



**To:** Planning Commission  
**From:** Larry Harala, Planning Services Division  
**Subject:** **2022 Amendment – Determination on Applications**  
**Meeting Date:** July 21, 2021  
**Memo Date:** July 14, 2021

**Action Requested:**

Make a determination on 2022 Amendment applications.

**Discussion:**

At the next meeting on July 21, 2021, the Planning Commission will complete the initial review (or “Assessment”) of the following applications for the 2022 Annual Amendment to the [One Tacoma Comprehensive Plan](#) and [Land Use Regulatory Code](#) (or “2022 Amendment”): (1) “NewCold” Land Use Designation Change, (2) “South Sound Christian Schools” Land Use Designation Change, (3) “South Tacoma Economic Green Zone”, and (4) “Minor Plan and Code Amendments.”

The Commission will determine, per TMC 13.02.070.E, whether these applications should be accepted and moved forward for technical analysis, and if so, whether their scopes of work should be modified.

The Commission had conducted preliminary assessment of the applications at previous meetings on May 5 and 19, 2021, and conducted a public scoping hearing on June 16, 2021 to solicit public comments. Attached to facilitate the Commission’s review and decision making are a “Public Comments and Staff Suggestions” report for each application, a summary of oral testimony received on June 16, and a compilation of written comments received through the closure of the public hearing record on June 18, 2021.

**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 timeline for the 2022 Amendment has been modified to provide for more opportunities for public engagement; the process began with accepting applications during January-March 2021 and is slated for completion in June 2022. For more information about 2022 Amendment, please visit [www.cityoftacoma.org/2022Amendment](http://www.cityoftacoma.org/2022Amendment).



**Prior Actions:**

- 06/16/21 – Public Scoping Hearing on the Applications
- 05/19/21 – Assessment of Applications: “South Tacoma Economic Green Zone” and “Minor Plan and Code Amendments”
- 05/05/21 – Assessment of Applications: “NewCold” and “South Sound Christian Schools”
- 03/31/21 – Application submittal deadline

**Staff Contact:**

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- Lihuang Wung, [lwung@cityoftacoma.org](mailto:lwung@cityoftacoma.org)

**Attachments:**

1. Staff Suggestions Report – “NewCold” Land Use Designation Change
2. Staff Suggestions Report – “South Sound Christian Schools” Land Use Designation Change
3. Staff Suggestions Report – “South Tacoma Economic Green Zone”
4. Staff Suggestions Report – “Minor Plan and Code Amendments”
5. Summary of Oral Testimony Received at the Public Scoping Hearing on June 16, 2021
6. Witten Comments Received through Closure of Scoping Hearing Record on June 18, 2021

c. Peter Huffman, Director



# NewCold Facility Land Use Designation Change Request

## Public Comments and Staff Suggestions

**July 21, 2021**

This application is a request for a land use designation change on the City of Tacoma Future Land Use Map (Figure 2 of the *One Tacoma Plan*) at the subject site from a “Light Industrial” to “Heavy Industrial.”

Project Summary	
Project Title	NewCold Land Use Designation Change Request
Applicant:	NewCold Seattle, LLC – Matt Richardson, NewCold Business Manager
Location and Size of Area:	4601 S Orchard St Tacoma, WA 98466 (APN: 0220133049) Sit is approximately 3 acres/130,500SF
Current Land Use and Zoning:	Site is Designated Light Industrial Zoning District: M1- STGPD – Light Industrial District & South Tacoma Groundwater Protection District
Neighborhood Council Area:	South Tacoma
Date of Report:	7/16/2021
Proposal Summary:	A request for a land use designation change at the subject site from the “Light Industrial” designation to “Heavy Industrial.”



**Planning and Development Services**  
**City of Tacoma, Washington**

**Peter Huffman, Director**

**Project Manager**  
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# Section A. Proposed Scope of Work

## 1. Area of Applicability

Site Location:

**SITE LOCATION:**

**3-acre portion adjacent  
to existing NewCold  
heavy-industrial cold  
storage facility.**

**Address:**

**4601 S Orchard St**

**APN: 0220133049**

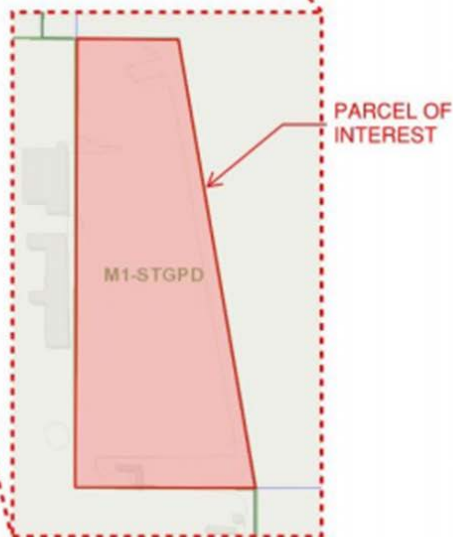
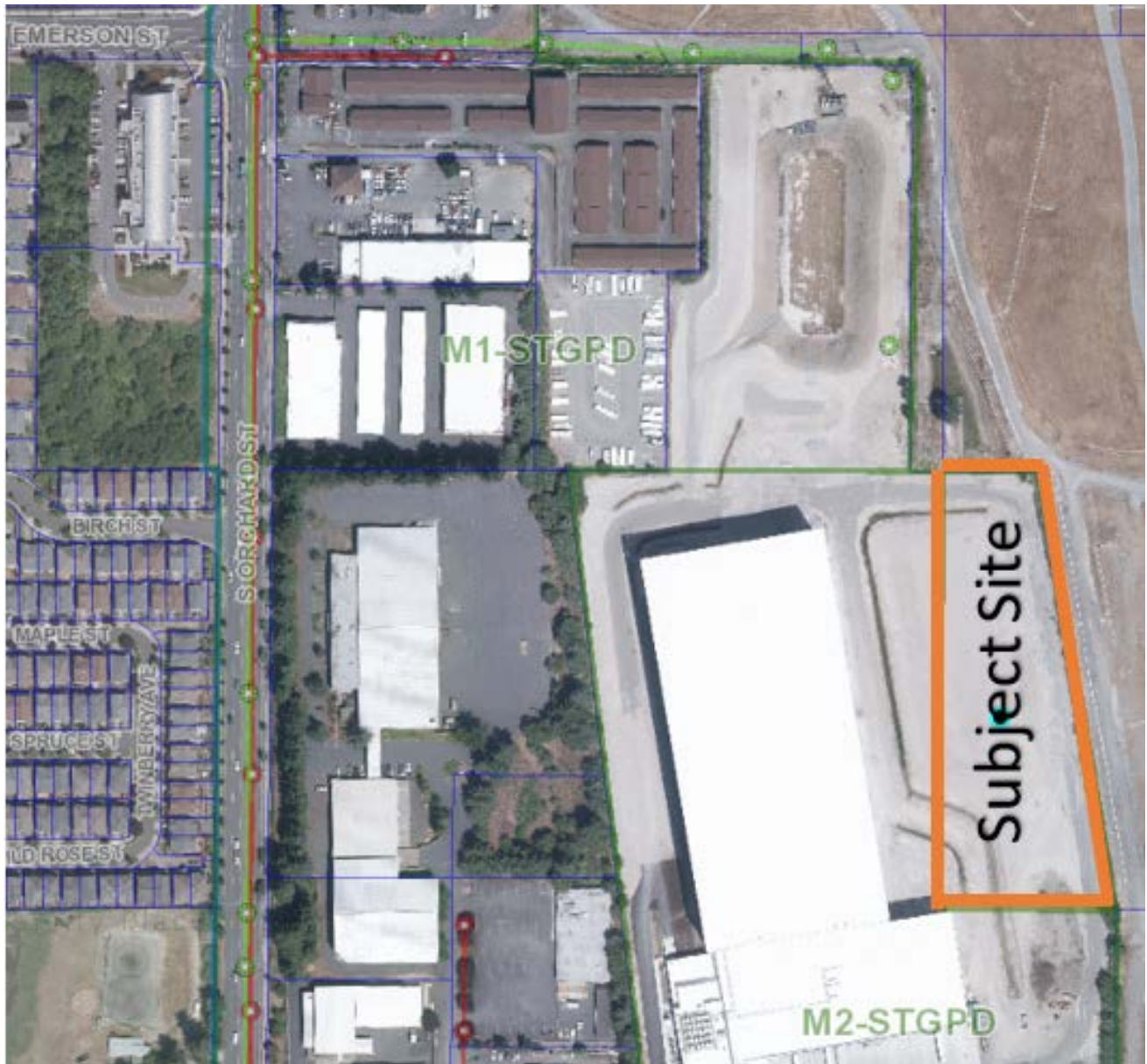


Figure 1: NewCold Property & Parcel of Interest





## 2. Background

The NewCold heavy industrial cold storage facility was completed in 2018, the facility has a storage capacity of over 25 million cubic feet in a vertical cold storage layout, with an approximate 100,000 pallet capacity. The facility is utilized by large food companies such as Trident Seafoods as a cold storage link in their supply chains.

The existing site sits on approximately 34 acres, and the subject sit is an adjacent 3-acre site, directly to the east of the existing approximately 140-foot tall cold storage building.

This area has been zoned M-1 Light Industrial for many years and is within the South Tacoma Groundwater Protection District (TMC 13.09).

The parcel in question is located east of South Orchard Road, off South 46th Street. The site was graded previously for development and is flat and vacant, with no trees or other substantial vegetation. The parcel is in the northeast section of NewCold's property located at 4601 South Orchard Street. The parcel is highlighted on the following page, along with the rest of NewCold's property, in Figure 1.



## Section B. Assessment

The applications were reviewed against the following assessment criteria pursuant to TMC 13.02.070.E:

1. If the amendment request is legislative and properly subject to Planning Commission review, or quasi-judicial and not properly subject to Commission review.

Staff Assessment: The amendment is legislative and properly subject to Planning Commission review.

2. If there have been recent studies of the same area or issue, which may be sufficient cause for the Commission to decline further review, or if there are active or planned projects that the amendment request can be incorporated into.

Staff Assessment: Staff does not find recent proposals or studies, this application is not a repetitive request.

3. A preliminary staff review of the application submittal.

Staff Assessment: Staff finds the application complete and ready for planning commission assessment.

4. Identification of the other amendment options the Planning Commission could consider in addition to the amendment as proposed by the applicant; and

Staff Assessment: Planning commission could consider recommending modification to the proposal, such as removal of one or more of the proposed parcels from this. Planning commission could consider other designation and zoning possibilities.

5. If the amount of analysis necessary is reasonably manageable given the workloads and resources of the Department and the Commission, or if a large-scale study is required, the amendment request may be scaled down, studied in phases, delayed until a future amendment cycle, or declined.

Staff Assessment: The proposal as submitted should be reasonable to manage by staff given the current workload and resources of the department and commission, this application will generate a considerable amount of work initially with public outreach. However, this is a relatively site specific request and the scope of work is not such that it will generate work beyond staff resources and capacity.

## Section C. Summary of Public Comments

- 9 Oral comments received supported accepting the application as part of the 2022 Annual Amendment Docket, 1 written comment recommended not accepting the application.
  - In support: Cited local job creation, economic diversification, synergy with the port and with many local/regional users such as Trident Seafoods.
    - Equity promotion; giving career paths for entry level workers to advance into higher paying more technical jobs and management positions.
    - Carbon cold storage has environmental benefit
    - Synergy with maritime/port water dependent industry

- In opposition: One area resident submitted a written comment expressing opposition to accepting the application and cited traffic safety concerns for existing traffic being generated by the existing facility and concern that expansion would increase traffic and potential for traffic hazard.

Oral Comments	
<b>Nick Nicholas</b>	Family wage jobs. Supports longshoremen, transportation and maritime industries. Increase import business in Tacoma.
<b>Tim Young</b>	Internship as well as internal promotion opportunities. Expand carbon cold storage, which is better for the environment. Growth would provide for more employment.
<b>BB Gonzalez</b>	Provides career growth.
<b>Joseph Gosar</b>	Brings money to Pierce County, particularly with facilitation to food and seafood production in the NW. Jobs, financial stability of the region as well as additional positive of potential emergency preparedness.
<b>Sean Eagan</b>	That trail of jobs includes everything from longshore workers to truck drivers, tugboat operators, line handlers, ship chandlers, and suppliers, a whole variety of types of jobs that pay above average wages. These jobs need a healthy supply chain that companies like NewCold provide.
<b>Frank Boykin</b>	This is a critical redesignation for the growth and expansion for their premier core business in Tacoma. Generate family wage jobs. NewColds efficiencies save on power.
<b>Adam Mays</b>	Sustaining jobs with growth opportunities and good benefits. Growth opportunity for local business and transportation.
<b>Maddie Merton</b>	Proposal would allow for most efficient expansion for NewCold and its customers. Allow for future expansion of family wage jobs for the area.
<b>Michael Lewis</b>	Opportunity for internal promotion.
Written Comments	
<b>Bob &amp; Marcia Riler</b>	Truck traffic on Center St. is already too heavy and the right turn onto Center from Hwy 16 is dangerously sharp for trucks. The infrastructure simply cannot handle what exists let alone any increase posed by this amendment.

## Section D. Recommendation

According to TMC 13.02.070, the Planning Commission will review this assessment and make its decision as to:

1. Whether or not the application is complete, and if not, what information is needed to make it complete;
2. Whether or not the scope of the application should be modified, and if so, what alternatives should be considered; and

### Staff Recommendations:

Staff recommends accepting the application, as proposed, as part of the docket for the 2022 Amendment to the Comprehensive Plan and Land Use Regulatory Code. Staff recommends accepting the proposal to re-designate the site from Light Industrial to Heavy Industrial and forward it to the technical analysis phase of the 2022 Amendment Process.



Staff would emphasize that if the Planning Commission should, upon completion of the technical analysis phase, determine that a Comprehensive Plan Map Designation change request is in order, and approve it, there will be a need on the part of the applicant for to request to Rezone the site from M1-STGPD to M2-STGPD if the intention is to expand the existing adjacent cold storage facility, as presently configured, onto the subject site.

