, groundwater provides a critical source when surface water is not available. In addition, in an area with significant seismic risk, we need to be prepared for large-scale disruptions that would follow large earthquakes, including severing water supply connections. At that point, local groundwater supplies would be the only resource for the City.

Reducing stormwater pollution represents one of WEC's core work areas. Stormwater runoff from urban areas carries heavy metals and other toxic pollution into surface waters and groundwaters.

We urge Tacoma to add protections for groundwater and also protections for the communities who call South Tacoma home.

Thank you,
Mindy Roberts

Mindy Roberts • Puget Sound Director
cell 206.485.0103 • mindy@wecprotects.org
Pronouns: she/her ([why pronouns matter](#))

Washington Environmental Council • wecprotects.org
1402 Third Avenue | Suite 1400 | Seattle, WA 98101

From: [Morgan Shields](#)
To: [Planning](#)
Subject: Re: Public Comments to apply to the April 6th 2022 Code Amendment Public Hearing
Date: Tuesday, March 8, 2022 3:23:42 PM

To Whom it May Concern,

Good afternoon. I am a Tacoma resident and voter writing to express my support for the South Tacoma Groundwater Protection District's updated code work plan, and encouraging you to approve it to move forward in the process. I also support phase two, regarding the Green Zone proposal for that area which will be an important second step of the plan to ensure a healthy water supply for all of Tacoma's future. I sincerely hope you will approve both phases of this plan.

Sincerely,
Morgan Shields

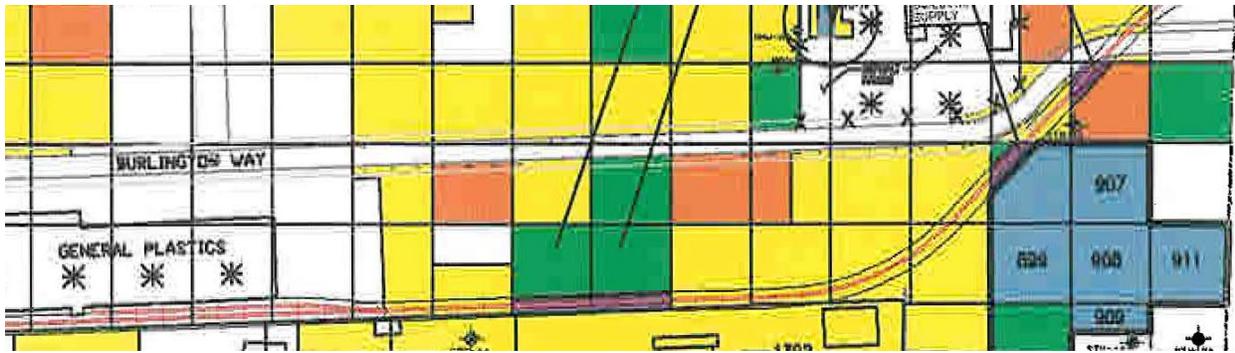
I fully support the amendment put forth by the South Tacoma neighborhood council for a complete review and update of TMC 13.06.070D – South Tacoma Groundwater Protection District (STGWPD). In 1988 the City of Tacoma found that it was necessary and in the public interest to establish the South Tacoma Groundwater Protection District. A full review of the governing zoning overlay is long overdue and must incorporate up to date best science.

This bottom-up community amendment application was for both an update in 2022 as well as a proposal for an entirely new look at the potential for green economic activities that support the primary zoning protections of the existing code. The proposal aligns with at least 25 major goals of the City Climate Action Plan. Stretching this out minimizes the primacy of this most vital protective code and creates the conditions for continued development to exploit weaknesses in the existing oversight mechanism exploit those vulnerabilities and diffuse the vital synergy in Tacoma in addressing the climate crisis. Delay will supersede the requirement and study being met right now to update the South Tacoma Wellhead Protection and the ongoing infrastructure improvements to the South Tacoma Wellfield plan by TPU. Delay is destructive to our water supply.

The area represented by this proposed amendment covers 1/5th of the city area and is designated as an environmentally (geohydrologically) sensitive area. The intent of this GWPD the current law and the proposed workplan to update the is to establish orderly procedures that reduce the risks to public health and safety and maintain the existing groundwater supply within the South Tacoma Groundwater Protection District as near as reasonably possible to its natural condition of purity.

The failure to do these needed updates and reinforce the primacy of this zoning overlay district has created a situation allowing for the siting of new and proposed developments where the intent and purpose of the GWPD has been placed far down the list when determining suitability and impact of major development.

