



South Tacoma Groundwater Protection District Moratorium Extension

City of Tacoma
Planning and Development Services

City Council Meeting
August 20, 2024
Ordinance No. 28977



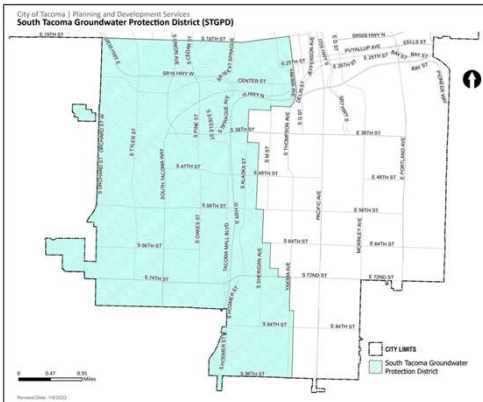
● ● ● Overview



Purpose of the Meeting: First Reading of Ordinance to consider a six-month extension of the South Tacoma Groundwater Protection District (STGPD) moratorium.

1. Background
2. STGPD Moratorium
3. STGPD Work Plan
3. 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 (TMC).
- 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)

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STGPD Moratorium

What uses will be impacted?

- **Uses Temporarily Prohibited:**
 - Underground storage tanks
 - Metal recycling/auto wrecking
- **How it applies to existing facilities:**
 - 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 September 20, 2024
 - The extension will add an additional six months

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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 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 Integrated Resource Plan 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

Moratorium Extension - Schedule



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)
September 20	Current Moratorium Expires
November 13	Infrastructure, Planning, and Sustainability Committee Work Plan Progress/ Recommendations



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