Given the size of the existing facility and possible scale of future expansion of the site, and proximity along the cities border with the City of Fircrest it is anticipated that public outreach that will include work with residents outside of the city of Tacoma in adjacent Fircrest, as well as work with the City of Fircrest.

There may also be a need for more meetings and a broader range of outreach materials and methods on this project. It is possible that consulting services may be required to aid in some of these efforts, particularly regarding preliminary traffic engineering, and possibly light, noise, and odor. Staff has preliminarily discussed this with the applicant, and it is possible the applicant may be asked to engage some of these services, particularly traffic engineering, as such would likely be required for any subsequent rezoning effort. If the Planning Commission chooses to accept this application staff will work with the applicant to identify the additional needs and work to develop an outreach plan very quickly so the necessary added resources may be identified and allocated early in the process to allow for an efficient and effective outreach process.

Given the possible scale of this proposal there is a strong potential for greater impact to the surrounding area in terms of light, traffic, noise, and pedestrian activity along South Orchard Street as well as likely additional impacts of possible heavy industrial activity. If the Planning Commission chooses to accept the application staff will work with the applicant and appropriate City of Tacoma departments on identifying these potential impacts and incorporating appropriate early analysis into this process, this may include requesting the applicant self-fund a portion of or the entirety of necessary preliminary studies.



# South Sound Christian Schools Land Use Designation Change and Rezoning Request

## Public Comments and Staff Suggestions

July 21, 2021

### Project Summary

<b>Project Title</b>	"South Sound Christian Schools" Land Use Designation Change and Rezoning Request
<b>Applicant:</b>	South Sound Christian/CenterPoint Christian Fellowship
<b>Location and Size of Area:</b>	8-Parcels generally adjacent to 2052 South 64 <sup>th</sup> Street  15.96 acres / 694,260 SF
<b>Current Land Use and Zoning:</b>	Land Use Designation: Single Family Residential Zoning: R-2-STGPD Single Family Dwelling District for many years and is also within the South Tacoma Groundwater Protection District
<b>Neighborhood Council Area:</b>	South Tacoma
<b>Date of Report:</b>	7/16/2021
<b>Proposal Summary:</b>	"South Sound Christian Schools" – seeking land use designation changes on 8 parcels near Tacoma Mall Boulevard and S. 64th St. to allow for multi-family and commercial uses on some of the parcels; and



**Planning and Development Services  
City of Tacoma, Washington**

Peter Huffman, Director

**Project Manager**

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- Parcel numbers 032030-1024 and 032030-1189 (referred to as Parcel “A” and “B” on the maps below). Located south of South 66th Street the 2.38-acre and 0.179-acre parcels are owned by South Sound Christian Schools. Parcel A currently has multiple buildings on site and parking and is used for administrative purposes. The southernmost portion of the parcel is undeveloped and forested. Parcel B is undeveloped and currently used as a vegetable garden.
- Parcels 032030-1073 and 032030-1075 (referred to as Parcels “C” and “D” respectively) are owned by South Sound Christian and are part of the Tacoma Baptist School site. The sites total 7.34 acres and contain the school, gymnasium, a large field and associated parking for the uses.
- Parcels 302030-1193 and 032030-1194 (referred to as Parcels “E” and “F” respectively) are owned by South Tacoma Baptist Church (CenterPoint Christian Fellowship). Both parcels are undeveloped and located east of the Tacoma Baptist School site and north of CenterPoint Church. Together, the two parcels total approximately 2.06 acres.
- Parcel 032030-1159 (referred to as Parcel “G”) is owned by South Tacoma Baptist Church (CenterPoint Christian Fellowship) This parcel consists of 4 acres and contains the church and associated parking. Additionally, parcel 032030-1158 (referred to as Parcel “H”) is a parcel set aside for tax exemption status for CenterPoint Christian Fellowship, totals 1-acre in area and is not shown on the map with a parcel outline as it is contained within the 4 acres of Parcel 032030-1159 (Parcel “G”).

## 2. Background

The subject parcels presently contain a mix of uses but are primarily religious institution and educational institution developments. The parcel owners are working together on a joint application and wish to sell and/or redevelop portions of the site for multi-family development and general commercial development. They applicant hopes to work with Bargreen Ellingson a South Sound area restaurant supply and design company who wishes to expand their operations in the area.

This area has been zoned R-2-STGPD Single Family Dwelling District for many years and is also within the South Tacoma Groundwater Protection District (TMC 13.09).

Two years ago, the parcel south of South 66th Street (“A”) was designated Multi-Family (Low Density), but during the FLUM process last year the Planning Commission recommended re-designating the site as Single Family Residential, given the assumed educational use and adjacent lands. Council approved that recommendation. However, the site was changed under a mistaken understating that the parcel is used for educational purposes. It is not, and has not, been used for educational purposes for over 15 years. The school functions on an entirely separate,

larger property to the north, with the buildings on the parcel used only for storage and administrative offices. The proposal is to change the designation back to Multi-Family (Low Density) and include the two larger parcels to the north as well.

While beginning to research this change, it came to the applicant’s attention that other comprehensive plan amendments and rezones were desired in the area; therefore, the change in designation to General Commercial at the CenterPoint Church property is included in this proposal. Within the last few years parcels E, F, G, and H were designated as General Commercial, which was changed to residential during that same cycle that changed Parcel A.

No onsite uses would become nonconforming with the proposed changes. Religious assembly and schools are conditional uses in the R4-L zone and permitted in the C-2 zone.

Public Comments and Staff Suggestions

South Sound Christian/CenterPoint Christian Fellowship Land Use Designation Change and Rezoning Request



## Section B. Assessment

The applications were reviewed against the following assessment criteria pursuant to TMC 13.02.070.E:

1. If the amendment request is legislative and properly subject to Planning Commission review, or quasi-judicial and not properly subject to Commission review.  
Staff Assessment: The amendment is legislative and properly subject to Planning Commission review.
2. If there have been recent studies of the same area or issue, which may be sufficient cause for the Commission to decline further review, or if there are active or planned projects that the amendment request can be incorporated into.  
Staff Assessment: Staff has not found similar recent requests, nor are there pending similar applications for the subject site.
3. A preliminary staff review of the application submittal.  
Staff Assessment: The application is complete and ready for Planning Commission assessment.
4. Identification of the other amendment options the Planning Commission could consider in addition to the amendment as proposed by the applicant; and  
Staff Assessment: Given the applicants expressed intent to utilize the site with a heavy industrial use, staff does not identify added options.
5. If the amount of analysis necessary is reasonably manageable given the workloads and resources of the Department and the Commission, or if a large-scale study is required, the amendment request may be scaled down, studied in phases, delayed until a future amendment cycle, or declined.  
Staff Assessment: The proposal as submitted should be reasonable to manage by staff given the current workload and resources of the department and commission.

## Section C. Summary of Public Comments

South Sound Christian Schools – Oral and written comments received supported accepting the application as part of the 2022 Annual Amendment Docket.

- In support: Cited the affordable housing crisis and a great need for more rental units. Cited support for the existing school and religious institutions and their desire to improve their properties and ensure they are being utilized to the highest and best uses.

Written Comments	
<b>A. Neal Eifling</b>	Support using under-utilized property for affordable housing. Crossing over from renting into homeownership creates equity of wealth.
<b>Paul Ellingson</b>	Support changing designation land. Need for more real estate in the area.
<b>Dwane Henning</b>	It would be better used and developed for use as low cost housing.
<b>Bill Herried</b>	The property is being underutilized. Commercial zone would be natural transition continuing from commercial on Tacoma Mall Blvd.
<b>Joshua D. Kelcy</b>	Property is underutilized and would better serve as affordable housing.
<b>Craig Kessel</b>	Property is underutilized and good opportunity to use for additional affordable housing.
<b>Elizabeth Nelson</b>	Support changing zoning on property. Commercial zoning most appropriate.
<b>Ron Nelson</b>	Supports rezoning to high density residential of the underutilized property.
<b>Greg Olson</b>	Supports rezoning of the underutilized property. Multi-family would be appropriate.
<b>Bob Pletcher</b>	Supports releasing the property for development. Would like to see housing and families there.
<b>Terry Wolff</b>	Supports development of the property currently held by SSCS.

Public Comments and Staff Suggestions

South Sound Christian/CenterPoint Christian Fellowship Land Use Designation Change and Rezoning Request



## Section D. Recommendation

According to TMC 13.02.070.E, the Planning Commission will review this assessment and make its decision as to:

1. Whether or not the application is complete, and if not, what information is needed to make it complete:

Staff Suggestion: The application is complete.

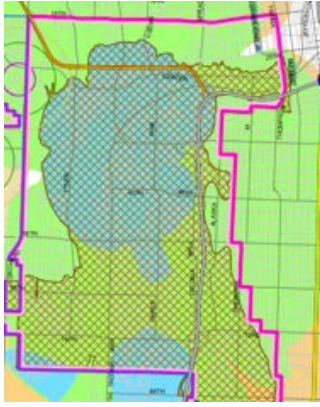
2. Whether or not the scope of the application should be modified, and if so, what alternatives should be considered: Staff recommends the application be accepted as submitted with no modification.
3. Whether or not the application will be considered, and if so, in which amendment cycle.

Staff Suggestion: Staff recommends the application be accepted as submitted with no modification.

### **Staff Recommendations:**

Staff recommends that this application be accepted and moved forward for technical analysis during the current annual amendment cycle.

Staff will note that given the potential for a need for traffic study at the time of a future re-zoning request that if the Planning Commission opts to accept this application, staff will be working with the applicant to have them work with the City of Tacoma Public Works staff to ensure they (the applicant) fund/have conducted, a preliminary traffic study to the satisfaction of the Public Works Department to evaluate potential impact of possible change of use of the included parcels. Per planning commission comment this would include possible examination of any plans or options for further connectivity of rights of way within the area such as 66<sup>th</sup> Street, also considering the critical area on and near the subject parcels.



# South Tacoma Groundwater Protection District - Economic Green Zone

## Public Comments and Staff Suggestions July 21, 2021

The request is to conduct a broad review of the South Tacoma Manufacturing/Industrial Center and South Tacoma Groundwater Protection District (STGPD)/aquifer recharge areas, along with progressive changes to the Comprehensive Plan, Land Use Designations and Regulatory Code, to eliminate environmental and health risks and promote an Econ-Industrial Park and Economic Green Zone (“EIP-EGZ”) concept.

Project Summary	
Project Title	South Tacoma Groundwater Protection District, Comprehensive Plan and Municipal Code update.
Applicant:	South Tacoma Neighborhood Council
Location and Size of Area:	South Tacoma Groundwater Protection District Overlay (STGPD) • 5000+ acres
Current Land Use and Zoning:	Site is Designated Light Industrial Zoning District: M1- STGPD – Light Industrial District & South Tacoma Groundwater Protection District
Neighborhood Council Area:	South Tacoma
Date of Report:	7/21/2021
Proposal Summary:	Changes to Comprehensive Plan, Land Use Designations and Regulatory Code, including proposed creation of an environmentally sustainable industrial “green zone.”



### Planning and Development Services City of Tacoma, Washington

Peter Huffman, Director

#### Project Manager

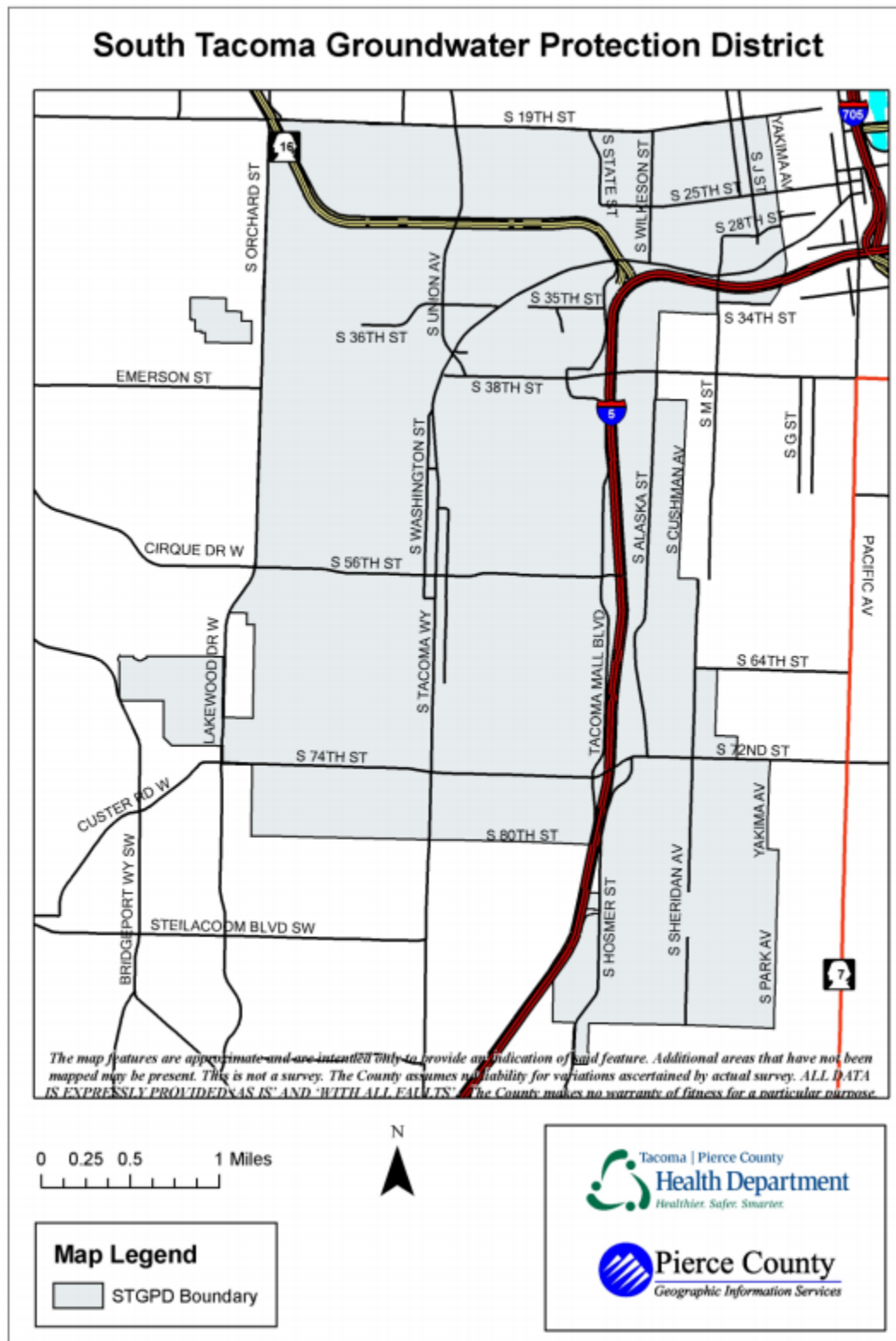
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## 1. Subject Location

