



South Tacoma Groundwater Protection District Moratorium Extension

City of Tacoma | Planning and Development Services

City Council Study Session
August 13, 2024



Overview

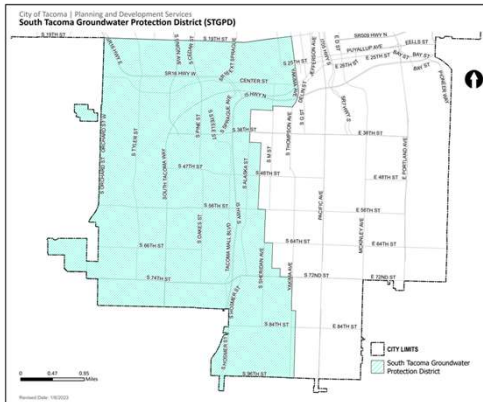


Purpose of the Meeting: Provide an overview of the South Tacoma Groundwater Protection District (STGPD) moratorium and the status of the code review, in preparation for a public hearing on August 13, 2024, in consideration of a moratorium extension.

Presentation Overview:

- Background
- STGPD Moratorium
- STGPD Work Plan Progress
- Schedule and Next Steps

South Tacoma Groundwater Protection District (STGPD)



- Created in 1988 as an overlay zone in Title 13 of the Tacoma Municipal Code.
- Encompasses the South Tacoma aquifer recharge area.
- Created to protect aquifer drinking water from contamination.
- Applies to businesses/commercial uses.
- Prohibits incompatible land uses.
- Establishes standards for hazardous substance storage, stormwater infiltration, spill prevention, and inspections.
- Lead agencies: Tacoma-Pierce County Health Department (TPCHD), Tacoma Water, Environmental Services, Planning and Development Services (PDS).

3

STGPD Moratorium

1. Amended Substitute Resolution No. 40985

- Initiated moratorium review
- Adopted STGPD Work Plan

2. Adoption: 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 (IPS) Committee.

- **Uses Temporarily Prohibited:**
 - Underground Storage Tanks
 - Metal recycling/auto wrecking
- **Existing Uses:**
 - Prohibit expansion of existing facilities
 - Allow normal maintenance, repair, replacement activities, and existing operations
 - Allow site and facility improvements to comply with building code, stormwater, and environmental standards

4

STGPD Work Plan



Topic	Scope	Lead Planning Efforts
Water Quality: Consider restrictions and/or standards for uses that pose a risk to groundwater resources	<ul style="list-style-type: none"> High Impact Uses Stormwater Infiltration Policy and Best Management Practices (BMPs) 	<ul style="list-style-type: none"> Tacoma Water Integrated Resource Plan (IRP) Critical Areas Best Available Science Review Urban Waters Protection Plan
Aquifer Recharge: Consider best available science for protecting aquifer recharge	<ul style="list-style-type: none"> Stormwater Infiltration Policy and BMPs Impervious Surface Standards 	<ul style="list-style-type: none"> Tacoma Water IRP Critical Areas Best Available Science Review Urban Waters Protection Plan
Health Impact Assessment (HIA)	<ul style="list-style-type: none"> Focus on STGPD 	<ul style="list-style-type: none"> TPCHD HIA
Tree Canopy/Landscaping	<ul style="list-style-type: none"> Tacoma Mall Regional Growth Center South Tacoma Manufacturing and Industrial Center 	<ul style="list-style-type: none"> PDS Code Review and Amendments

Engagement Efforts



Community Meetings

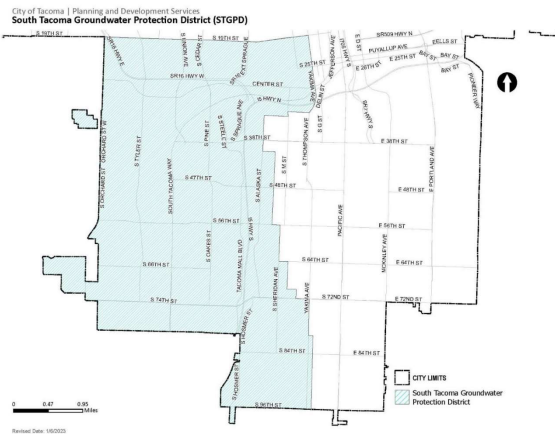
- Spotlight on South Tacoma (January, February, March 2024)
- One Tacoma Visioning Workshops (May-June 2024)

