



# South Tacoma Groundwater Protection District Moratorium Extension

City of Tacoma | Planning and Development Services

City Council Public Hearing  
August 13, 2024



## Overview

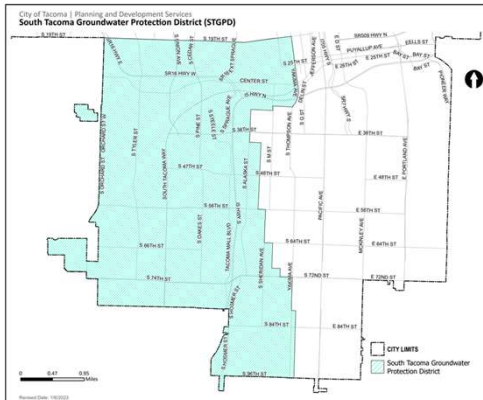


**Purpose:** Conduct a public hearing on the proposed six-month extension of the South Tacoma Groundwater Protection District (STGPD) moratorium.

**Presentation Overview:**

1. Background
2. STGPD Moratorium
3. STGPD Work Plan
4. Engagement Efforts
5. Schedule and Next Steps

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

## Engagement Efforts



### Community Meetings

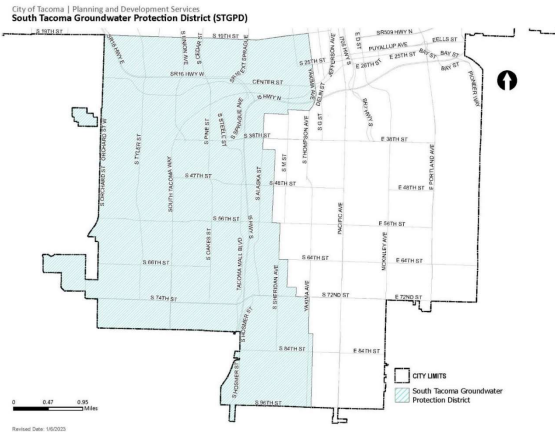
- Spotlight on South Tacoma (January, February, March 2024)
- One Tacoma Visioning Workshops (May-June 2024)

### Advisory Groups (ongoing):

- Health Impact Assessment
- Tacoma Water Integrated Resource Plan

### Upcoming:

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



## ●●● 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)

7

## ●●● Workplan Schedule and Next Steps

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

8



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