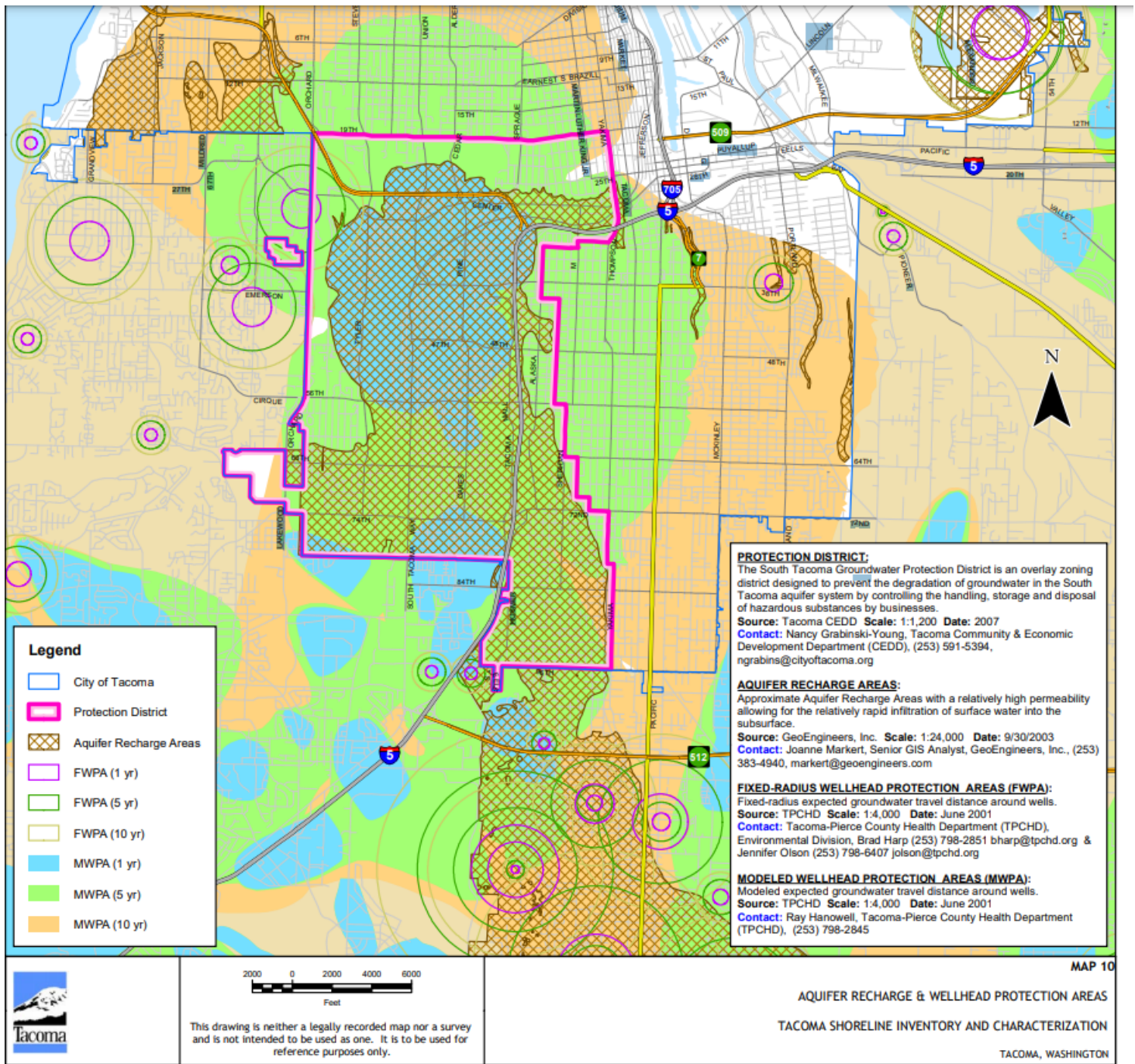


#### SITE LOCATION:

South Tacoma  
Groundwater  
Protection District  
Overlay (STGPD)

- 5000+ acres

# South Tacoma Groundwater Protection District -





## 2. Background

The South Tacoma groundwater aquifer system serves as a significant source of drinking water for the City of Tacoma. It supplies as much as 40 percent of the City's total water demand during periods of peak summer usage. 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 STGPD program is managed by the Tacoma-Pierce County Health Department (Health Department) who work in close collaboration with the City of Tacoma and Pierce County.

The focus of the STGPD program is pollution prevention. Facilities are generally regulated based upon their use or handling of hazardous substances (whether product or waste). Facilities also may be regulated if they have drywells or stormwater infiltration systems on site. Regulated facilities receive a permit and biennial site inspections from the Health Department. Compliance issues or complaints may trigger additional inspections. Whenever possible, inspections are meant to provide educational and technical assistance to businesses to achieve voluntary compliance.

The Health Department has developed interagency agreements with the City of Tacoma Environmental Services Department, City of Tacoma Fire Department, and the Washington State Department of Ecology to ensure that the agencies are providing adequate and up-to-date information to businesses and providing coordinated effort.

The application requests that the City of Tacoma essentially engage in three broad based efforts:

- Update the Comprehensive Plan to further prioritize protection of the South Tacoma Groundwater Protection District
- Update to Tacoma Municipal Code Title 13 to create new industrial land use categories that would be specific to protection of the South Tacoma Groundwater Protection district.
- Update to the Tacoma Municipal Code Title 13 to create a "Green Industrial" center and with the intent of economic development and also fostering environmentally sustainable industry specifically within South Tacoma.

## 3. Options Analysis

Staff notes this is a very broad, potentially far-reaching request with diverse considerations and impacts. This request also has enough complexity that it would require extensive outreach and coordination to other city departments, and external agencies. Staff has endeavored to work closely with City of Tacoma Environmental Services, Tacoma Public Utilities – Tacoma Water, and the Tacoma Pierce County Health Department, specifically around the South Tacoma Groundwater Protection District (STGPD) portions of the request.

There are two primary aspects to this request:

- 1) South Tacoma Groundwater Protection District – Modification to TMC Title 13 Land Use Code
- 2) Economic Development/Environmentally Sustainable "Green" industry promotion

Given the current available departmental resources, considering overlapping ongoing City of Tacoma efforts and future effort such as the next mandated update to the One Tacoma Comprehensive Plan in 2024, staff is recommending development of a work plan for the update to the South Tacoma Groundwater Protection District

Public Comments and Staff Suggestions

South Tacoma Groundwater Protection District



update and Scoping and preliminary analysis of the development of an Economic Green Zone.

#### **South Tacoma Groundwater Protection District –**

Planning and Development Services Staff has met with appropriate staff representatives from the other department/agencies which play the regulatory/enforcement role regarding the South Tacoma Groundwater Protection District. These are the Pierce County Health Department, City of Tacoma Environmental Services and Tacoma Water (TPU). The requested amendments were not anticipated, so at the current time these groups haven't allocated resources to start working on the code review. However, there is full concurrence to support preliminary analysis and development of a work plan within this cycle and then commencement in the next amendment cycle on the actual code update.

Staff at all three agencies want to stress that the current STGPD is working, protecting the aquifer, and generally doing what it was intended to do and there is no eminent danger to the watershed, yet, there is full concurrence that timing is right for an update to the code and that starting that process now is in order.

#### **Existing Code and industrial standards –**

Given the ongoing efforts with the Tacoma Tideflats Subarea Plan there is potential for significant overlap with any change or amendment to the city of Tacoma industrial standards. That noted, staff will note that an evaluation of the code and benchmarking analysis of what other jurisdictions are doing relating to industrial regulation modification would be in order. This could be conducted in a more preliminary manner by staff or a more comprehensive manner with the aid of a consultant.

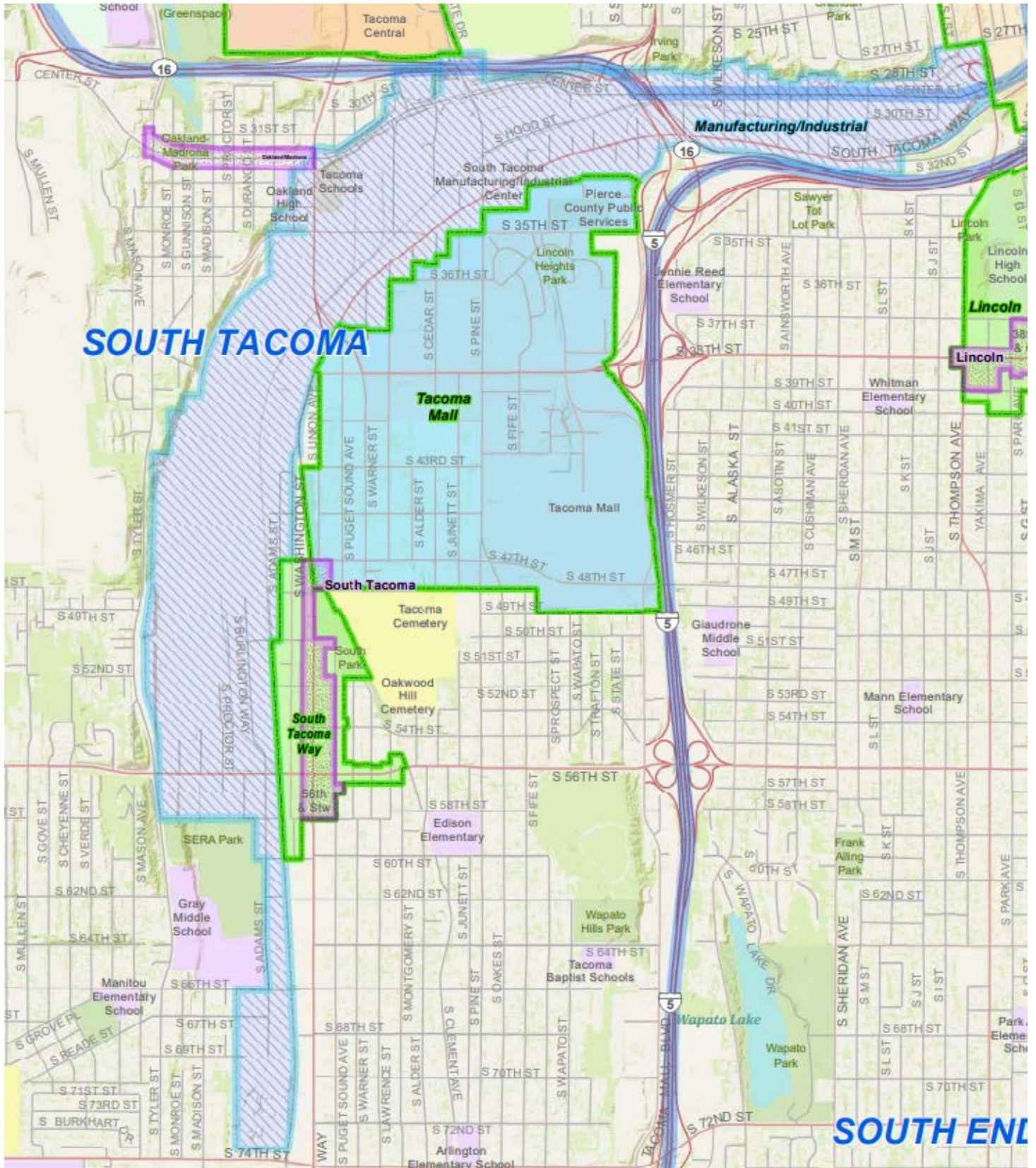
- Update to the Comprehensive Plan; given the upcoming major update to the One Tacoma Comprehensive Plan which will occur in the 2023/24 work cycle, with preliminary work starting on that next year, it seems most prudent to incorporate this request with that effort.

#### **“Green” Economic Zone/Economic Diversification –**

This aspect of the application is perhaps the most complex as it involves economic development, and possible creation of economic incentives to make South Tacoma a more attractive location for “Green” industry. This would take extensive evaluation, as well as coordination with the City of Tacoma Community and Economic Development Department.

- Engage in a more detailed study of the request, conduct preliminary analysis, possibly engage a consultant to assist with this. Then come back at a future time with a more detailed and specific proposal regarding specific plan and code updates/changes.
- What specifically constitutes “Green” industry is still very much an emerging area, it might be that uses which would be inappropriate such as metal recycling could technically fall into this category, so a more nuanced evaluation of “Green” industry relating to the sensitivity of the STGPD would be in order.

## South Tacoma Manufacturing Industrial Center -



## 4. Outreach Considerations

Outreach for this project should include surrounding potentially impacted industrial properties, commercial establishments and neighborhoods and expanded notice would be warranted. The continuing complexities around public meetings continues due to Covid-19. Staff is hopeful that by the early fall physical public meetings will again be possible. A hybrid approach incorporating online meetings and physical meetings will likely be necessary going forward.

Staff will also note that given the large size of the STGPD, future mailings will be large and communication to the entire area may be more complex, and more costly than normal because of that. This aspect, also supports breaking this application request up into more manageable components which may allow for a more refined and efficient public outreach process.