For example, The Tacoma Pierce County Health Dept (governing management and punitive authority) and the City of Tacoma (land use and zoning) made every exception possible to place a metal and auto salvage yard – DIRECTLY over one of the most remediated properties in the 260-acre superfund site known as Operable Unit 4. A portion of this property was restored to “Above Residential Levels” of acceptable contamination as shown in this map extract from the 2019 report to the EPA on remediation efforts by the responsible party (BNSF). See extract below “Site Development and Institutional Controls Plan South Tacoma Field Tacoma, Washington” 1 May 2019 from BNSF to the EPA Region 10 page 27.



LEGEND

Orange: REMEDIATED GRID BELOW RESIDENTIAL CLEANUP LEVEL (CAPPING CHEMICALS ONLY)

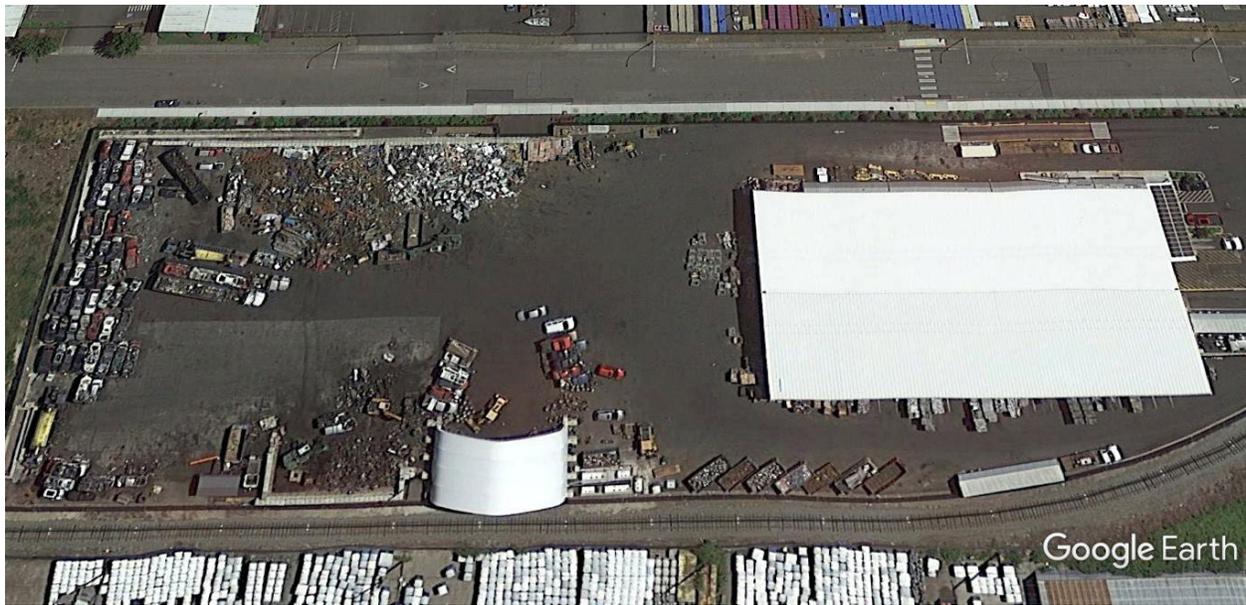
Yellow: GRID COVERED WITH AT LEAST 6» CLEAN SOIL AND HYDROSEEDED

Green: GRID ABOVE RESIDENTIAL CLEANUP LEVEL

Yet...here the remediated area is in a June 2021 satellite image now occupied by one of the most toxin producing industries – Sutter’s Metal Recycling. The toxic site is the large white building just right of center and surrounding salvage yard – S 56th street on the right edge – Burlington Way left to right in the middle – Tacoma Rail curving just above the bottom:



Although in 2019 this area was remediated – to a level acceptable for RESIDENTIAL reuse...indications from groundwater monitoring - since that time - show a mysterious “spike” in iron oxides. We are not sure of any other changes because, as of last report, the TPCHD has not tested the infiltration system they permitted for this metal harvesting facility. The system reportedly does not function to standard!



But a closer look from a satellite – 300 miles in space – clearly show the presence of vehicle fluid on the paved surfaces as well as LARGE AREAS OF ORANGE coloration indicative of..you guessed it... RUST – IRON OXIDE! What would more robust and frequent on-site testing reveal? We need to update the STGWPD to make that possible.

The current code prohibits and discourages such facilities based on the guidance promulgated by the EPA concerning such highly toxin prone facilities. Here are the possible threats.