Advisory Groups (ongoing):

- HIA
- Tacoma Water IRP

Upcoming:

- South Tacoma Neighborhood Council (August 21, 2024)
- South Tacoma Neighborhood Plan Steering Committee (August 22, 2024)



STGPD Landscaping/Tree Canopy

Areas of Focus for Code Review and Amendment

South Tacoma Manufacturing and Industrial Center



Tacoma Mall Regional Growth Center



STGPD Landscaping/Tree Canopy

Background:

- Community input highlighted tree canopy deficit and associated health/heat island impacts
- December 2023 – Planning Commission expanded STGPD scope to include landscaping and tree canopy review for the South Tacoma Manufacturing Industrial Center and Tacoma Mall Regional Growth Center
- Presented approach to City Council as part of prior moratorium extension
- August 2024 – presenting benchmarking comparisons for regional jurisdictions and preliminary recommendations to Planning Commission, South Tacoma Neighborhood Council and Neighborhood Plan Steering Group

Key Topics for Review:

- Overall site landscaping
- Landscape buffers
- Site perimeter landscaping
- Parking lot landscaping
- Tree canopy

Tacoma Water IRP



IRP Update

TACOMA WATER



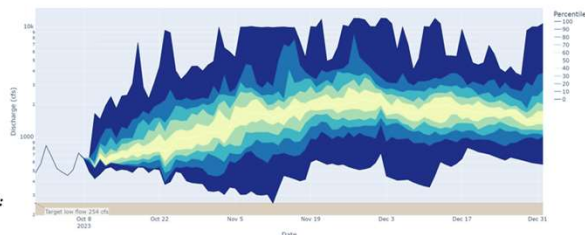
9

Tacoma Water IRP



Yield Model (WYSDM) Refinements

- Update demand forecasts (retail/wholesale/partners)
- Update peak reduction strategies
- Impacts from changing supply needs (West Rock, Cascade Water Alliance, etc.)
- Review resource adequacy standard (RAS)
- Update climate change effects
- Update Firm Yield calculation
- Assess potential benefit of the Corps' Forecast Informed Reservoir Operations (FIRO)



TACOMA WATER

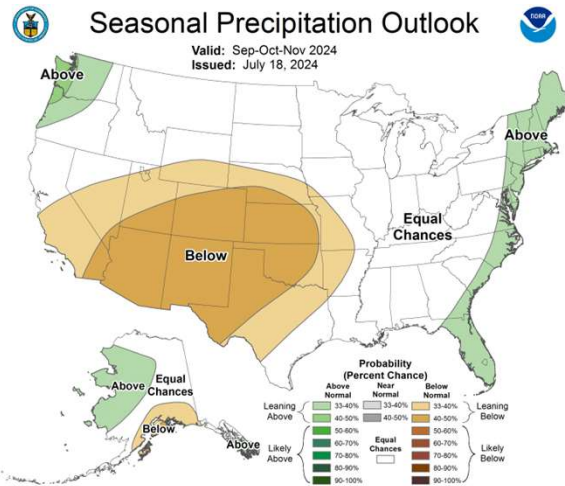
Example WYSDM output:

10

Tacoma Water IRP

Climate Change Assessment

- Review approaches used by others (Cascade Water Alliance, Tacoma Power)
- Process down-scaled global climate model data for integration with water yield, supply, and demand model (WYSDM)
- Assess water quality impacts related to climate change
- Assess climate migration effects



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11

Tacoma Water IRP

Groundwater Analysis

- **Modeling**
 - Assess use of new United States Geological Survey (USGS) Southeast Sound groundwater model to support Tacoma Water analyses
 - Identify potential model refinements
 - Investigate impervious surface and/or population density impacts on aquifer recharge
- **Wellhead protection program assessment**
 - Collaboration with PDS
 - Review of STGPD ordinance
 - Gap analysis
 - Recommendations for modifications (which may ultimately lead to code changes)