## Section B. Assessment

Pursuant to TMC 13.02.070.E, staff provides the Planning Commission the following assessment of the application:

1. Whether the amendment request is legislative and properly subject to Planning Commission review, or quasi-judicial and not properly subject to Commission review:

Staff Assessment: The amendment is legislative and properly subject to Planning Commission review.

2. Whether there have been recent studies of the same area or issue, which may be cause for the Commission to decline further review, or if there are active or planned projects that the amendment request can be incorporated into:

Staff Assessment: The subject area has not recently been reviewed for changes in land use designation in a similar way to the application proposal and there are no similar reviews underway or planned for the subject area or the STGPD. The last major update to the South Tacoma Groundwater Protection District occurred in 2009; the length of time since the last review supports the application request.

3. A preliminary staff review of the application submittal:

Staff Assessment: Staff has conducted a preliminary review of the submittal and will continue to work with the applicant to ensure the application materials give the Planning Commission adequate information on the requested action.

4. Identification of other amendment options the Planning Commission could consider in addition to the amendment as proposed by the applicant:

Staff Assessment: There are many options to consider and those will be presented in greater detail in subsequent meetings. There is opportunity for reduction of scope, for phasing and for further preliminary action such as more study of the request and of what possible actions may be taken.

5. Whether the amount of analysis necessary is reasonably manageable given the workloads and resources of the Department and the Commission, or if a large-scale study is required, the amendment request may be scaled down, studied in phases, delayed until a future amendment cycle, or declined.



Staff Assessment: The proposal as submitted would likely be beyond what current staff and resources would allow for. Staff will continue working with the applicant and be bringing forward more information on this in subsequent meetings. The applicant has expressed openness to considering alternatives and phased approach to the request.

## Section C. Summary of Public Comments

- *South Tacoma Economic Green Zone – Oral and written comments received expressed support to accept the application as part of the 2022 Annual Amendment Docket. Comment summary;*
  - *The importance of protecting Tacoma’s groundwater.*
  - *Equity and social justice, in that South Tacoma is an area of lower opportunity, as well the area has in the past experienced industry that emitted pollutants.*
  - *The opportunity to attract environmentally sustainable industry, while diversifying the local economy and providing high paying jobs to South Tacoma.*

Oral Comments	
<b>Marilyn Kimmerling</b>	Water is precious, and we need to save what we've got. Move forward with proposal.
<b>Brett Johnson</b>	Please move forward in full.
<b>Timothy Smith</b>	Support to move forward. Need to protect Tacoma’s groundwater/drinking water. Expand possible land uses as well as green economic development.
Written Comments	
<b>Douglas Bailey</b>	Support improving groundwater and environmental impact and the sustainable growth of Tacoma.
<b>Joy Caddock</b>	Support of the economic green zone in South Tacoma.
<b>Jennifer Dawson-Miller</b>	I strongly support the South Tacoma Economic Green Zone proposal, and encourage it to be moved forward in full.
<b>Venus Dergan</b>	Support of moving forward in full. Concern about Sutter Metals Recycling and the pending permit for expansion.
<b>Alison Hale</b>	Support to move forward in full.
<b>Brett M. Johnson</b>	Support to move forward in full. Protection of groundwater aquifer.
<b>Juan La Torre</b>	Support moving forward in full.
<b>Joseph Maya</b>	Support to move forward in full.
<b>Aislinn Melchior</b>	Creating an economic green zone to protect our water resources is a mark of your foresight.
<b>Ryan Mello</b>	Support moving forward on proposal. Concern with pending permit for Sutter Metals.
<b>Eileen Newton</b>	Supports economic green zone.
<b>Morgan Nova Rivasplata Newton</b>	Supports the proposal.
<b>Janeen Provazek</b>	Supports moving forward in full.
<b>Susan Reams</b>	Supports protecting Tacoma’s water. Currently water is over copper limits and without filtration causes burns and rashes.
<b>Claudia Riedener</b>	Supports the proposal. Concerned with car crushing business located on top of the aquifer. Need to put an end to industry that pollutes water with ‘forever’ chemicals.
<b>Anneliese Simons</b>	Supports moving forward in full.

<b>Tim Smith</b>	Supports moving forward in full. Concerns with ‘forever chemicals’, PFAS. Concern with car crushing businesses and others that leak these chemicals into the watershed. Concern with our stewardship of historically Puyallup land.
<b>Heidi Stephens</b>	Increased protection of STGPD. Stabilizing and improving the current environmental state of the STGPD.
<b>Daniel Villa</b>	Prioritize the safety and health conditions of water sources.
<b>Megan Weigley</b>	Supports moving forward in full.
<b>Heidi White</b>	Supports moving forward in full.

## Section D. Recommendation

According to TMC 13.02.070.E, the Planning Commission will review this assessment and make its decision as to:

1. Whether or not the application is complete, and if not, what information is needed to make it complete:  
Staff Suggestion: The application is complete.
2. Whether or not the scope of the application should be modified, and if so, what alternatives should be considered: (See below)
3. Whether or not the application will be considered, and if so, in which amendment cycle.  
Staff Suggestion: (See below)

### **Staff Recommendation:**

Staff recommends that this application be accepted and included in the 2022 Annual Amendment Application Docket for technical analysis, with modifications to the scope of work. Staff suggests breaking up the application into two separate components, so each aspect can be completed as promptly as possible as well to ensure that the work is being done efficiently and within the available resources of the department. The update to the STGPD would enter a work plan creation phase, and the Creation of the Economic Green Zone would enter a scoping phase. Both of these would be brought back to the Planning Commission for an update and request to direct staff to the next phase of each of these actions; this would occur in early 2022, in time to ensure that if they were ready could be included in the 2023 work program.

- **STGPD Update** - Update to TMC Title 13.06.070.D, Land Use Code, South Tacoma Groundwater Protection District, be done in the future 2023 Amendment Cycle, with creation of a work plan to occur during the 2022 work cycle, developed in collaboration with the City of Tacoma Environmental Services Department, Tacoma Public Utilities – Tacoma Water, and the Pierce County Health Department, and the work plan will be brought back to the Planning Commission during the next Annual Amendment cycle for review and consideration.
  - Required periodic update of the STGPD
  - Updated the code to ensure the regulations fulfill the intent of protecting the district
  - Could result in further refinement of allowed uses, boundaries, etc.
  - Review of allowed land uses
  - Review of the comprehensive plan
  - **Deliverable**: Update to the STGPD starting in 2022 completion by 2023.



- **Creation of an Economic Green Zone** – Staff recommends further evaluation be given to formation of a green economic/industrial zone. This will allow for an evaluation of what creation of a Green Economic Zone would mean for the City of Tacoma and what would be required to succeed at doing so. This process may also benefit from greater clarity around the STGPD update work plan, as well completion of the Climate Action Plan which is scheduled to be complete by early 2022. This would provide more clarity and direction on how this aspect of the request may be best approached and would be bolstered by further policy direction regarding climate action.
  - Visioning – What does a Green Economic Zone mean for Tacoma?
  - Scoping – What are the requirements necessary to move forward on this request; necessary consulting services
  - Exploration of grant funding opportunities
  - Development of a community engagement plan
  - Evaluation of how this request plays into cities ongoing economic development activities and the Climate Action Plan
  - Evaluating incentives and code adjustments required to attract Green Industry to the City of Tacoma MIC.
  - **Deliverable:** Preliminary analysis and project scoping to be presented to the Planning Commission in Q1-Q2 2022.

###



# Minor Plan and Code Amendments

## Public Comments and Staff Suggestions July 21, 2021

With this report, staff recommends that the Planning Commission accept the “Minor Plan and Code Amendments” application and move it forward for technical analysis during the 2022 Amendment cycle. Issues to be addressed are listed in Section A. Proposed Scope of Work, which is subject to change.

Project Summary	
Application ID:	“Minor Plan and Code Amendments”
Applicant:	Planning and Development Services
Location and Size of Area:	Citywide
Current Land Use and Zoning:	Various
Neighborhood Council Area:	Citywide
Proposal Summary:	The application includes minor, non-policy type of revisions to the <i>One Tacoma</i> Comprehensive Plan and various sections of the Tacoma Municipal Code, intended to keep information current, address inconsistencies, correct minor errors, increase clarity, and improve provisions that, through implementation of the Plan and administration of the Code, are found to be unclear or not fully meeting their intent.



**Planning and Development Services**  
**City of Tacoma, Washington**

Peter Huffman, Director

**Project Manager**

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## A. Proposed Scope of Work

The scope of work includes issues identified by staff, customers of the Planning and Development Services Department, the Planning Commission, the City Council, and/or the public. The current scope of work is shown in the table below, and is subject to change.

Code Section / Plan Element	Issue
TMC 13.06.140.C	It is not clear whether the requirement for construction to be Built Green 4 Stars or LEED gold certification applies only to new PRDs, or to new buildings/roads in established PRDs as well. Need clarification. Also, analysis may be needed to determine how such clarification could impact all existing PRDs.
TMC 13.06.100.D.1.	TMC 13.06.100.D.1. Downtown District Minimum Building Design Standards. - Applicability. A comma needs to be added so reads like this: The basic design standards, and additional standards applicable to the DCC and DR districts, except as otherwise noted, shall apply to all new....." so these standards apply to all Downtown Districts, not just the DCC and DR Districts.
TMC 13.06.100.D., 13.06.100.E., and 13.06.090.L.	There are no standards for ground-level utilities (screening, location, etc.) for mixed-use developments and 4-plexes and above within the Downtown Districts. The only standards are for rooftop equipment.
TMC 13.06.100.E.1	Request to add design standards and/or minimum density standards for SFDs in commercial districts, specifically T and C1. "1. Applicability. The following requirements apply to all single, two, and three-family dwellings in *T, C,* and X-Districts, and to all two and three-family dwellings in all districts."
TMC 13.06.010.D.1-2	There's a two-block section of Pac Ave - 25th to 27th - that is not designated as a pedestrian street. This may not have been intentional. Should be fixed.
TMC Chapter 13.04	Based on the decision for the Morcos Preliminary Plat, our attorney has recommended that we take out language that states that an approved preliminary short or long plat is an assurance that the Final Plat will be approved. This language is not provided for in the RCW; rather it was added in by a previous PW's Director many years ago.
TMC 13.05.010.A.6.g. and 13.06.090.C.3.h.	Please move the "Each unit shall provide no more than one off-street parking space", parking quantity maximum out of TMC 13.05.010.A.6.g. and move it to the Parking Quantity Table in TMC 13.06.090.C.3.h. (See PRE20-0049)
TMC 13.06A.065.B.2.a-b. and 13.06.510. Table 2	Micro Housing allows for smaller, many more units than may have been anticipated when linking the number of ADA stalls to "the number of parking stalls that would have been required" by the Parking Code (had the site not been in the RPA and/or with reductions allowed w/in the X-Center). Alternatively, if feel that provision under TMC 13.06A.065.B.2.b. is the relief, then add it to the "Exemptions" section in Table 2 for TMC 13.06.510. (Reference PRE19-0157)
Accessory buildings in commercial and mixed-use districts	There are no specific regulations for accessory buildings, such as garages, that are associated with a residential use, leaving room for inconsistent implementation. Recommend a footnote in the use tables referring residential accessory buildings to the R section of the code.
Long-term Bicycle Parking Requirements	Code required large, grouped long-term bike parking located separately from residential units is always significantly underutilized. Alternative or improved design/configuration are needed (such as through a clear accessible bike path between the sidewalk and a different manner of dedicated bike storage areas and/or clear space within individual units for that purpose). Option for variance? "Bike Runnels"?

## B. Assessment

TMC 13.02.070.E requires that staff provides an assessment of the application against the following criteria for the Planning Commission's consideration:

- (a) Whether the amendment request is legislative and properly subject to Planning Commission review, or quasi-judicial and not properly subject to Commission review.

**Staff Assessment:** Proposed minor amendments to the *One Tacoma Plan* and the Tacoma Municipal Code, primarily Title 13 – Land Use Regulatory Code, are legislative and properly subject to the Commission's review.

- (b) Whether there have been recent studies of the same area or issue, which may be cause for the Commission to decline further review, or if there are active or planned projects that the amendment request can be incorporated into.

**Staff Assessment:** The issues included in the preliminary scope of work (Exhibit "A") have never been studied. There may be additional issues added later. As technical analysis proceeds, some of the issues may be removed from the list, incorporated into other projects, and/or elevated to policy-level discussion.

- (c) A preliminary staff review of the application submittal.

**Staff Assessment:** Some initial staff review had already been conducted on all issues included in the preliminary scope of work in order to suggest what potential amendments or approach of study may be applicable.

- (d) Identification of other amendment options the Planning Commission could consider in addition to the amendment as proposed by the applicant

**Staff Assessment:** As the technical analysis proceeds, various amendment options may be identified.

- (e) Whether the amount of analysis necessary is reasonably manageable given the workloads and resources of the Department and the Commission, or if a large-scale study is required, the amendment request may be scaled down, studied in phases, delayed until a future amendment cycle, or declined.

**Staff Assessment:** The preliminary scope of work is expected to be modified, but the amount of analysis for the issues is expected to be reasonably manageable.

## C. Summary of Public Comments

The Planning Commission conducted a public scoping hearing on June 16, 2021 on the scopes of work of the four applications for the 2022 Amendment, and kept the hearing record open through June 18, 2021 to accept written comments. No public comments were received on this application, either written or oral testimony.

## D. Recommendation

TMC 13.02.070.E requires that the Planning Commission, upon review of the assessment, make a decision on the application, as to:

- (a) Whether or not the application is complete, and if not, what information is needed to make it complete.

**Staff Suggestion:** The nature of the application of "Minor Plan and Code Amendments" is a list of issues to be studied, as depicted in the Proposed Scope of Work. The application is considered complete.

- (b) Whether or not the scope of the application should be modified, and if so, what alternatives should be considered.

**Staff Suggestion:** The proposed scope of work is expected to be modified, and the amount and scale of technical analysis will be adjusted accordingly.

- (c) Whether or not the application will be considered, and if so, in which amendment cycle.