Potential Pollutants at an Auto Salvage Yard:

- Used oil
- Used transmission fluid
- Used brake fluid
- Used wiper fluid
- Used antifreeze
- Gasoline
- Batteries
- Oily water
- On-road diesel
- Off-road diesel
- Metals
- Solvents / detergents
- Hydraulic fluid
- Lubricating fluids
- Mercury
- Refrigerants

The EPA strongly recommends such facilities prevent exposure of the automobile hulks to exposure to rain, implore the draining of fluids prior to placing them into the salvage stream, and to NOT allow them in hydrologically sensitive area. But there it is...and it is going to be expanded. Notice the vast piles of metal and hulks exposed to the elements and rainfall. Rigorous oversight, monitoring, and existing punitive measure for compliance MUST be done – now – and reinforced before any new hazardous or impactful development occurs. We should have updated the STGWPD 2 years ago.

WHY IS THE STPWD review and STEGZ update so vital? To prevent additional developments such as this over a critical groundwater and aquifer water supply using all and best available science. Pursuant to Ecology's Chapter 197-11-908 WAC and TMC Section 13.12.908 it is the policy of the City of Tacoma and City code to establish strict performance standards which will reduce or eliminate threats to this resource.

All properties and developments within the Protection District, as defined in Section 13.01.090, shall comply with these requirements, and any additional requirements of the sub-zoning districts where the property is located or may be located in the future. In the event of conflict with other regulations, the provisions of the existing STGWPD code shall control.

PLEASE, Support this initiative, integrate and accelerate the proposals for the Economic Green Zone, suspend current major development applications and place a moratorium on any currently underway until the superseding Groundwater Protection District code is updated.

Water IS life...

Vr,

Timothy Smith

From: [WENC Tacoma](#)
To: [Planning](#)
Subject: I support the South Tacoma Economic Green Zone Phase 1a
Date: Wednesday, April 6, 2022 11:53:07 AM

I support the South Tacoma Economic Green Zone Phase 1a, groundwater protection district code update Work Plan, for approval.

However, it is important that the process moves much faster since an updated water protection policy is long overdue, and the creation of a green zone performance-based land use code is urgently needed without further delay.

We, the Residents of Tacoma, want our recommendations to carry as much weight as the Developers who only care about money. Protections for clean water, clean soil, and putting Tacoma's environment first is more important than corporate profit. I, on the city's West Side, cares about what happens to the South Side too.

Tacoma needs more environmental protections across the city, not less.

Cheri Solien
Chair
West End Neighborhood Council

From: [Heidi S.](#)
To: [Planning](#)
Subject: STEGZ Phase 1a Work Plan / submitted written public comments for April 6th Planning Commission Public Hearing
Date: Tuesday, April 5, 2022 9:28:04 PM

Public comments for the Planning Commission April 6, 2022 Public Hearing

RE: South Tacoma Economic Green Zone code amendment application

To the Tacoma Planning Commission,

Please support approval of the South Tacoma Economic Green Zone code amendment by moving forward the Phase 1a work plan to update the South Tacoma Groundwater Protection District policy, which is long overdue.

There should also be a recommendation for moratoriums on all permit approvals until after the groundwater protection code has been brought-up to current best-science standard and the creation of new green land-use code, needed immediately in the industrial zone of this environmentally critical area for shifting to a performance-based policy, no longer allowing for permit exceptions.

Protecting groundwater (from contamination and for replenished supply) will not only protect the environment and public health, but is also the best economic choice for truly sustainable business into the future.

Thank you,
Heidi Stephens
Resident of South Tacoma

From: [Stephen Van Holde](#)
To: [Planning](#)
Subject: Support for 2022 Land Use Code Amendments
Date: Monday, March 28, 2022 12:42:51 PM

Planning Commission
City of Tacoma
747 Market Street, Room 349
Tacoma, WA 98402

Dear Commission Members,

I am writing in support of the Work Plan as per South Tacoma Neighborhood Council's application to the City to improve regulations pertaining to the South Tacoma Groundwater Protection District (STGPG) so as to more effectively address environmental and health risks, and explore the potential transformation of the general area of the STGPD into an 'Economic Green Zone' that would accommodate more environmentally friendly and sustainable businesses and land uses. As the City of Tacoma's Climate Action Plan notes, "it's more economical in the long run to offer clean incentives than the cost of correcting environmental/health issues later." And, from the Washington Department of Ecology, "Preventing contamination is far less expensive than cleaning up contaminated groundwater." Thus, the city must clarify and update our regulations, setting up checks and accountability so as to best prepare Tacoma for the future of our changing climate and the protection of our aquifer that regularly provides the city with back up water even now.

