



## South Tacoma Groundwater Protection District Consideration of a Moratorium Extension

City of Tacoma | Planning and Development Services

City Council Public Hearing  
February 20, 2024  
Item #9



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### ● ● ● Overview



**Purpose of the Meeting:** Accept public comments on the proposed moratorium extension within the South Tacoma Groundwater Protection District (STGPD).

1. Background
2. STGPD Moratorium
3. STGPD Updated Work Plan
4. Schedule and Next Steps

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## ●●● Background



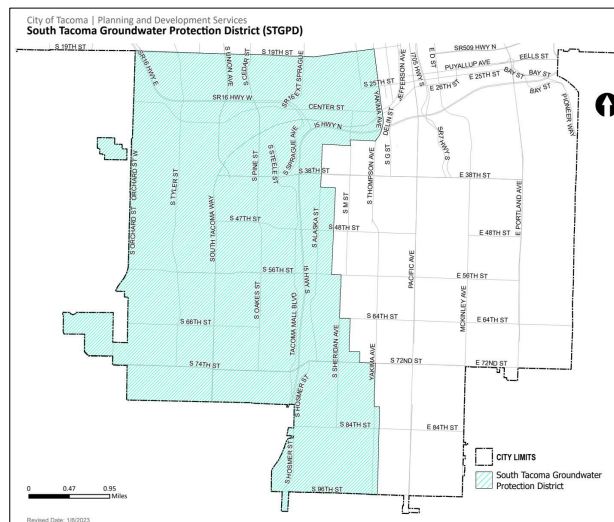
- **What is a moratorium?** A moratorium is a temporary pause on permits for specific uses or development actions that would otherwise be allowed, within a specific area of the City
- **Why is the moratorium extension being considered?** In March 2023, the City Council adopted a moratorium to temporarily prohibit certain high impact uses in the STGPD while staff conducts a review and update to the STGPD code, which is anticipated to be completed in mid-2025. The existing moratorium is set to expire on March 20, 2024

## ●●● Background




- **Where would the moratorium apply?**

The moratorium would apply within the STGPD as shown in the map



## ●●● STGPD Moratorium



➤ **What uses will be impacted?**

**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

**Duration of Moratorium:** The existing moratorium is set to expire on March 20, 2024; the extension will add an additional 6 months

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## ●●● STGPD Updated Work Plan



1. Tacoma Water Integrated Resource Plan (IRP) – Hired a consultant to review and make recommendations on high impact uses and impervious surface standards within STGPD
2. Health Impact Assessment (HIA) in partnership with the Tacoma Pierce County Health Department
3. Periodic update of the Comprehensive Plan and Critical Areas Code (**Mandatory**) – includes a review of critical aquifer recharge areas
4. Review landscaping and tree canopy standards with a particular focus on industrial areas and the Tacoma Mall Regional Growth Center

Project	2023	2024				2025	
	Q4	Q1	Q2	Q3	Q4	Q1	Q2
Moratorium							
Integrated Resource Plan							
Health Impact Assessment							
Wellhead Protection Plan							
Urban Waters Protection Plan							
Stormwater Comprehensive Plan							
STGPD Code Development							
Comprehensive Plan Update							

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## Public Notices



- 36,000 notices issued to taxpayers and occupants
- Email distribution to interested parties and community organizations
- Social media notifications
- Publications in two local newspapers
- Posted in public locations

## 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
<b>February 20</b>	<b>City Council – Public Hearing</b>
February 27	Study Session – Public Hearing Debrief
February 27	City Council – Ordinance (First Reading)
March 5	City Council – Ordinance (Final Reading)



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