**Staff Suggestion:** The application should be considered in the 2022 Amendment cycle.

**Staff Recommendations:**

Staff recommends that this application be accepted and moved forward for technical analysis during the 2022 Amendment cycle. Technical analysis will address issues as listed in the Proposed Scope of Work (Section A. above), which is subject to change.

One such known change to the scope of work at the time of this report is associated with Washington State Senate Bill 5235 that was passed and signed into law by the Governor and will become effective on July 25, 2021. A key provision of the law is a restriction on how local governments define and regulate residential unit occupancies (pertaining to six or more unrelated persons).

Staff will note that the technical analysis process for the “Minor Plan and Code Amendments” is also utilized to amend the code in response to changes in state law, which are mandated changes and, under the opinion of the City Attorney’s Office, has no policy authority to consider.

###





## PUBLIC COMMENTS

### Oral Testimony Received at Planning Commission Public Scoping Hearing June 16, 2021 at approximately 5:30 p.m. 2022 Amendment Assessment

1. **Nick Nicholas** – I want to thank you for the opportunity to speak as an advocate for NewCold Tacoma's planned expansion. I've been with NewCold for 15 months as a QUESH manager, which stands for quality environmental safety and health. And it has been overly rewarding for me, building the safety culture here at NewCold with evidence of 442 days without a time loss injury. While growing up in Tacoma and being a business owner, I have witnessed and understand the importance of growth for the city of Tacoma. NewCold has given me the opportunity to expand my knowledge in food storage, logistics, and a stronger understanding of the importance of international trade. NewCold has created family wage jobs not only here at NewCold, but also because of its import export business that's helped to strengthen the support of our longshoreman, transportation workers, and the maritime industry. The expansion of the Tacoma facility will again create more family wage jobs and increase the amount of import export business through the port of Tacoma, as well as the port of Seattle. Tacoma is and will continue to grow, and I'm proud to be a part of NewCold team that is helping in that growth.
2. **Marilyn Kimmerling** – Thank you for the opportunity to speak tonight. I attended part of the informational session prior to this, which was very interesting. I wanted to speak tonight in favor of the South Tacoma Economic Green Zone proposal and encourage the Planning Commission to move it forward. I think that we all know that water is life. We all know that our water is precious, and we need to save what we've got.
3. **Tim Young** – I've been working at NewCold Tacoma as the Maintenance Technician; started in 2018 as an intern while I was graduating from Clover Park Technical College, which was a great program, and gave me the opportunity to gain the skills I learned here in college. Through this internship, I was able to be hired on to the team in July 2018, which makes me three years here. It's been a great place to work for, especially the culture here with the family that NewCold has developed here. This company is great for me growing on. I've seen a lot of people grow quickly from the bottom up coming in as forklift drivers and growing into leadership roles. Here we continue to train and develop skills that keep our facility running more effectively and allows us all to grow into stronger, better individuals. Expansion to the site would bring more jobs to the local economy, more people would be able to be hired and develop skills in here. And also allow us to develop more low carbon cold storage, which is better for the environment and better for everyone. I love the way the company works with its employees, love the social environment, the family environment that NewCold has developed, and I'd love for it to be able to expand so we can give more opportunities to people around here to be able to learn from this company like I have. Thank you for lending me your time.
4. **BB Gonzalez** – I'd like to thank you Planning Commission for giving me the opportunity to speak. I started here as a forklift driver in 2018. I now work with stock control. I personally think that NewCold is a great place to work. I've been given several opportunities and challenges here. I'm still growing in my career. I don't plan on stopping anytime soon. NewCold has become like a second family to me.
5. **Brett Johnson** – I'm here on behalf of Sierra Club Tatoosh Group of Pierce County and want to voice full support for the South Tacoma Economic Green Zone. The aquifer that it sits on provides up to 40% of our backup water supply that's becoming more and more and more important in those dry late summer months. Definitely need to protect that. I read through the application a bit and it mentioned the need to do prevention rather than following up after things happen. So, we fully support that prevention aspect. Thank you very much, and please move it forward in full.



6. **Joseph Gosar** – My name is Joseph and I am a part of a nonprofit organization that works closely with the state and closely with economic development board and other groups doing economic development work here. I live in Pierce County, and our mission at Impact Washington is to help manufacturers, and that includes food processing, food production, and seafood production. Facilities and companies like NewCold play a very key role in the food supply chain. NewCold helps bring money into Pierce County. Without partners like them - the food and seafood production that we do here in the northwest - we couldn't pull dollars in from other places around the country, around the world, and even from around our region. We're talking about jobs here. We're talking about an expanded facility - a member of the community that's already proved itself to be an investor in the community. The truth is that whether it's NewCold, or someone else, facilities like this need to exist in the Northwest, and if Tacoma doesn't take advantage of this opportunity, some other cities some other place will. They're already here. They've already proven themselves. So, it kind of seems like a good idea to help them grow and to not become a hindrance. And additionally, one other thought is that, we grow food, we fish here in the Northwest. But if we can't store it, and we can't have the logistical means necessary, not only can we not sell it to other people and keep the cost of food here in Northwest reasonable, but also thinking about COVID and thinking about emergencies, we wouldn't have access to this or these kind of facilities and capabilities in an emergency if we don't have them here. And with COVID, and everything that we faced over this last year to two years and just the changes in the world, we kind of have to think about things in a little bit different way. And in that light, this makes sense to me - Jobs, financial stability of the region, and also, in some ways even emergency preparedness measure as well.
7. **Sean Eagan** – I'm here tonight on behalf of the Port of Tacoma. The Port of Tacoma supports an estimated 42,100 jobs in the south sound region, and we generate over \$2.8 billion in labor income every year. Why do we have these jobs here? We have these jobs here because beneficial cargo owners choose to move their products through the port of Tacoma. Beneficial cargo owners are companies you are aware of and you've heard of. They are companies like Trident. They are companies like IKEA. They are companies like Lamb Weston. They are the ones that go to the ocean carriers like Maersk or Evergreen and Hyundai and say, when you bring my product in or out of North America, I want you to run through the Port of Tacoma. And when they choose to move that cargo, they create a trail of jobs. That trail of jobs includes everything from longshore workers to truck drivers, tugboat operators, line handlers, ship chandlers, and suppliers, a whole variety of types of jobs. And what's great about these jobs is that on average, they pay above the average wage here in Pierce County. They are also the types of jobs that you are able to go and get a long-time career in with great benefits without having to go off to get some sort of an advanced degree someplace. I'm glad that we've got companies like Microsoft and Amazon in your region, but not every kid is going to go off to the University of Washington and get a master's degree in Computer Engineering. You in fact, can graduate from a local high school like Foss High School, get a job in the longshore union, get a job at Tacoma Rail, and ultimately, over time, get a six-figure salary. Those are the types of jobs that we are talking about. The question then is how do you persuade these companies like Trident, IKEA, and Lamb Weston to move their cargo through the Port of Tacoma. The key is having a healthy supply chain, and in particular, the key is having distribution facilities like what NewCold is proposing. That is why we are in support of their proposal. By being able to bring in NewCold and allowing NewCold to be able to eventually expand, not only do you create the extra 100 jobs on site that NewCold talks about in their application, but you're also going to be able to create additional employment opportunities for migrant individuals who may own their own trucks and own their own trucking companies to be able to have additional business to be able to bring product down to the Port of Tacoma. You're going to create more longshore jobs, more jobs for Crowley, more jobs for Foss, more jobs for our terminal operators like SSA Marine, so I would really encourage you to look with a positive eye at NewCold's proposal, and I asked for your support.
8. **Frank Boykin** – I'm the director for the Manufacturing Industrial Council (MIC) for the South Sound, and a representative for the Tacoma-Pierce County Chamber, representing more than 1300 businesses in the South Sound. We are a coalition of manufacturing, industrial, and maritime businesses at work to grow and sustain jobs that support local families which anchor Washington economy. I'm calling to support NewCold's application to rezone their parcel from light industrial to heavy industrial. This is a critical redesignation for the growth and expansion for their premier core business in Tacoma - which promotes the vitality of the Port and related industry. The proposed amendment will generate an

estimated 100 new family wage jobs and catalyze more than \$100 million in private capital investment. This is good for Tacoma, and good for Tacoma's families. Further, the NewCold Tacoma site is a key link to the transportation of goods within the region from manufacturers to consumers logistically. The MIC recognizes this as a vital contribution and aligned with our state's desire and seeking to build economic strength through manufacturing. Lastly, due to NewCold's highly automated operations and technology, there are a number of efficiencies to be gained by power, electrical, and cooling usage by expanding the current development rather than developing a new location.

9. **Adam Mays** – I'm also here to advocate for NewCold Tacoma's proposed expansion. I am currently employed by NewCold as an implementation specialist. I started here in May of 2018. I was hired on as a planner, and I worked there for about a year. It was a very rewarding experience. I learned a lot about the warehousing industry and a lot about automation, and I was rewarded with a promotion to work for the stock control department. Where in stock control, they gave me even more tools to learn and grow, and now I am on the regional team as an implementation specialist. This is my second month in that role, and I'm very excited to be able to help get new projects off the ground, such as this particular expansion, if/when it were to come to pass. And I'm really excited about my next opportunity to be able to help the company get started with a new site in Indianapolis. So, one of the biggest reasons to me why we need to have this expansion is similar to what we've heard a lot of the other speakers bring to the table, which is jobs. It's going to add a lot of great jobs that have a lot of good growth opportunities for people. They're not just jobs, as we've heard before, but they're sustainable jobs, lasting fulfilling jobs, with great benefits, and more opportunities for people to grow and learn as I did, to put us in a better position to really earn what we're able to do for the company. They're ready to reward you for what you can contribute. In addition to that, also, not to reiterate what everyone says but it's a great opportunity for Tacoma to grow the local economy, not only directly from the jobs that NewCold is able to provide, both for local businesses, transportation companies, material handling equipment companies, the port of Tacoma, and more.
10. **Timothy Smith** – In the past, I have served two terms on the South Tacoma Neighborhood Council. I've also been involved in zoning and land use issues in South Tacoma and the city at large. I fully support the South Tacoma Economic Green Zone amendment proposal and implore the Planning Commission to approve it in full for inclusion in the upcoming amendment cycle. The city staff is correct that for 30 years we've had well established code to protect our South Tacoma aquifer, probably the most critical natural resource in the city of Tacoma controls. Yet alarmingly, this vital resource continues to be in jeopardy. Well 12A is only now, after millions and millions of dollars, now possibly being able to return to service. We find another well at the south end of the field has been contaminated with permanent chemicals from firefighting foam from Joint Base Lewis McChord. Lakewood will probably have to sue the federal government. So yes, the district is important. The current protection district is a zoning overlay designed to protect the city of Tacoma's drinking water. This district is located above the South Tacoma aquifer. Our aquifer can provide the city with up to 40% of its drinking water from 14 different wells having a production capacity of over 55 million gallons of water per day, and it serves as strategic backup to our Green River primary supply. This critical strategic reserve is used particularly in the summer or in a drought or in times of major climatic change in stress. This protective overlay, according to our own code, should be reviewed every 10 years and include updates and incorporate best science. A comprehensive review is long overdue. This amendment will provide an opportunity to expand possible land uses and promote environmentally conscious green economic development unique to the Pacific Northwest while expanding protections for our water supply. Please approve this and fully support a much-needed review of the protections for our most vital life resource - the water. Thank you, South Tacoma Neighborhood Council for this brilliant idea, the most forward-looking proposal seen in years around this city.
11. **Maddie Merton** – I am Vice President for Business Retention and Expansion with the Economic Development Board (EDB) for Tacoma-Pierce County. The EDB helped recruit Netherlands-based NewCold to Tacoma eight years ago. It was not an easy decision for a foreign based company to place its first major US expansion. They opted to choose to place expansion in Tacoma, Washington. It took many meetings and several partners to land this company and the subsequent 75 jobs that they currently have in Tacoma. I urge you to support NewCold's application to amend a small portion of their Tacoma facility to allow for future expansion and future jobs for our region. This application is supremely

critical to NewCold's success in Tacoma and also within the United States. The requested designation would allow the company to expand in the most optimal way, providing great efficiencies for their site and also for their customers and end users. And ultimately, would benefit Tacoma's economy in the long run. The amendment will help further diversify and expand Pierce County's local economic base, and also bring more investment into our region. Most importantly, the amendment will help pave the way for 100 new family wage jobs with an average salary of \$64,280 in automated cold storage logistics. Due to its highly automated and clean systems, the facility generates efficiencies within the transportation systems not otherwise known within our system. The amendment will help strengthen Washington's economy to withstand economic disruptions as is the current COVID-19 pandemic and would help further our food supply chain within Tacoma and also Washington State. I urge you to consider this amendment for NewCold.

12. **Michael Lewis** – I'm here to advocate for NewCold Tacoma's expansion. I first started here at the NewCold Tacoma site as a construction laborer, and towards the end of the project NewCold recognized my hard work and offered me a job. I was then hired as an order picker, which is one of the entry-level jobs. I work that position for a year. I've been working here since April 16, 2018. I was then promoted to a pick floor lead, and I held that position for eight months. I am now the pick floor supervisor. I believe one of the biggest advantages of expanding the site is the opportunity to hire newly qualified team members and give them the opportunity to learn and grow with the company like myself. NewCold is a great place to work and has become my second family.