From the Planning Commission Staff Assessment: "In 1988 the City of Tacoma adopted Tacoma Municipal Code (TMC) Chapter 13.09 - South Tacoma Groundwater Protection District (STGPD) to protect this important resource. This regulation had a major update in 2006, with minor adjustment during the Tacoma Mall Subarea Plan adoption in 2018." The current code, TMC Title 13 Land Use Regulatory Code / Overlay Districts D.5.c. states that "The above high impact uses should be periodically revised, updated, and amended." What is this periodic review time interval? This regulation must be clarified to include a definite review schedule for improved and consistent overview of the South Tacoma Groundwater Protection District and aquifer recharge areas. Another revision is to allow no more exceptions for polluting businesses anywhere within the STGPD or aquifer recharge areas. Zero allowance for storage of hazardous substances, and zero tolerance plus significant consequences for contamination should be the requirement going forward.

The existing policy of infrequent "monitoring-then-correcting" does little to actually prevent contamination nor remove it afterward; it only identifies a problem after it has already occurred. We must ensure timely monitoring and future prevention. Going forward, by creating better protections plus incentives for non-polluting industry we would then not only avert the need for extensive monitoring and costly long-term clean up but also avoid further health and environmental issues (since, currently, contamination is not found until after damage may already be done). As the US EPA writes, "We have learned that it is much easier and less expensive to protect aquifers from pollution and harmful development than to find new water supplies or restore ground water quality after it has been contaminated." I therefore urge you to act now to support the passing and implementation of the Work Plan to improve

regulations related to the South Tacoma Groundwater Protection District so that they can be more effective in addressing environmental and health risks.

I have deep roots in the Pacific Northwest and understand the history of development and environmental destruction we have as our legacy. Now is the time to think about how to repair this, to use a 21st century lens and a 100-year vision to set our city and our residents up for a successful and resilient future. As James Hansen, former director of NASA's Goddard Institute for Space Studies, wisely observed a few years ago, "In the face of an absolutely unprecedented emergency, society has no choice but to take dramatic action to avert a collapse of civilization. Either we will change our ways and build an entirely new kind of global society, or our ways will be changed for us" ("Environment and Development Challenges," 2012). I, my family, and all the residents of Tacoma are counting on you to find the new path these times demand.

Sincerely,

Stephen E. Van Holde

3719 South Gunnison Street
Tacoma, WA 98409
I

From: [Chelsea Vetter](#)
To: [Planning](#)
Subject: New Resident
Date: Wednesday, April 6, 2022 8:41:49 AM

Hello, not sure who I am writing to here...

I was made aware of the warehouse project and how detrimental it would be to my neighborhood through the 350 tacoma instagram page. I live on South Junett in the Edison Neighborhood.

I am unable to make it to the meetings due to work but I would love to know how I can get involved with the planning commission or neighborhood council for the neighborhood Economic Green Zone.

I don't know how much time I can provide but Ive got to do something.

Thank you,

Chelsea Vetter

From: [Daniel Villa](#)
To: [Planning](#)
Subject: Economic Green Zone
Date: Wednesday, April 6, 2022 3:20:28 PM

Dear Planning Commission,

Just writing to express my support for the South Tacoma Neighborhood Council's proposal for an Economic Green Zone. I believe we need to do more to protect our residents, particularly those already so heavily impacted by pollution, as well as our aquifer, which will undoubtedly become a more important source of water as the climate crisis unfolds.

I also saw an item in your agenda ("NewCold") about converting land to heavy industrial. I don't think we need any more heavy industrial land in Tacoma! I hope that you will recommend against this zoning change.

Thanks again for all your great work on the interim and non-interim regulations! So grateful you advocated for no fossil fuel expansion.

All the best,

Dan
Volunteer, 350 Tacoma

About 350 Tacoma: We work collaboratively with others to grow an effective local movement for global climate justice by mobilizing ordinary people through creative action and advocacy. We recognize that climate justice is racial justice and seek to center the voices of those most impacted by the climate crisis. Aiming to embody the values we seek in a transformed world, we work for a safe, just, and sustainable future for all living beings.

--

From: [Twylia Westling](#)
To: [Planning](#)
Subject: South Tacoma Economic Green Zone
Date: Wednesday, April 6, 2022 7:05:17 PM

For at least 20 years, we have known that our climate would be devastated by the effects of crass capitalism and untethered industrial growth. Our window of opportunity is now significantly smaller, and we have seen the results of climate chaos affecting our neighbors, far and wide.

I strongly urge the development and maintenance of the South Tacoma Economic Green Zone currently under discussion.

Our neighbors in South Tacoma are under constant environmental pressures, owing to the proximity of JBLM, the never-ending industrialization and paving over of green areas. The adoption of this type of municipal responsibility would be good not only for our neighbors, but for our region in whole.