TACOMA WATER

12

Tacoma Water IRP



Tacoma Water IRP Public Advisory Committee (PAC)			
Puyallup Tribe	Muckleshoot Tribe	Pierce County	Frederickson Power
Tacoma Youth Commission (Mayor's, SAMI, IDEA School)	City of Tacoma (Economic Development, PDS, Environmental Services)	Pierce County Economic Development Office	Economic Development Board for Tacoma-Pierce County
TPCHD	Tacoma Sustainability Commission	South Tacoma Neighborhood Council	Communities for a Healthy Bay
Metro Parks	City of Kent	Univ. of Puget Sound	University of Washington Tacoma
Wholesale customer: Firgrove Covington Water	Wholesale customer: Spanaway Lakehaven Water	Wholesale customer: Bonney Lake Kidder Matthews	Wholesale customer: Fife Cascade Water Alliance

Tacoma Water IRP - Schedule



Milestone	Timeframe (2024)
Organizing activities (Internal kickoff, PAC invites)	April
PAC Meeting #1 (IRP goals, background on WYSDM)	May
Technical work (Tasks 2-5)	April-October
PAC Meeting #2 (Groundwater focus)	August
PAC Meeting #3 (Draft updated WYSDM review)	September
Draft IRP development	September-October
PAC Meeting #4 (Draft IRP review)	November
Draft IRP complete	November
IRP finalized and Board/Council adoption	December

● ● ● STGPD HIA



South Tacoma Groundwater Protection District Code Update Health Impact Assessment

Tacoma City Council Study Session
Aug. 13, 2024
Erin Dilworth
Tacoma-Pierce County
Health Department



● ● ● STGPD HIA



Health Impact Assessment phases



STGPD HIA



HIA Advisory Group

- Contribute valuable insight and perspectives from the communities they represent.
- Ensure the HIA reflects the needs of impacted community.
- 9 community members who represent:
 - Regulated businesses.
 - South Tacoma residents.
 - Other Tacoma residents interested in environmental public health.



17

STGPD HIA



Community engagement

- Scoping survey currently in circulation.
 - Sent through GovDelivery, Communities of Focus, other networks.
 - Responses so far.
 - Closes Aug. 25.
- Previous community engagement.
- Advisory Group input.



18

STGPD HIA



Next steps

Sept.–Oct.
2024

- Assess selected topics.

Nov. 2024

- Draft recommendations.

Dec. 2024

- Present recommendations to Planning Commission.

Jan. 2025

- Create final report.

Feb.–June
2025

- Monitor policy and evaluate HIA.



Moratorium Schedule and Next Steps

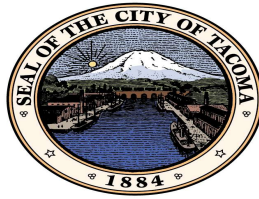


2024 Dates (tentative)	Actions
July 23	City Council - Resolution to Set a Public Hearing Date
August 13	Study Session - Public Hearing Preparation
August 13	City Council - Public Hearing
August 20	Study Session - Public Hearing Debrief
August 20	City Council - Ordinance (First Reading)
August 27	City Council - Ordinance (Final Reading)

●●● Workplan Schedule and Next Steps



Date	Milestone	
August 2024	Progress Report	<ul style="list-style-type: none"> • City Council • South Tacoma Neighborhood Council • South Tacoma Neighborhood Plan Steering Committee
Present-November 2024	Code and Best Practice Assessment	<ul style="list-style-type: none"> • Advisory Groups • Planning Commission
November-December, 2024	STGPD Code Review: Preliminary Recommendations	<ul style="list-style-type: none"> • IPS Committee (Nov 13, 2024) • Planning Commission • South Tacoma Neighborhood Council
January-June, 2025	Public Hearing and Comment Periods Adoption Process	<ul style="list-style-type: none"> • Planning Commission • City Council



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