--- (Public Scoping Hearing closed at 6:56 p.m.) ---





City of Tacoma  
Planning Commission

Anna Petersen, Chair  
Jeff McInnis, Vice-Chair  
Carolyn Edmonds  
Ryan Givens  
David Horne  
Christopher Karnes  
Brett Santhuff  
Andrew Strobel  
Alyssa Torrez

## Written Comments – 2022 Annul Amendment

Planning Commission's Public Scoping Hearing on June 16, 2021  
(Comments received through closure of record on June 18, 2021)

### List of Commenters (Listed by alphabetical order of last names)

No.	Name	Application Addressed			
		NewCold	South Sound Christian Schools	South Tacoma Economic Green Zone	Minor Plan and Code Amendments
1.	Douglas Bailey			x	
2.	Joy Caddock (comments received late)			x	
3.	Jennifer Dawson-Miller			x	
4.	Venus Dergan			x	
5.	A. Neal Eifling		x		
6.	Paul Ellingson (comments received late)		x		
7.	Alison Hale			x	
8.	Dwane Henning		x		
9.	Bill Herried		x		
10.	Brett M. Johnson			x	
11.	Joshua D. Kelcy		x		
12.	Craig Kessel		x		
13.	Juan La Torre			x	
14.	Joseph Maya			x	
15.	Aislinn Melchior			x	
16.	Ryan Mello			x	
17.	Elisa Nelson		x		
18.	Ron Nelson		x		
19.	Eileen Newton			x	
20.	Morgan Rivasplata Newton			x	
21.	Greg Olson		x		
22.	Bob Pletcher		x		
23.	Janeen Provazek			x	
24.	Susan Reams (comments received late)			x	
25.	Claudia Riedener			x	
26.	Bob & Marcia Riler	x			
27.	Anneliese Simons			x	
28.	Tim Smith			x	
29.	Heidi Stephens			x	
30.	Daniel Villa			x	
31.	Megan Weigley			x	
32.	Heidi White			x	
33.	Terry Wolff (comments received late)		x		



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## **Wung, Lihuang**

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**From:** Douglas Bailey <douglas.bailey1616@gmail.com>  
**Sent:** Saturday, June 5, 2021 11:59 AM  
**To:** Planning  
**Subject:** 2022 Amendment: South Tacoma Economic Green Zone

As a resident of 1944 S Cushman Ave, I would like to write in my support for the South Tacoma Economic Green Zone application and all of its parts within the 2022 Amendment.

A focus on improving groundwater and environmental impact are very important to both my family, my neighborhood, and the sustainable growth of Tacoma as a whole.

--

Douglas Bailey  
Director of Learning & Development-OR, WA, CA  
Columbia Distributing  
(406) 426-0913

## Wung, Lihuang

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**From:** Joy Caddock <joycaddock@gmail.com>  
**Sent:** Saturday, June 19, 2021 9:54 AM  
**To:** Planning  
**Subject:** Keep our groundwater clean.

Dear Planning,

It's vital for the safety and health of people and animals to keep our groundwater clean. I support the economic green zone in South Tacoma. Economics is not about finances and capitalism when it comes to a vital life force like water. I don't support any project that will jeopardize this life force. Our aquifer is sacrosanct and provides 40% of our summer water needs. It's shortsited and genocidal to consider contaminating it in any way. Keep it clean.

I notice I'm over the deadline--but this was just made aware to me. I know many other people (most people) who would stand up for keeping it clean if they had been made aware that our aquifer is at risk for toxic projects. Please include my comment.

Joy Caddock

## Wung, Lihuang

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**From:** Jennifer Dawson-Miller <jennifer.dawson.miller@gmail.com>  
**Sent:** Thursday, June 17, 2021 4:22 PM  
**To:** Planning  
**Subject:** Support for South Tacoma Economic Green Zoone

Dear City Planners,

I strongly support the [South Tacoma Economic Green Zone proposal](#), and encourage it to be moved forward in full. To do anything less would be irresponsible for the future ancestors of this City, and would further blunt our ability to tackle the climate crisis, including the need for clean and available drinking water for our residents. I'm a long time resident, citizen, voter and a fellow public servant (working for the City of Seattle.) I'm especially excited at ramping up Tacoma to become an attractive zone for "green" jobs.

I urge you and our fellow residents to move forward with this plan.

Jennifer Dawson-Miller  
resident of Tacoma since 2005



## **Wung, Lihuang**

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**From:** Venus Dergan <vadergan@yahoo.com>  
**Sent:** Tuesday, June 15, 2021 9:25 PM  
**To:** Planning  
**Cc:** STNC Board; Ryan Mello; Blocker, Keith; Beale, Chris; Senator Steve Conway  
**Subject:** Public Scoping Hearing - South Tacoma Groundwater Protection District - Economic Green Zone Amendment.

Dear Planning Commission:

I am writing in regards to the South Tacoma Groundwater Protection District - Economic Green Zone Amendment. I support the South Tacoma Neighborhood Council's letter and amendment proposal. I encourage you to approve the amendment to move it forward. This amendment is especially important as Sutter Metals Recycling has submitted a permit for expansion at their current location above the aquifers in the South Tacoma Groundwater Protection District.

It is disappointing the Public Scoping Hearing is the same evening as the South Tacoma Neighborhood Council General Meeting.

Venus Dergan  
Manitou Resident and Representative  
South Tacoma Neighborhood Council

**"About seventy percent of the earth's surface is covered with water. Only one percent is fresh water, flowing through rivers, lakes, and underground streams. Much of that has already been polluted by humans. That is why aquifers and springs--natural sources of clean water--are so important. Given how much damage this pollution inflicts on public health, the environment, and the economy once it gets into the water, it's critical that emphasis be shifted from filtering out toxins to not using them in the first place. Prevention is the only credible strategy."**

[Aquifers — Safe Drinking Water Foundation](#) SDWF safe drinking water foundation

## Wung, Lihuang

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**From:** A Neal Eifling <neal@bestwaylending.com>  
**Sent:** Friday, June 18, 2021 11:18 AM  
**To:** Planning  
**Subject:** South Sound Christian School Application

To Whom It May Concern,

I'm one of the acting School Board Members at SSCS and also owner of Best Way Lending, Inc. a local Mortgage Broker.

Knowing firsthand how the local housing shortage are negatively impacting our area which includes a lack of affordable rental options. It would best serve the local community for the City of Tacoma to take advantage by re-zoning these underutilized properties into high-density developments. High-Density Developments are also great incubators of future new home buyers. Crossing over from renting into homeownership creates equity of wealth.

Sincerely,

**A. Neal Eifling** | NMLS/MLO ID: 109948  
**CHF Loan Originator | Direct Owner**  
**D:** (253) 549-8300 | [neal@bestwaylending.com](mailto:neal@bestwaylending.com)

**Best Way Lending, Inc.** | NMLS/MB ID: 68942  
304 35<sup>th</sup> Ave Ct NW, Gig Harbor, WA 98335  
[www.bestwaylending.com](http://www.bestwaylending.com).

**NMLS Consumer Access** – *verify a financial services provider*

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## Wung, Lihuang

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**From:** Paul Ellingson <pellingson@bargreen.com>  
**Sent:** Wednesday, June 23, 2021 11:53 AM  
**To:** Planning  
**Cc:** Joel Jones  
**Subject:** South Sound Christian School Application

To the City of Tacoma Planning Commission

I am writing in support of the South Sound Christian School Application for a land use designation revision. Having our corporate offices located next to the subject property for over 40 years we have seen an evolution of the entire area West of I-5 to being much more commercial and there is now a need for more real estate in this area to be designated for commercial use. We are in need of additional space ourselves. Current zoning would not allow us to use the property even if we were able to purchase it. In our situation this would result in 80 to 100 more jobs in the future as well as another 20 million dollar building on the tax rolls. Please feel free to reach out to me if I can answer any further questions.

Paul Ellingson  
CEO  
Bargreen-Ellingson  
253 380 0477

**Wung, Lihuang**

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**From:** Alison Tracy Hale <ahale2778@gmail.com>  
**Sent:** Thursday, June 17, 2021 11:36 AM  
**To:** Planning  
**Subject:** South Tacoma Economic Green Zone

I am writing as a concerned Tacoma citizen and homeowner to express my support for the South Tacoma Economic Green Zone proposal. I encourage it to be moved forward in full.

Signed,  
Alison Hale  
4419 N. 30th St  
Tacoma WA 98407

**Wung, Lihuang**

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**From:** Future Homes Bremerton <futurebremerton@aol.com>  
**Sent:** Friday, June 18, 2021 12:00 PM  
**To:** Planning

Regarding development of property currently owned by South Sound Christian Schools.

This property has no use to SSCS. and would be better used and developed for use as low cost housing.

Dwane Henning Member of the board SSCS.



## Wung, Lihuang

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**From:** Bill Herried <bill@cpcf.org>  
**Sent:** Friday, June 18, 2021 12:32 PM  
**To:** Planning  
**Subject:** Testimony: South Sound Christian And CenterPoint Zoning App  
**Attachments:** Letter to Commissioners.pdf

**Note: I have pasted the text of my testimony into this email, and am including it formatted in a pdf which might be more readable.**

Hello Commissioners,

First of all, a HUGE thank you for serving on the planning commission. I was part of the Zoom audience last Wednesday night, and it gave me an appreciation for what you all do to think through some of the critical land use issues we have as Tacoma continues to grow.

I am writing in support of the joint application from South Sound Christian Schools and CenterPoint Church. For us at CenterPoint, the genesis of this application began a little over 3 years ago as we did a comprehensive overview of our facility and grounds. The findings were numerous, but I will keep this short.

The property is being underutilized. First, we are not using about three-quarters of the property and second, we are hidden away—very few know that we are here.

Thus, we began a few years ago to look at options and settled on the plan to sell the entire property and relocate to a place that would allow us better visibility.

The reason that we are seeking a commercial designation is that it is most consistent with the area and will allow the greatest breadth of property use.

- The current residential zone of our property is a holdover from the 1950's. At that time, there were a few homes along what is now Tacoma Mall Blvd (formerly Sprague Avenue). All of these are gone, and the entire stretch is commercial. In fact, we originally owned the Tacoma Mall Blvd. frontage between 64th and 66th, which is now commercial. It was upgraded from R2 to Commercial as well.
- A commercial zone on our plot is a natural transition. Continuing commercial from Tacoma Mall Blvd. to the grade on the west side of our property is a natural division. As you move west on the property, there is a steep, impassable grade. Below that grade, South Sound Christian is requesting a higher density housing. Allowing for this would blend the transition from commercial (our property), to higher density housing at the bottom of the grade, blending to the current single-family homes.
- CenterPoint's property is currently surrounded by local businesses. To give you an idea what borders our property, to the north is the Wapato Hills green space and an office building. To the east are numerous businesses (commercial), and to the south are a number of businesses as well (e.g., La-Z-Boy furniture, Rich's Spa and Bargreen Ellingson—commercial), as well as some apartments. To the west is South Sound Christian School. The land between the two properties is at a steep grade. Because of the grade, it is not possible to drive or even walk between the properties except for 64th Street, making it a natural transition point.
- Business Owners around us agree. We have spoken with business owners on our borders and their response is positive for the commercial possibility as well.

Thank you for your consideration and I hope you will support this application.

Also, please let me know if I can answer any further questions.

Many, many thanks again,

Bill Herried

Lead Pastor

[bill@cpcf.org](mailto:bill@cpcf.org)

[www.cpcf.org](http://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.

## Wung, Lihuang

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**From:** Brett Johnson <bmjohnson75@hotmail.com>  
**Sent:** Friday, June 18, 2021 4:56 PM  
**To:** Planning  
**Cc:** Dorothy Walker; 'Dorothy Walker'; Bliss Moore; Mary Chapman  
**Subject:** SUPPORTING South Tacoma Economic Green Zone!

Greetings!

We at the Sierra Club Tatoosh Group of Pierce County fully support the South Tacoma Economic Green Zone as proposed, and we urge the Tacoma Planning Commission to move it forward through the process in full.

We support robust protection of our precious groundwater aquifer, which provides up to 40% of our backup water supply. We support the rejuvenation of an area of town that has been neglected over the years. We support measures to prevent possible contamination, instead of simply responding to incidents after they happen and hoping it won't recur. We support building a sustainable economy for the future that emphasizes renewable energy, energy efficiency, and reducing, reusing, and recycling. We believe this Green Zone proposal will enable the community to rise to the challenge and lead the way in Pierce County.

We have over 2,000 Sierra Club members here in Pierce County, and we frequently advocate for greater sustainability in our communities. We believe this South Tacoma Economic Green Zone proposal provides an outstanding opportunity for positive change.

Thank you for your consideration!

Sincerely,

Brett M. Johnson, Co-Chair  
Sierra Club Tatoosh Group of Pierce County

## **Wung, Lihuang**

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**From:** Joshua Kelcy <jkelcy@gmail.com>  
**Sent:** Thursday, June 17, 2021 5:54 PM  
**To:** Planning  
**Subject:** Amendment Application - Zoning of SSCS's South Property

To Whom it may Concern,

My name is Joshua Kelcy and I am a board member for South Sound Christian Schools and a parent of two students at Tacoma Baptist. I am writing in support of SSCS' efforts to have their south property rezoned for high-density residential development in accordance with the city's residential strategic plan.

The subject property has been underutilized for at least twenty years and there is a desperate need for additional affordable housing in Tacoma. We have recently lost a few employees due to their relocation to other parts of the country in search of more affordable housing.

We would very much like to see families be able to take advantage of affordable housing options in our area. Please help us be good partners in growing our neighborhood.

Kind Regards,  
Joshua D. Kelcy

## Wung, Lihuang

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**From:** CK17399 <cskessel@gmail.com>  
**Sent:** Friday, June 18, 2021 10:35 AM  
**To:** Planning  
**Subject:** South Sound Christian Schools & CenterPoint Christian Fellowship Amendment Application

Dear Planning Commission,

My name is Craig Kessel and I serve as the Chairman of the Board of Directors for South Sound Christian School located at 2052 S 64th St, Tacoma, WA 98409.

I am writing to request your support for the amendment application proposal for South Sound Christian and CenterPoint. For too many years the space and property has been underutilized. Our hope is that the release of this property for development will yield a vibrant community for families who can take advantage of affordable housing in a developing neighborhood. We are excited about the possibilities and look forward to being good partners for all parties involved.

Thank you for your consideration. We really appreciate it.

Best regards,  
Craig Kessel  
253-222-9849



## **Wung, Lihuang**

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**From:** Juan La Torre <juanlatorre4art@gmail.com>  
**Sent:** Thursday, June 17, 2021 9:23 PM  
**To:** Planning  
**Subject:** Protecting the Groundwater of Tacoma.

Hello, I am sending this email in support of the South Tacoma Economic Green Zone proposal and I want to beg the Planning Commission to move it forward, in full.

For increasing the protections for our Tacoma Ground Water Aquifer, Thank You !