If you would like to reach me for further discussion, please feel free to respond to this email.
Kind regards,

Twylia Westling, Treasurer
Advocates for a Cleaner Tacoma

From: [Heidi](#)
To: [Planning; City Clerk's Office](#)
Subject: Re: Planning Commission Public Hearing April 6, 2022
Date: Tuesday, April 5, 2022 3:12:37 PM

To the Planning Commission:

In regard to the 2022 Comprehensive Plan and Land Use Regulatory Code Amendments.

NewCold, LLC - I am **opposed** to allowing the change from Light Industrial to Heavy Industrial over the South Tacoma Groundwater Protection District. I do not understand why the City of Tacoma has not already changed this to the South Tacoma Economic Green Zone not allowing heavy industrial use over out ground water.

South Sound Christian – I am **opposed** to allowing South Sound Christian and the CenterPoint Christian Fellowships proposal to change the designation from Low-Scale Residential to Mid-Scale Residential and General Commercial. This needs to remain Low-Scale due to terrible quality of life issues in the South Tacoma Area. More does not mean better for South Tacoma. Affordable homeownership would help increase the quality of life in this very depressed area. Please do not allow this change.

South Tacoma Groundwater Protection District – I totally **support** the South Tacoma Neighborhoods Councils proposal for the Economic Green Zone that will bring in sustainable industry over the STGPD. Please approve the Economic Green Zone immediately without delay to protect our ground water supply. Protect it now or our future resident will not have it.

Sincerely,

Heidi White, Manitou (South Tacoma) Lifelong Resident

From: batlmaidn3@aol.com
To: [Wung, Lihuang](#); [Planning](#); [City Clerk's Office](#)
Subject: Re: Manitou Annexation Comments for April 6 2022
Date: Tuesday, April 5, 2022 2:31:03 PM

April 5, 2022

City of Tacoma Planning and Development:

Reference to Manitou Annexation "2022 Amendment Issue #15

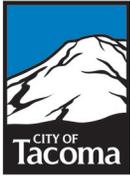
I am writing to oppose the proposed modification to align with the new residential land use designation in the area. The residents expressed at the May 14, 2018, that they do not want any up scaling to include huge apartment complexes possibly eliminating the single dwelling homeownership area. The South Tacoma area has been plagued with a very low quality of life and renters in the South Tacoma area have expressed this just recently in the survey "How's Tacoma Doing?" With the increase to Mid-Scale Residential and Low-Scale Residential to meet the City's code changes this would lower quality of life even more. These changes are unfair and inequitable to the residents in this diverse community.

What will increase the quality of life in South Tacoma in accordance with the Washington State Growth Management Act would be to increase affordable home ownership with available parking.

Please do not make any changes and keep it as it was presented to the public in the first place.

Sincerely,

Heidi White, Manitou



To: Planning Commission
From: Elliott Barnett, Planning Services Division
Subject: **Public Hearing – Home In Tacoma Project Phase 2 Scope of Work**
Memo Date: April 14, 2022
Meeting Date: April 20, 2022

Action Requested:

Conduct a public hearing to receive oral testimony and continue to accept written comments through Saturday, April 30, 2022.

Discussion

The Planning Commission will conduct a public hearing on April 20, 2022 starting at approximately 5:30 p.m. on the draft scope of work for **Home In Tacoma Project – Phase 2**. Phase 2 will develop zoning, standards and other actions to implement the new housing growth vision and policies established through Phase 1 that was adopted by the City Council in December of 2021. The Zoom link for the virtual meeting is as follows:

Link: <https://zoom.us/j/81358095104>
Dial: +1 253 215 8782
Webinar ID: 813 5809 5104

Written comments are also welcome as part of the public hearing process through April 30, 2022. Comments can be emailed to homeintacoma@cityoftacoma.org, or mailed to the Planning Commission, 747 Market Street, Room 345, Tacoma WA 98402.

The Commission is currently requesting community feedback on how to make the upcoming public engagement and policy development efforts successful. Since early 2022, staff and the Commission have engaged in early discussions with community and internal stakeholders around two primary questions:

- What topics need to be studied or better understood?
- How should the City structure the engagement process?

The draft *Home In Tacoma Scoping and Assessment Report*, released on March 16, 2022, is a thorough summary of the proposed project approach. It describes the proposed area of applicability, policy goals, tasks and schedule, outreach strategies, and approach to evaluating growth impacts. Since January 2022, staff have met with neighborhood groups, housing professional groups, and various City commissions and committees to gather input on the project approach. The draft report is posted at www.cityoftacoma.org/homeintacoma.

