



City of Tacoma
Planning Commission

Christopher Karnes, Chair
Anthony Steele, Vice-Chair
Morgan Dorner
Robb Krehbiel
Brett Marlo
Matthew Martenson
Jordan Rash
Payton Swinford
(District No. 4 – vacant)

Public Comments

Meeting: Wednesday, April 2, 2025

Submittal: Written comments received at planning@cityoftacoma.org

Subjects: Comments are addressing the following Discussion Item(s) on the agenda:

- F1 2025 Annual Amendment Package – Minor Amendments to the Land Use Regulatory Code**
- F2 South Tacoma Groundwater Protection District Code Update – Best Available Science Review**

No. of Comments: Two



The City of Tacoma does not discriminate on the basis of disability in any of its programs, activities, or services. To request this information in an alternative format or to request a reasonable accommodation, please contact the Planning and Development Services Department at (253) 905-4146 (voice) or 711 (TTY) before 5:00 p.m., on the Monday preceding the meeting.

¿Necesitas información en español? Cần thông tin bằng tiếng Việt? 한국어로 정보가 필요하십니까? ត្រូវការព័ត៌មានជាភាសាខ្មែរ?

Нужна информация на русском? Потрібна інформація українською мовою? ☎ Contact TacomaFIRST 311 at (253) 591-5000.

From: [Matt Stevens](#)
To: [Planning](#)
Cc: [Wilhelme, Carrie](#)
Subject: Planning Commission Agenda - Major Transit Stops
Date: Sunday, March 30, 2025 9:04:33 PM

Planning Commission,

I'm writing in support of adopting the most expansive definition of a Major Transit Stop as for Home in Tacoma. On our high frequency transit network, we need to boost our density to ensure the success of transit. Reducing parking requirements is a great way to ensure we have the density and we decrease housing costs for those that live close to transit.

Thank you,
Matt Stevens
Co-Chair City of Tacoma Transportation Commission

From: [Cathie Raine](#)
To: [Planning](#)
Subject: April 2nd, 2025 Planning Commission meeting
Date: Wednesday, April 2, 2025 11:49:19 AM

These comments and statements are being submitted for the 'Public Comments' section for the April 2nd, 2025 meeting.

—

Dear Planning Commissioners,

After reviewing the Agenda packet materials for the 'South Tacoma Groundwater Protection District': Review the Best Available Science (BAS) presentation today, I want to share that the following factors and pertinent details were not included..and need to be considered as this STGPD code updates move forward:

1. The use of 'Best Available Science' for these STGPD studies needs to objectively include ALL environmental factors and conditions in order to accurately develop guidelines/regulations, procedures, monitoring parameters and enforcement plans to assure the optimal drinking water purity and quantities for Tacoma residents in the future.

Updates that are written for the STGPD code need to also include land use development project changes that have occurred over the last 20+ years...not just the changes that have already occurred in Tacoma, but, seen in other areas of the country.

This HDR/Terraphase Consultants' report did not include one very critical and significant piece of information: the very existence of an immense sized warehouses' project site (the 2.5 million sq ft Bridge Industrial warehouse site in South Tacoma) that is located within the STGPD boundaries...over the aquifer.

The City of Tacoma has set a precedent when they approved the permit for this massive building structure. The 'door' is now open for other massive warehouse projects to be located in the 'heavy industrial' zoned area of South Tacoma.

This Bridge Industrial warehouse site WILL have an impact on the STGPD status due to the stormwater infiltration concerns, vast amounts of pollution-generating surfaces (i.e.roofs, use of 54 natural gas-fueled heaters to be located on roofs of buildings), the loss of over 100 acres of land (around 4.3+ million sq ft) pervious surface area as well. This 'land use' situation needs to be planned for with these STGPD Code updates...and not be dismissed by the Planners/City officials.

Another concern regarding the presence of expanded 'hard surfaces' in South Tacoma...the composition and network of roads/streets/routes that will need to be constructed to support the projected/anticipated additional amounts of 'vehicle trips' traffic that will be generated by this future 'Bridge Point Tacoma 2MM' fulfillment center site...10,000+ vehicle trips daily!

The limits on the amounts of 'Impervious/'hard' surfaces needs to be carefully determined with

these STGPD code updates. Using other 'neighboring' cities and the Pierce County 'impervious surface limitations/guidelines' may not be an appropriate comparison given that Tacoma has this current warehouse project site in South Tacoma. Instead, 'benchmarking' examples/references may need to include similar situations from other parts of the United States.

2. The category/list of 'High Impact Uses' needs to be expanded to include: multi-million sq ft large scale projects that generate an increased number of vehicle trips and that are open 24/7. At one time..the PDS Dept had classified these type of sites as 'heavy industrial' relating to the immense sizes of the buildings AND the extended hours of operation (24/7) seen with these types of companies. These massive warehouse sites (multi-million sq ft) are a more recent trend seen over the past 5-10 years..

3. With the updates with the STGPD Code, updates and consistent/coordinated language with the 'Stormwater Management Manual'(SWMM) will likely be required to fully support the STGPD code updates. Currently..there are inconsistencies regarding language around 'pollution-generating surfaces' and stormwater treatment/realistic infiltration plans.. needed for large project sites in South Tacoma.

Due to the City of Tacoma/TPU's recent approval of a 'Wholesale Large Water Supply' agreement with the 'Cascade Water Alliance'(CWA), it is so critical, at this time, that these STGPD studies/code updates be based on the 'best available science' used....that includes ALL pertinent information. The plan, with this 'CWA agreement', is that Tacoma residents will need to be even more dependent on the use of groundwater/aquifer as our drinking water supply in the future..especially with the 50+% population growth projected for this City!

Respectfully submitted,

Cathie (Raine) Urwin
Tacoma resident (District 3)