## **Wung, Lihuang**

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**From:** Joseph Maya <mayajoseph253@gmail.com>  
**Sent:** Friday, June 18, 2021 3:25 PM  
**To:** Planning  
**Subject:** South Tacoma Green Zone proposal

Hello,

My name is Joseph Maya, and I am a resident of Tacoma.

I'd like it to be known that I support the South Tacoma Economic Green Zone proposal, and encourage it to be moved forward in full.

Thank you for your time.

-JM

## **Wung, Lihuang**

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**From:** Aislinn Melchior <amelchior@pugetsound.edu>  
**Sent:** Friday, June 18, 2021 10:36 AM  
**To:** Planning  
**Subject:** Please protect Tacoma groundwater

To the membership of the Planning Committee,  
As more and more people move into our city, there are greater pressures on the systems that provide us with clean water. Creating an economic green zone to protect our water resources is a mark of your foresight. Thank you for protecting water, our most vital resource.

Sincerely, aislinn melchior

Aislinn Melchior  
Professor of Classics and Mediterranean Studies  
President, Archaeological Institute of America, Puget Sound Society  
President of Phi Kappa Phi, Puget Sound Chapter

## Wung, Lihuang

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**From:** Ryan Mello <[ryan.mello@piercecountywa.gov](mailto:ryan.mello@piercecountywa.gov)>  
**Sent:** Thursday, June 17, 2021 11:42 AM  
**To:** Planning  
**Cc:** Heidi S.; Evan Koepfler; Joe Bushnell  
**Subject:** Tacoma Groundwater Protection & Economic Green Zone

Tacoma Planning Commission,

I am writing in regards to the South Tacoma Groundwater Protection District - Economic Green Zone proposed amendment. I support the South Tacoma Neighborhood Council's letter and amendment proposal. I encourage you to approve the amendment to move it forward. This amendment is especially important as Sutter Metals Recycling has submitted a permit for expansion at their current location (and other potentially dangerous heavy industry) above the aquifers in the South Tacoma Groundwater Protection District.

Thank you for your consideration.

Best,  
Ryan Mello

**Ryan N. Mello**  
**Council Member - District 4**  
930 Tacoma Avenue S. Rm 1046  
Tacoma, WA 98402  
(He/Him) | 253.798.7590 (Office) | 253.331.3425 (Cell)  
[Pierce County Council Information](#) | [ryan.mello@piercecountywa.gov](mailto:ryan.mello@piercecountywa.gov)



*Notice: All e-mail communications with the Pierce County Council may be subject to disclosure under the Public Records Act (Chapter 42.56 RCW) and should be **presumed to be public**.*

## Wung, Lihuang

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**From:** Elisa Nelson <elisa.a.nelson@gmail.com>  
**Sent:** Thursday, June 17, 2021 9:55 PM  
**To:** Planning  
**Subject:** Zoning of CenterPoint Church property

Dear Commissioners:

I am writing in reference to zoning the South Sound Schools and CenterPoint Church properties. Growing up in Tacoma and being a member of CenterPoint Church (formerly South Tacoma Baptist Church) from birth until now, I remember "breaking ground" on the church's current location in the late 1960s. There were a few houses scattered on what used to be Sprague Avenue directly above the church property. No one imagined how much this area would change in the coming years.

I believe the best designation for this property would be a commercial designation. Tacoma Mall Boulevard, stretching from the Tacoma Mall all the way past 84th Street, is the home of businesses of all kinds, small and large, banks, a theater complex and a well known home improvement store. Zoning the church property for commercial use would complement and expand the current setting. I understand that the neighboring businesses are extremely favorable toward commercial zoning of the property. Some may be desiring to expand and possibly relocate headquarters in one of the state's largest cities. This would, of course, bring countless new well-paying employment opportunities and revenues to match.

Having taught in the Tacoma School district for 22 years, I know that the district is on the cutting edge of education. This would draw new employees to settle in the city, bringing even more revenue.

With your many hours dedicated to ensuring the growth of this wonderful city, I'm sure you can see the potential boon a commercial designation of this property could bring. Thank you for considering this request, and for the hard work you do to improve Tacoma.

Sincerely,

Elizabeth Nelson  
--- Elisa Nelson ---

~ "Yet the Lord longs to be gracious to you; he rises to show you compassion. For the Lord is a God of justice. Blessed are all who wait for him." Isaiah 30:18

## **Wung, Lihuang**

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**From:** Ron Nelson <rnelson@tacomabaptist.org>  
**Sent:** Friday, June 18, 2021 10:13 AM  
**To:** Planning  
**Subject:** South Sound Christian School Application

To Whom It May Concern,

I have been a member of the Board of Directors and Treasurer of South Sound Christian Schools, dba, Tacoma Baptist School for 17 years.

For years before my arrival at the school, this portion of our campus has been totally unused by our school, I would sincerely like to see that change. By the city making the change that would allow high-density residential development this would allow this property to be released to be better utilized (actually we believe this also supports the city's residential plan).

It has been an unfortunate underutilization of space and property for multiple decades, probably 20+ years. We believe this a classic win-win-win. This is good for the community allowing for more affordable housing in our area, for the city, and for our school.

We hope the re-zone of the south piece of South Sound Christian School will be approved.

Thank you for your consideration of this request.

Ron Nelson



**Wung, Lihuang**

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**From:** Eileen Newton <mammyde2@gmail.com>  
**Sent:** Thursday, June 17, 2021 8:54 PM  
**To:** Planning  
**Subject:** Comment on Scope of Work for 2022 Amendment

Please protect our ground water and provide an economic green zone for south Tacoma.

Eileen Newton

## **Wung, Lihuang**

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**From:** Morgan Nova Rivasplata Newton <morgannova.rivasplata@gmail.com>  
**Sent:** Thursday, June 17, 2021 9:11 PM  
**To:** Planning  
**Subject:** Comment on Scope of Work for 2022 Amendment

My name is Morgan Rivasplata Newton, I'm a lifelong citizen of Tacoma and I support the south Tacoma economic green zone proposal. I support increased protections for our Tacoma ground water Aquifer and encourage the planning commission to move it forward in full. Please protect our ground water.

Thank you  
-Morgan

## Wung, Lihuang

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**From:** Greg Olson <golson@tacomabaptist.org>  
**Sent:** Friday, June 18, 2021 8:42 AM  
**To:** Planning  
**Subject:** South Sound Christian School Application

To Whom It May Concern:

I have lived in the Tacoma area all my life, including 10 years right next to Wapato Park. I'm also an alumnus of Tacoma Baptist Schools (South Sound Christian Schools) and now an employee. Working both in the business and ministry fields, with degrees both in management and strategic leadership, I enjoy seeing possibilities become reality. It can be very satisfying to be able to see various pieces of a puzzle come together to accomplish things that they might not be able to on their own. When my Grandfather built the first buildings for the Tacoma Baptist campus, he was part of a team of people that had a vision they brought into reality. A vision that has not only benefited their faith community, but the greater South Tacoma community as well.

With the long underutilized piece of property owned by Tacoma Baptist Schools, I see a vision for multiple parties in our community to be served well. It seems like this property is ideally positioned for some sort of new, multi-family housing. With home prices continuing to skyrocket, more and more families are looking for affordable and safe places to live. Tacoma Baptist would like to be a good neighbor and community member by seeing this property utilized to help Tacoma and its people.

I, and Tacoma Baptist, would like to see the City partner with us and others to use this property to benefit the whole community. I'm asking you to help us create the opportunity for affordable and safe housing for Tacoma families that can benefit us all, not and into the future.

Thank you for your consideration,

Greg Olson  
Director of Admissions  
253-475-7226 ext 105  
[tacomabaptist.org](http://tacomabaptist.org)



2052 S 64th St Tacoma, WA 98409 • 253.475.7226 • [tacomabaptist.org](http://tacomabaptist.org) • Cognia Accredited • Member of WIAA

## Wung, Lihuang

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**From:** Sue Ellen Kenyon <skenyon4@yahoo.com>  
**Sent:** Thursday, June 17, 2021 1:47 PM  
**To:** Planning  
**Subject:** Property in South Tacoma

To whom it may concern:

My name is Bob Pletcher and I have lived at 2469 S 64th Street in Tacoma for over 40 years. I am familiar with Tacoma Baptist Schools trying to sell some of their property. I am writing on behalf of the school in favor of this. This property needs to be released for development, it would be best for all to have this space be utilized for a residential area. This property has been vacant for over 20 years, would like to see people and housing go in. Thank you for the consideration.

You may reach me if needed at robertpletcher36@gmail.com or 253-656-9042

Bob Pletcher

## **Wung, Lihuang**

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**From:** Janeen Provazek <provaj@hotmail.com>  
**Sent:** Wednesday, June 16, 2021 2:14 PM  
**To:** Planning  
**Subject:** Protecting our aquifer

Hello Planning commission.

I am a Tacoma resident urging you to support the South Tacoma Economic Green Zone amendment. Please move it forward in full!

Thank you so much,

Janeen Provazek  
1117 N 7th St  
Tacoma, WA 98403

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## Wung, Lihuang

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**From:** oh Susannah <sreams1@gmail.com>  
**Sent:** Saturday, June 19, 2021 8:41 AM  
**To:** Planning  
**Subject:** We need clean ground water

Dear Committee Members, I hope my comments will be considered in support of the green initiative to clean Tacoma's water although sent a day late. Please include me in with comments due Jan 18.

I just bought a house here moving from Olympia. After moving in to my S G street house, I began experiencing burns all over my body from whatever toxins are in the city of Tacoma water. I installed filtration yet still, toxins are coming thru causing rashes if I expose myself. My animal only drink the water if filtered. My only life change, Tacoma city water.

Sadly, due to debilitating horrific and unsightly rashes I am experiencing from the city of Tacoma water, I must act to help support green water initiatives and for your response, since we all know the water is over copper limits already, has as much chlorine as a pool or hot tub, and is not potable or fit to touch human or animal skin.

I'm so sad I bought here and am now stuck being exposed to the disgusting water here. I can't afford the additional \$15k to install more filtration and softener.

Please realize this problem must be solved thru better green and cleansing options suitable for mammals as water is running out due to no green initiatives and climate change world-wide. Invest in making Tacoma water healthy as it is JUST as important as supporting the growth here if you want people to live healthily here.

Susan Reams  
4045 S G Street  
Tacoma wa 98418



## Wung, Lihuang

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**From:** ixia@harbornet.com  
**Sent:** Friday, June 18, 2021 2:13 PM  
**To:** Planning  
**Subject:** Support of South Tacoma Economic Green Zone

Hello all,

I am writing to you to support the proposed South Tacoma Economic Green Zone amendment.

As you know, the groundwater in South Tacoma supports over 20,000 residents.

As you also are likely aware of, the entire west coast is under an extreme drought.

In 2015, the city had to purchase water for over \$ 550,000 during the drought. This scenario is likely not an outlier, as rain patterns are shifting and glaciers melting worldwide.

It was frankly shocking that a car crushing business was allowed to set up shop ON TOP of a protected aquifer. Since they started operations, we learned that their systems are failing and they have to haul off toxic debris, increasing truck traffic and toxifying another location.

If you look at demographics you will see that that neighborhood has a high amount of young families. Car crushing releases bromine into the air – and into the lungs of kids in the area. How can you possibly allow this and even contemplate a massive expansion?

A new review for the aquifer protection is LONG overdue. If we do not protect our clean drinking water not much else matters. Water Is Life!

It is time to put an end to forever pollution, to the laissez faire libertarian idea if anything goes.

Industry has left underground oil tanks behind and only voluntary efforts are requested. Let's not treat them like teenagers, but like grown up businesses who should not get away with hoisting their pollution onto the community.

Our resources are finite and in danger.

It is your job to protect the community. We count on you to just do that.

Tacoma has a loooooooooooooooooong history of forever pollution – allowing and inviting anyone and all to take advantage of the city.

Let's show a little self-respect and demand better, demand non-polluting green jobs and a better future.

We are all guests on Puyallup Territory. Let's honor that by thinking 7 generations ahead.

It will leave you with the simple principal: DO NO HARM.

Regards

Claudia Riedener

## Wung, Lihuang

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**From:** Bob Riler <bobriler@gmail.com>  
**Sent:** Friday, June 18, 2021 4:07 PM  
**To:** Planning  
**Subject:** Comment on Scope of Work for 2022 Amendment

We have reviewed the proposal for this project. Our concerns revolve around the already dangerous situation that the current facility poses. Large trucks exit Hwy 16 and make a sharp right turn onto Center Street. Then truck make another sharp left (two lanes turning left simultaneously). Both cases pose high risk to residential traffic. In addition, the intersection of Orchard and Center/Regents is being decimated by the weight of the trucks and the volume of traffic. (This is not to mention trucks trying to enter Hwy 16 using the onramp off Center. Trucks are not able to manage the uphill climb and cause frustrated drivers to make dangerous maneuvers around the trucks.) The infrastructure simply cannot handle what exists let alone any increase posed by this amendment. The risk is too great. The stupidity of allowing this in the first place is another matter. Deny this proposal.

*Bob & Marcia Riler  
704 Claremont Street  
Fircrest, WA 98466  
253-317-8968 - cell*

## **Wung, Lihuang**

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**From:** Anneliese Simons <tacomasummer@gmail.com>  
**Sent:** Thursday, June 17, 2021 10:01 PM  
**To:** Planning  
**Subject:** protect our water with the South Tacoma Economic Green Zone

hello,

As a citizen of Tacoma, I encourage you to enact the South Tacoma Economic Green Zone plan in full. We need our water clean and safe. For the health and welfare of all, please utilize the South Tacoma Economic Green Zone plan.

Anneliese Simons  
2905 South 17th Street  
Tacoma, WA 98405  
253 573 0137

## Wung, Lihuang

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**From:** Timothy Smith <mr\_tjsmith@hotmail.com>  
**Sent:** Friday, June 18, 2021 6:45 AM  
**To:** Planning  
**Subject:** Comments of Support for the 2022 Amedment Cycle Element: South Tacoma Economic Green Zone

Good morning,

Please include my comments of support.