The public hearing process provides the Commission with the opportunity to hear from people directly about how to structure the project for success. The Commission will use the public input received to finalize the project approach. To clarify, this hearing will focus on how to structure the project analysis and engagement efforts, rather than on the substance of the policy development work to come. Later in the project, once preliminary work has been completed, the City will



conduct a citywide notice to invite public input on the proposed zoning, standards and other actions which will be developed through this effort.

Background

Tacoma residents face increasing challenges in accessing housing they can afford that meets their needs. For many years, Tacoma’s housing rules for most neighborhoods have primarily allowed just one housing type—detached houses. On December 7, 2021 the City Council adopted Amended Ordinance 28793 approving the Home In Tacoma Project – Phase 1 package, including the following:

- **Comprehensive Plan policy updates** – changing Tacoma’s housing growth strategy and calling for new zoning and standards supporting infill housing
- **Near-term Code Changes** – adding flexibility to Tacoma’s current housing rules to promote affordability and infill
- **Tacoma’s Housing Action Plan** – guiding long-term implementation of housing goals

The Council’s action establishes a new housing growth vision for Tacoma supporting Missing Middle Housing options; designates Low-scale and Mid-scale Residential areas; and strengthens policies on infill design, affordability, anti-displacement and other goals. The action also initiated Home In Tacoma – Phase 2. Phase 2 will be a high-profile public process to implement the new policies through changes to residential zoning and standards, along with actions to promote affordability and ensure that housing supports multiple community goals.

The complete package is available at www.cityoftacoma.org/homeintacoma.

Tentative Phase 2 Timeline

Jan – April 2022	Project initiation
May – June 2022	Begin stakeholder engagement and analysis
July – Dec 2022	Develop and vet proposals
Jan – March 2023	Planning Commission Public Hearing
April – June 2023	City Council review process

Notification

Beginning in January 2022, staff have taken the following steps to invite community participation in shaping this project, along with focused notification for this public hearing process. Notification steps have included the following:

1. **Public notice:** Staff emailed the attached public notice to a contact list of approximately 2000 individuals including the Planning Commission contacts list, the City Council, Neighborhood Council contacts, and individuals who participated in Home In Tacoma – Phase 1.
2. **Social Media:** Notice has been posted on the project webpage, the City’s main web banner and City and Tacoma Planning social media accounts.
3. **Public meetings:** Since January 2022, staff have participated in about 30 public meetings to inform people about the project and invite input as part of this public hearing process.

Meetings to date have included City Council, City Commissions and Taskforces, Neighborhood Councils, and housing professional organizations (see below).

4. **Coordinated engagement:** Other City departments, City Commissions and partner organizations are helping to get the word out on the opportunity to comment.
5. **News Media:** The City issued a press release in late March to inform the media about this early comment opportunity.

Prior Council, Commission and Taskforce actions

- City Council review and action (Ordinance 28793 adopted on Dec. 7, 2021)
- Planning Commission Phase 1 recommendations (Jan. 2020 to May 2021)
- Housing Equity Taskforce process (2021)
- City Council acceptance of the AHAS (September 2018)

Public meetings during the project initiation stage

- City Council Study Session (02/22/22)
- City Council Infrastructure, Planning and Sustainability Committee (04/13/22)
- City Commissions/Taskforces
 - Planning Commission (02/02/22, 03/16/22, 04/20/22 Public Hearing)
 - Housing Equity Taskforce (02/10/22, 03/10/22, 04/14/22)
 - Landmarks Preservation Commission (04/27/22)
 - Sustainable Tacoma Commission (04/21/22)
 - Transportation Commission (03/16/22)
 - Youth Commission (04/20/22)
- Neighborhood Councils
 - Community Council of Tacoma (02/24/22, 03/24/22)
 - Central Tacoma Neighborhood Council (04/13/22)
 - North End Neighborhood Council (03/07/22)
 - Northeast Tacoma Neighborhood Council (04/21/22)
 - South Tacoma Neighborhood Council (05/18/22)
 - West End Neighborhood Council (04/20/22)
- Housing/development focus
 - AHAS Technical Advisory Group (01/26/22, 02/23/22, 04/27/22)
 - Master Builders Association Executive Board (04/18/22)
 - South Sound Housing Action Partnership (03/04/22)
 - Tacoma Homeless Action Coalition (04/15/22)
 - Tacoma Permit Advisory Taskforce (02/10/22)
 - Tacoma Pierce County Association of Realtors (04/13/22)
 - Tacoma Pierce County Affordable Housing Consortium (04/27/22)
- Others
 - East Tacoma Collaborative (03/09/22)
 - North Slope Historic District Board (04/18/22)
 - Tacoma Sustainability Expo (04/16/22)

To request a meeting, contact staff at homeintacoma@cityoftacoma.org.

