



Public Comments

Meeting: Wednesday, May 19, 2021

Submittal: Written comments only; e-mailed received at planning@cityoftacoma.org by 12:00 noon, on the meeting day

Subjects: Comments are addressing the following Discussion Items on the agenda:

#1 – Impact Fees Program Update

#3 – 2022 Amendment – Assessment of Applications

**No. of
Comments:** 2 (1 on each item)



Wung, Lihuang

From: Kammerzell, Jennifer
Sent: Monday, May 17, 2021 8:31 AM
To: karend@harbornet.com
Cc: Hines, John; Thoms, Robert; Walker, Kristina; McCarthy, Conor; Hunter, Lillian; Wung, Lihuang; Boudet, Brian; Kingsolver, Kurtis
Subject: RE: comments on Impact Fee Program for Planning Commission meeting 5/19

Good Morning Karen and Rick,

Thank you for the comments below. The City is in the preliminary stage of evaluating Impact Fees for Tacoma, which includes identifying potential needs to address future growth and conducting a high level comparison of neighboring programs. Currently, State Law only allows impact fees for transportation, fire protection, parks, and schools; however, systems development charges could apply to storm, sanitary sewer, and water systems to help offset project impacts. The effort to evaluate impact fees will work closely with our utility partners to better understand the impacts of growth to all systems and developments.

Thank you again and please let me know if you have any additional questions or comments.

Jennifer Kammerzell

Principal Engineer
City of Tacoma - Public Works Dept.
she/her

voice: 253.591.5511
jkammerzell@cityoftacoma.org
www.cityoftacoma.org

From: karend@harbornet.com <karend@harbornet.com>
Sent: Saturday, May 15, 2021 8:00 PM
To: Kammerzell, Jennifer <JKammerzell@cityoftacoma.org>
Cc: Hines, John <John.Hines@cityoftacoma.org>; Thoms, Robert <robert.thoms@cityoftacoma.org>; Walker, Kristina <Kristina.Walker@cityoftacoma.org>; McCarthy, Conor <Conor.McCarthy@cityoftacoma.org>; Hunter, Lillian <lillian.hunter@cityoftacoma.org>
Subject: comments on Impact Fee Program for Planning Commission meeting 5/19

Dear Ms. Kammerzell and honorable Commission Members,

In general, please maximize the use of developer impact fees to address costly necessary expansions of basic City services to accommodate growth. The concept of current residents funding improvements versus developers funding necessary expansions could be considered in determining the balance of funding sources. In discussing transportation fees at your meeting on Wednesday, please consider the following information and example. Your December 20, 2020 meeting packet briefing outlines four areas of potential impact fees but is missing an important type of fee that the Commission should also be considering: sewer impact fees. While current residents can and should reasonably be held responsible for funding improvements to our wastewater treatment services, we should not be expected to fund expansion of those services to accommodate the rapid growth our community has seen in the past ~5+ years. Instead, the developers should pay the costs to expand treatment plant capacity for any and all projects located in the service area of a wastewater treatment plant at or near its design capacity. Tacoma's North End Treatment Plant #3 is out of capacity and has been so for about a decade (despite City staff attempts at "re-rating" the plant, which the regulatory state agency did not approve). And yet this plant has accepted and awaits new connections from thousands of new condos/apartments in Point

Ruston, the Stadium District, 6th Avenue, and Proctor; a significant expansion of Tacoma General Hospital; and countless other projects.

Thank you for your consideration,

Karen and Rick Dinicola

3615 N 26th Street

Tacoma WA 98407

Wung, Lihuang

From: Timothy Smith <mr_tjsmith@hotmail.com>
Sent: Tuesday, May 18, 2021 9:39 AM
To: Planning
Subject: 19 May 21 Planning Commission Regular Meeting Discussion Item #3 2022
Admendment Application: "South Tacoma Economic Green Zone"

To: Planning Commission
RE: Full and complete support of South Tacoma Economic Green Zone

I am writing to express my support, and to encourage yours, of the proposed South Tacoma Economic Green Zone amendment. Since time immemorial, the Puyallup Tribe and other Coast Salish peoples have lived in the area we now call Tacoma. Their stewardship of the land over the millennia ensured that fresh water was available for all life. Water is life. Our current and future stewardship of our most precious resource – Water - is the foundation for this amendment. In addition to water sources in the Green River Watershed, Tacoma owns 24 wells in and around Tacoma. Our wells pump water from aquifers, which are underground layers of water, saturated sand and gravel that collect local rainfall.

Most of the groundwater we use comes from wells in the South Tacoma wellfield, which are critical to our future drinking water supply. Tacoma began developing these wells in the early 1900s and now have 14 within this wellfield. They pump from productive aquifers that stretch from north of the Nalley Valley all the way to Lakewood. Our wells can pump about 55 million gallons per day and are used during the summer months to help meet peak water demand. As our strategic water reserve, we cannot afford to have this resource contaminated by neglect or poor zoning and growth management.

We must ensure that all activities above the aquifer work synergistically to protect the water. Thousands of homes and hundreds of businesses are located above the aquifer that supplies the South Tacoma wellfield. Our failure to protect the aquifer became clear when over 30 years ago one of these wells (12A) and other testing showed major impacts on the aquifer from poor placement of industry, industrial usage, and waste management. The impact was so severe that the main industrial area available in South Tacoma became a major Superfund cleanup zone.

If a groundwater well is contaminated, we must either treat the water or replace the well so that enough water would continue to be available for customers. These are difficult and expensive options, and we take our prevention and outreach efforts seriously. After 30 years of expensive remediation and monitoring, only now is one of our Superfund Wells showing sign of recovery. We cannot have another Well 12A crisis.

As part of this extensive cleanup program and remediation, we created and put in the City Code a South Tacoma Groundwater Protection District to protect the aquifer and preclude contaminations to the groundwater. This overlay needs review and updating. This review is a portion of the proposed South Tacoma Economic Green Zone.

However, this is also an opportunity to examine and establish new and futuristic zoning and industrial possibilities to leverage the need to guard and protect the aquifer as well as address the current and emerging climate crisis. The economic benefits of creating a South Tacoma "Green Zone" that enables industrial uses using state of the art processes and methods is technically and economically viable and would provide an environmentally conscious and "green" friendly planning process.

As a former board member on the South Tacoma Neighborhood Council, I can attest this has been a discussion among the STNC Board, and dream of many South Tacoma residents, for decades. This would be honoring our late long-time Board Chair and "Green Zone" advocate, Skip Vaughn, and would also be an incredible first step for all of Tacoma, to move this plan to forward.

Thank you,
Tim Smith