Vr,

Tim Smith  
South Tacoma

To: Planning Commission  
RE: 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 and still is 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.

However, it seems like we may have one with in Oak Tree Park's un-fluoridated water well - one of two public-access sources in Tacoma -contaminated with PFAS – a component of firefighting foam used for decades at JBLM.

This contamination is from outside the STGPD boundary. The City of Lakewood has profoundly serious issues with its groundwater given extensive contamination from PFAS and is suing the Federal Government over the presence of the "forever toxins" (called such because there is no known method of remediation).

The Lakewood Water District is suing the U.S. government, including the Department of Defense, the Air Force and the Army as well as 13 manufacturers, including 3M and DuPont, of firefighting foam used on Joint Base Lewis-McChord that leaked into the groundwater supply.

The district said it will spend over \$377 million in the next 50 years for water-quality protection projects because the foam contains Per- and polyfluoroalkyl substances (PFAS) that have potentially adverse effects on people's health and the environment.

PFAS are referred to as "forever chemicals" by the Environmental Protection Agency because they don't break down naturally in the environment. The C-8 Medical Monitoring Program, created as part of a settlement against DuPont over water contamination in West Virginia, found a probable link between PFOA — part of the PFAS family — and pregnancy-induced hypertension, kidney disease, testicular cancer, thyroid disease and high cholesterol.

We cannot build a "wall" around the water infiltration area to protect the aquifer but we sure as hell should not permit infiltration threats directly on TOP of the aquifer.

But we did.

We permitted an auto-crushing chop shop to locate directly over the center of the aquifer over the objections of the residents and our CURRENT protection overlay. This chop shop facility is somehow allowed to infiltrate water containing involving toxic auto-fluids, metals and degreasers directly into the groundwater (all of which are specifically noted by the Tacoma Pierce County Health Department / TPCHD as contaminants to strictly avoid in such an area).

Even though restrictive procedures are in place to require quarterly testing and reports – no such reports have been provided and the system for cleaning – to a degree- the infiltrated water is not

functioning as we were promised. We know the company is shipping its toxins somewhere offsite for disposal. How stupid are we?? NOW they want to expand!

Even more recently, the TPCHD reported the discovery of more abandoned and leaking underground petroleum tanks, which current regulations only require voluntary clean-up of which then often goes uncompleted.

These are just a few of the examples which need to change to prevent future contamination, and ensure better protection, going forward... and, which is why when the STGPD was codified, it included the requirement of periodic review for exactly this purpose.

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 protective overlay, according to our code, should be reviewed every 10 years and include updates and incorporate best science. A comprehensive review is long overdue.

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

**From:** [Heidi S.](#)  
**To:** [Planning](#)  
**Cc:** [Wung, Lihuang](#); [Harala, Larry](#)  
**Subject:** Public Comments submission for June 16 Public Scoping  
**Date:** Thursday, June 17, 2021 4:25:21 PM  
**Attachments:** [Updated - Public Scoping presentation pages.pdf](#)  
[STEGZ - Public Scoping Presentation Comments 16JUN2021.pdf](#)

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Hi Lihuang (cc'ing Larry) ~

Could you please include these two documents as part of the submitted public comments for the June 16th Public Scoping, please?

Two attachments: transcript of my presentation statement and updated "slides" ~ thank you.

Heidi Stephens  
HeidiGS@hotmail.com

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# **SOUTH TACOMA GROUNDWATER PROTECTION DISTRICT and Aquifer Recharge Areas ECO-INDUSTRIAL PARK AND ECONOMIC GREEN ZONE**



## **Summary:**

The South Tacoma Aquifer (at times providing up to 40% of Tacoma's back-up water supply) is damaged and threatened from decades of heavy industrial use directly above and near this precious groundwater resource.

The South Tacoma Groundwater Protection District (STGPD) and its current zoning-overlay need updating to reflect modern-day best science; when the STGPD was codified, it included a requirement of periodic review for exactly this purpose.

## **Objectives:**

- Increased protections within the STGPD and aquifer recharge areas via city code, comprehensive plan and/or land designation changes
- Review of STGPD to align the Comprehensive Plan, the Urban Tree Canopy, Tacoma Environmental Act, Climate Justice Action Plan and other guiding City of Tacoma and regional intent

## **Goals:**

- Prevent further contamination from above and/or near the South Tacoma Aquifer and recharge areas
- Incentivize non-polluting industrial/manufacturing for revitalization and future economic green zone

## **Results:**

- Eliminate costly long-term clean-up corrections
- Cleaner water, soil and air quality for improved health and environment, and opportunities for new eco-industry

We propose logical and reasonably-phased modifications to transition away from harmful land uses and polluting industries, while creating and promoting a South Tacoma Economic Green Zone consistent with Tacoma's economic and environmental goals for a true live/work/play community.

### **The Future: Edison (South Tacoma) Eco-Industrial Center and Economic Green Zone**



Update the code to:

- Exclude any exceptions to the South Tacoma Groundwater Protection District.
- Define and implement “periodic” review.
- Make contamination correction/clean-up be mandatory, not voluntary.

Propose to additionally prohibit:

- No Metal Recycling/Metal Shredding/Auto-Crushing (as well as no expansions of current facilities) anywhere within city-limits but especially not within the South Tacoma Groundwater Protection District (STGPD) and aquifer recharge areas.
- No new above-nor-below ground hazardous substance tanks or storage within the STGPD and aquifer recharge areas.
- No new polluting industrial/manufacturing within the STGPD and aquifer recharge areas (for promotion of proposed South Tacoma Economic Green Zone). ~ *see actual application for details of the above.*

***The time is well-past for developing a present-day approach to enable Eco-Industry,  
while precluding hazards resulting in costly clean-up.***

#### **Proposed Motion for the Commission:**

- Move to forward the South Tacoma Economic Green Zone amendment, in full, for the 2022 Annual Amendment Cycle process, to
- conduct a comprehensive policy review of South Tacoma Groundwater Protection District and aquifer recharge areas; making code, land use, and policy changes using best science while excluding future exceptions to STGPD Regulatory Code, for
- future “green code” land-use concepts within STGPD to lay the foundation for a South Tacoma Economic Green Zone.

# **SOUTH TACOMA**

## **GROUNDWATER PROTECTION DISTRICT (and Aquifer Recharge Areas) ECO-INDUSTRIAL PARK AND ECONOMIC GREEN ZONE**



### **Public Scoping Presentation Transcript**

Thank you for the opportunity to speak about this amendment proposal.

My name is Heidi Stephens, I'm a long-time resident of South Tacoma and a board member of the South Tacoma Neighborhood Council which approved and submitted this application.

South Tacoma is a community of residential, recreational, school and business districts, but is disproportionately disadvantaged due to decades of industrial pollution.

The groundwater aquifer in South Tacoma has been a valuable water resource first to plants, animals and the Coastal Salish peoples, to dairy farmers and then to steam railroad shops in the late 1800s which began the legacy of pollution and heavy industry in this area.

Today, South Tacoma has some of the highest illness and mortality rates among its residents, in all of Pierce County, and some of the highest pollution levels in the entire United States.

But the health of the South Tacoma Groundwater Aquifer may affect much more than the residents in just South Tacoma.

Fresh water will be our most important resource in the climate crisis; we must and can protect our water from contamination with these proposed changes, and as noted in our application, due to current allowances, contamination above and threatening the aquifer continues to occur with long-lasting and costly effects.

As was intended in its code, the South Tacoma Groundwater Protection District is to be periodically reviewed and updated to reflect modern day best science, which is long over-due.

For example, the original protections didn't allow for infiltration -- it wasn't until around 1990s, I've been told, when infiltrating stormwater was seen as possibly viable and added to the code; however, more recent input suggests that infiltration in industrial areas needs re-thinking, since even protective caps and lined swales can fail.

Without periodic code review and regular updates, as recently as a just few years ago a metal recycling / auto crushing facility was allowed to begin operation directly above our protected groundwater aquifer, involving toxic auto-fluids, metals and degreasers (all of which are specifically noted by the Tacoma Pierce County Health Department / TPCHD as contaminants to strictly avoid in such an area).

Even more recently, the TPCHD reported the discovery of abandoned and leaking underground petroleum tanks, which current regulations only require voluntary clean-up of which then often goes uncompleted.

These are just a few of the examples which need to change to prevent future contamination, and ensure better protection, going forward... and, which is why when the STGPD was codified, it included the requirement of periodic review for exactly this purpose.

So, among many important items in this submission, and regardless of anything else, it is well past time for the required review of the South Tacoma groundwater overlay.

This proposal will not only accomplish that minimum review requirement, but it will also include a larger view for the "South Tacoma Economic Green Zone" with the purpose of creating new, non-polluting, business opportunities in our groundwater protection district.

This proposed amendment, is meant to create new land-use code, and a strategic plan for redirecting and re-energizing the South Tacoma industrial area, above and near the aquifer, into a Green Manufacturing Center.

This process will not inhibit, it will enable the right kind of growth and development needed for the future.

The U.S. EPA, the WA Department of Ecology and our own city's Climate Justice Action Plan all agree that it is less expensive to protect soil, groundwater and aquifers to prevent pollution, than the cost of restoration after contamination... and South Tacoma has already had to go through a lot of costly clean-up.

Because of EPA intervention, this area is now primed to transform from its toxic brownfield history into a model of a new Green Economy, and South Tacoma (in particular) provides one of the last opportunities for a true live-work-play community.

### **The Future: Edison (South Tacoma) Eco-Industrial Center and Economic Green Zone**

So, we're asking for the city not to go backwards, and to go further than just reinforcing existing zoning but updating the groundwater protection within our city limits to avoid any possibility of contamination.

We're requesting:

- a comprehensive review for deconfliction of existing zoning, code, and other requirements
- with a goal of protecting the priceless natural resource which is the South Tacoma Aquifer,
- stabilizing and improving the environmental conditions for this historically badly impacted community,
- to lay the foundation for investment and development in Green Economic and a Green Industrial characteristic as the first of its kind and unique to anywhere in the Pacific NW.

We should only be allowing the best businesses and best practices to come into this zone, with no exception to the code allowed if it could endanger the aquifer or the regional environment.

Present-day businesses in conflict or in variance with new code will be encouraged and induced to work toward complete compliance. This may be done in phases, but since this is the inevitable direction we must take, eventually, the sooner we get started the better.

I'm hoping this commission agrees, and I'm asking you to be part of a wonderful change toward a more positive future.

We ask for your approved motion to move this proposal forward in full and, at the very least, to begin the long overdue review and analysis which will then be the basis for laying out future steps to make South Tacoma an invaluable asset to the city, especially in the face of climate change.

We must begin taking this kind of action now to preserve and protect our aquifer while also creating new and innovative ways to produce the products and work environments which will benefit both Tacoma's economy and ecosystems for generations to come.

Thank you,

Heidi Stephens – South Tacoma Neighborhood Council Board Member, At-Large  
~ On behalf of the South Tacoma Neighborhood Council Board



## Wung, Lihuang

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**From:** Daniel Villa <darovi2003@yahoo.com>  
**Sent:** Friday, June 18, 2021 8:37 AM  
**To:** Planning  
**Subject:** Aquifer Protection

Dear Planning Commission,

I'm not fully up to speed on the Green Zone and the South Tacoma Groundwater Protection District, but whatever you do I hope that you will prioritize the safety and health of our water sources. The three goals I read about in the brief sound good:

- Update the Comprehensive Plan to further prioritize protection of the South Tacoma Groundwater Protection District
- Update to Tacoma Municipal Code Title 13 to create new industrial and use categories that would be specific to protection of the South Tacoma Groundwater Protection district.
- Update to the Tacoma Municipal Code Title 13 to create a "Green Industrial" center and with the intent of economic development and also fostering environmentally sustainable industry specifically within South Tacoma.

I hope you are able to further protect our drinking water and foster sustainable businesses.

All the best,

Daniel Villa  
1217 S 9<sup>th</sup> St  
Tacoma, WA 98405

## **Wung, Lihuang**

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**From:** Megan Phillips <tahomarose@gmail.com>  
**Sent:** Thursday, June 17, 2021 7:42 PM  
**To:** Planning  
**Subject:** South Tacoma Economic Green Zone

I support the South Tacoma Economic Green Zone proposal, and encourage it to be moved forward in full.

I live in the affected area near 31st and Adams, bought a home here 3 years ago. I was shocked to learn that there was an aquifer under the Nally Valley. And that we drink the water! Even if I didn't live in this area I would still fully support its protection and the water beneath it.

Tacoma has a long history of poisoning the earth and water, let's work on cleaning it up.

Thanks,

Megan Weigley



## Wung, Lihuang

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**From:** Heidi <batlmaidn3@aol.com>  
**Sent:** Thursday, June 10, 2021 2:06 PM  
**To:** Planning; City Clerk's Office; board@southtacoma.us  
**Subject:** Re: 2022 Amendment June 16 Public Scoping Hearing  
**Attachments:** Letter to planning commision Ground Water.docx

06/10/2021

Dear Planning Commission:

I am writing in regards to the South Tacoma Economic Green Zone proposed changes in the Comprehensive Plan. I completely support the South Tacoma Neighborhood Council's letter amendment proposal and strongly encourage you to move forward in full with the changes.

I am a lifelong resident of South Tacoma and believe we should do everything possible to protect the South Tacoma ground water and get rid of the out dated regulations for this area.

Sincerely,

Heidi White, Resident of So Tacoma  
4705 S American Lk. Blvd.  
Tacoma, WA 98409

## **Wung, Lihuang**

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**From:** TERRY WOLFF <twolff5050@aol.com>  
**Sent:** Sunday, June 20, 2021 6:19 AM  
**To:** Planning  
**Cc:** Wolff, Terry  
**Subject:** Support for South Sound Christian School

I (Terry Wolff ), live at 6621/6623 So Wapato, and would Support South Sound Christian School and the future development of the property to the east of my parcel.

Terry Wolff  
6621 S Wapato  
Tacoma Wa 98409  
253-753-4184

[Sent from the all new AOL app for Android](#)