Project updates

- Request For Proposals for consultant services issued 03/22/22, submittals due 04/19/22
- Housing Action Plan Implementation (HAPI) grant application will be finalized soon
- Internal work groups are currently being organized

Next steps

- City Council IPS Committee briefing (05/25/22)
- Planning Commission Public Hearing Debrief/finalize project scope (06/01/22)
- Housing Equity Taskforce – monthly meetings
- AHAS Technical Advisory Group – monthly meetings
- Begin public engagement and policy analysis (May-June 2022)

Project Information

- Staff Contact: Elliott Barnett, Senior Planner, (253) 312-4909, ebarnett@cityoftacoma.org
- Webpage: www.cityoftacoma.org/homeintacoma - *sign up for email updates!*
- Project email: homeintacoma@cityoftacoma.org

Attachments

1. Public Hearing Notice
2. Project Scoping and Assessment Report (posted at www.cityoftacoma.org/homeintacoma)

c. Peter Huffman, Director



Planning Commission Public Hearing

Tacoma's Planning Commission is inviting community input on the proposed process, timeline and engagement strategies for Home In Tacoma – Phase 2. The effort will implement the City's new housing growth strategy through zoning, standards, affordability actions, and actions to support housing growth.

Everyone has a stake in housing and neighborhoods, and there is high interest in participating in Home In Tacoma – Phase 2. In recognition of the significance of the effort, the Planning Commission is requesting your ideas about how to make the project successful.

Review the draft Home In Tacoma – Phase 2 Scoping and Assessment Report at www.cityoftacoma.org/homeintacoma. The report summarizes the project background, schedule, outcomes and engagement strategies.

To provide your input, write to homeintacoma@cityoftacoma.org through April 30, 2022.

You can also provide oral comments to the Commission at the Public Hearing on April 20, 2022. Visit the [Planning Commission](#) webpage to learn how to join the meeting.

After gathering this early input, the Planning Commission will finalize the project scope of work and we will get to work on community engagement and analysis.

Home In Tacoma – Phase 1

On December 7, 2021 the City Council adopted Ordinance 28793 approving the Home In Tacoma Project – Phase 1 package.

The Council's action establishes a **new housing growth vision** for Tacoma supporting Missing Middle Housing options, designates Low-scale and Mid-scale Residential areas, and strengthens policies on infill design, affordability, anti-displacement and other goals.

The complete package is available at www.cityoftacoma.org/homeintacoma.

Home In Tacoma – Phase 2 Project Overview

Home In Tacoma – Phase 2 will be a high-profile public process to implement the new policies through changes to residential zoning and standards, along with actions to promote affordability and ensure that housing supports multiple community goals.

Because housing and neighborhoods are important to all of us, there is strong interest in participating as Tacoma crafts new housing rules. The City is now working on engagement strategies to support broad community participation.

The Phase 2 scope of work will include

1. Zoning changes for Low-scale and Mid-scale Residential designations
2. Strengthened design standards
3. Development of an anti-displacement strategy
4. Enhancement and expansion of regulatory affordability tools
5. Actions to ensure that infrastructure and services are adequate to support growth
6. Actions to address the potential demolition of older structures
7. Actions to create green, sustainable and climate-resilient housing
8. Actions to promote physical accessibility
9. Review of City of Tacoma permitting and processes
10. Education and technical support for developers and the public

Tentative 2022 to 2023 Process

- **Project Initiation (February to April 2022)**
- Information gathering and engagement
- Preliminary alternatives
- Planning Commission public hearing
- City Council review process

How to learn more

The Home In Tacoma webpage will continue to be the place to learn more – visit and share www.cityoftacoma.org/homeintacoma. You can also send an email to planning@cityoftacoma.org, or call (253) 591-5030 (Option 4).

The City of Tacoma launched the **Home In Tacoma Project** to gain community and industry insight in updating Tacoma's housing growth policies and zoning. You are receiving this notice because you have been identified as a potentially interested party. Please help to spread the word! We hope you will continue to participate.



<https://www.cityoftacoma.org/homeintacoma> |

City of Tacoma | 747 Market Street Tacoma, WA 98402 | (253) 591-5030 Option 4



City of Tacoma

Council Member Kristina Walker
At-Large Position 8

Mayor and City Council,

The Infrastructure, Planning and Sustainability Committee (IPS) is recommending amendments to Resolution No. 40794 concerning Shipping Containers, adopted June 8, 2021 and Resolution No. 40881 concerning Electric Fences, adopted on November 30, 2021. These amendments would update the timeline and scope of review for the Planning Commission's consideration of these topics. A resolution is forthcoming to formalize the changes to amend Resolution No. 40794 and Resolution No. 40881.

