



South Tacoma Groundwater Protection District Moratorium Extension Public Hearing Debrief

City of Tacoma | Planning and Development Services

City Council Study Session
February 27, 2024



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Overview



Purpose of the Meeting: Review public comment and testimony from the South Tacoma Groundwater Protection District (STGPD) moratorium extension public hearing on February 20, 2024

1. Public Comments
2. Summary of Testimony
3. Summary of Land Use Context
4. Schedule and Next Steps

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Public Comments



- 12 commenters
- Six written comments
- General support for the extension
- One opposing the extension

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Moratorium Summary



1. Amended Substitute Resolution No. 40985

- The City Council directed the Planning Commission to conduct a public process to develop findings of fact and recommendations as to **whether a moratorium on heavy industrial uses and storage of hazardous materials within the STGPD is warranted**, and if so, to recommend the scope, applicability, and duration for City Council consideration within 60 days of the effective date of this resolution

2. Ordinance No. 28872

- On March 7, 2023, the City Council passed Ordinance No. 28872, enacting a moratorium within the STGPD as recommended by the Infrastructure, Planning, and Sustainability Committee. The ordinance temporarily prohibited:
 - **Underground Storage Tanks**
 - **Metal recycling/auto wrecking**

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Public Comments and Work Plan



Public Comment	STGPD Work Plan
Moratorium on tree canopy in South Tacoma	✓ Work Plan will recommend updates to landscaping and tree canopy standards in South Tacoma with a focus on Industrial Zones and Tacoma Mall Regional Growth Center ✓ Home in Tacoma will propose updates to standards for residential zones
Moratorium on new impervious surfaces	✓ Consultant will support review and recommendations for impervious surface standards
Preserve open space and habitat areas	✓ Comprehensive Plan will review and update Parks and Open Space Designation and standards for protection
Exclude existing metal recycling from moratorium	✓ Scope of Work will consider standards that could apply to metal recycling within the area, not just prohibition
Prohibit all industrial uses Apply moratorium citywide	NOT in scope of work – Work Plan will include a review of high impacts uses that may be incompatible with groundwater protection

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Public Comments and Work Plan

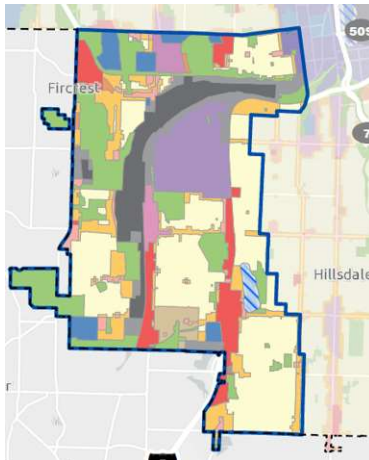


Public Comment	STGPD Work Plan
Use science-based recommendations	• Critical areas best available science review • Stormwater modeling tool • Contaminant surveys • United States Geological Survey groundwater modeling
Consider climate change	• Integrated Resource Plan integrating climate modeling into the supply/demand model • Best available Science considers climate
Have outside expertise review code	• Tacoma Water allocated resources for consultant support • City Council provided resources for code development support • Process will involve subject matter experts from State and local agencies involved in review and recommendations
Conduct Health Impact Assessment (HIA)	• City Council allocated resources to support pilot HIA with Tacoma-Pierce County Health Department

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Land Use Context



GWPD Land Use Designation	FLUM Acres	PCT FLUM Acres
Airport Compatibility Residential	133.79	1.75%
Crossroads Mixed-Use Center	94.35	1.23%
Downtown Regional Growth Center	60.04	0.78%
General Commercial	514.19	6.71%
Heavy Industrial	597.48	7.8%
Light Industrial	398.39	5.2%
Low-Scale Residential	2,427.1	31.69%
Major Institutional Campus	257.03	3.36%
Mid-Scale Residential	814.97	10.64%
Multi-Family (High Density)	28.42	0.37%
Neighborhood Commercial	169.69	2.22%
Neighborhood Mixed-Use Center	83.76	1.09%
Parks and Open Space	1,431.74	18.69%
Shoreline	65.15	0.85%
Tacoma Mall Regional Growth Center	582.5	7.61%

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STGPD Moratorium



What this moratorium does not do:

➤ Existing Uses:

- Does NOT prohibit normal maintenance, repair, replacement activities, and existing operations of underground storage tanks, metal recycling/auto wrecking
- Does NOT prohibit these uses from site and facility improvements to comply with building code, stormwater, and environmental standards

➤ Revoke permits for already approved projects:

- Bridge Industrial Warehouse
- Sutter Metals Recycling

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Reminder



- The existing moratorium is set to expire on **March 20, 2024**
- Delays in the City Council's consideration of extending the existing moratorium will most likely create a gap in which the establishment of new or the expansion of existing underground storage tanks, metal recycling, and auto wrecking facilities within the STGPD will be permitted

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Tentative Schedule and Next Steps



2024 Dates (tentative)	Actions
January 30	City Council - Resolution to Set a Public Hearing Date
February 13	Study Session - Public Hearing Preparation
February 20	City Council - Public Hearing
February 27	Study Session - Public Hearing Debrief
February 27	City Council - Ordinance (First Reading)
March 5	City Council - Ordinance (Final Reading)
March 20	Current Moratorium Expires

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