Resolution No. 40794 requested the Planning Commission to "review the prohibition of shipping containers for accessory building and/or storage uses, as well as explore how the City could allow shipping containers to be adaptively reused for innovative housing solutions, to address the housing shortage and affordability crisis in the City of Tacoma." Resolution No. 40881 directed "consideration of expanding the districts in which electric fences are allowed to the 2022 Land Use Regulatory Code Amendment work plan and process, and for further review and recommendation by the Planning Commission."

At the Planning Commission's meeting on January 19, 2022, the Commission reviewed the Council's requests and considered adding either or both issues to the 2022 Amendment process. Upon discussion, the Commission concluded that due to the complexity and significant impacts of both issues, as well as the extensive community engagement that would be needed, it would be difficult to incorporate them into the 2022 Amendment process, which was already well under way. The Commission felt it more feasible for these issues be addressed through the 2023 Amendment process, which has begun and is slated for completion in June 2023.

The Chair and Vice-Chair of the Planning Commission met with IPS on February 23, 2022 to discuss the Commission's concerns and IPS recommended the following:

The IPS Committee concurs with the Planning Commission's suggestion to add the issues relating to Shipping Containers, use for storage, and Electric Fences to the docket for review through the 2023 Amendment process that has begun and is slated for completion in June 2023. Evaluating shipping containers as innovative housing options should be considered with Home in Tacoma Phase II. This requires a resolution to amend Resolutions No. 40794 and No. 40881.

In addition, after discussion, the IPS Committee provided these additional clarifications:

Concerning the scope of work for Shipping Containers:

1. Resolution No. 40794 should be amended to direct Planning Commission to focus more on issues relating to using shipping containers as innovative housing solutions and also allowing shipping containers for storage specifically in commercial district.
2. The Commission's review of development standards should ensure that shipping containers for residential use provide value-added accommodations and are safe to live in.

Concerning Electric Fences:

3. Businesses have raised concerns of increased theft and safety issues that have added severe expenses, hence the sense of urgency in the community for the regulatory review of this issue.
4. The IPS Committee agrees that there are great concerns about equity, health, and safety regarding expansion of electric fences into areas outside of industrial zones that must be properly addressed.
5. During review, the Planning Commission's review should include, but not be limited to: compatibility of the design and installation of electric fences with the surrounding environment, costs to businesses of permitting and installation of electric fences, site-by-site decisions or district-wide permissions, the applicability of conditional use permits, and the applicability of areas where commercial uses are present or allowed.

Planning and Development Services staff provides the following comments:

- The City Council is recommended to consider a resolution on the next feasible date to amend Resolutions No. 40794 and No. 40881, clarifying the Council's legislative intent and expectations for the Planning Commission as outlined above.
- Staff have evaluated the Council inquiry about bypassing the Planning Commission for certain code changes. As stated in Tacoma Municipal Code 13.02.040.E and H, the Planning Commission has been established by the Council as an advisory body to "review and make recommendations on matters concerning land use and development", while facilitating "early and continuous public participation in the development of land use and development regulations and amendments thereto." The City Attorney's Office has advised that upon adoption of the Planning Commission process, the Commission cannot be selectively bypassed by the Council. Rather, the Commission's process must be followed for all land use regulatory changes within their scope of authority.
- Staff have also evaluated the Council inquiry about addressing code changes outside of the 2023 Amendment process (or annual Comprehensive Plan amendment process, in general). The Tacoma Municipal Code states that the purpose of consolidating proposed amendments is to allow the Planning Commission to "formulate effective and efficient land use and development regulations and processes that are consistent with and that implement RCW 36.70A and the goals and policies of the Comprehensive Plan (TMC 13.02.040.D). The Code goes on to state in Tacoma Municipal Code 13.02.070.C.2 that "All proposed plan amendments shall be considered concurrently and, as appropriate, along with proposed amendments to development regulations, so that the cumulative effect of the various proposals can be ascertained." Based on these citations, the staff respectively recommends that proposed code changes related to shipping containers and electric fences follow the established Amendment cycle.

As Chair of the Infrastructure, Planning and Sustainability Committee, I am committed to facilitating the input by Planning and Development Services staff and the Planning Commission on the time and resources

needed to address Council-directed policy. I look forward to this continued work and partnership with the Planning Commission.

Sincerely,

A handwritten signature in cursive script that reads "Kristina Walker". The signature is written in a dark ink and is positioned below the word "Sincerely,".

Kristina Walker, Chair of the Infrastructure, Planning and Sustainability Committee