



WEEKLY REPORT TO THE CITY COUNCIL

September 15, 2022

Members of the City Council
City of Tacoma, Washington

Dear Mayor and Council Members:

ITEMS OF INTEREST

1. There are no approved **Purchase Contract Awards** for the week of September 12, 2022.
2. Council Member John Hines provides the attached Council Action Memorandum **for an ordinance establishing a 10 block buffer prohibiting camping and the storage of personal belongings on public property around temporary shelters and punishable as a misdemeanor offense**. Current temporary shelters include the Stability Site, the Tacoma Emergency Micro-Shelter Site #3, the Tacoma Emergency Micro-Shelter Site #4, the Mitigation Site at South 82nd and Pacific, the RISE Center Emergency Stabilization Shelter, the Mitigation Site at South 35th and Pacific, and those located at Alzheimer Memorial Church of God in Christ, Bethlehem Baptist Church, and Shiloh Baptist Church. Further, upon occupancy of any future temporary shelters, the 10 block buffer prohibiting camping and the storage of personal belongings around these sites on public property shall apply.
3. Council Member Olgy Diaz provide the attached **Council Action Memorandum** allocating **\$5,000** from the Council Contingency Fund to support **UWT's Celebrando Comunidad 2022 – Latinx celebration and awards**.
4. The Planning and Development Services Neighborhood Planning Program is excited to **announce the launch of the [Proctor Neighborhood Plan](#), which will kick off with a virtual Plan-a-Thon on September 29, 2022**, followed by a neighborhood walking tour on October 8, 2022. Recruitment has begun for the steering committee, comprised of residents and local businesses. The program will work with community members to identify and implement short-term neighborhood goals to address issues such as growth and traffic management, displacement, community identity and history, local economic development, sustainability, and public amenities. Concurrently, the McKinley Neighborhood Plan is moving to the draft and implementation phases. Neighborhood Planning staff will provide and update to the Infrastructure, Planning, and Sustainability Committee this winter.
5. **Air Quality Relief Center: Lighthouse Senior Activity Center (5016 A Street) opened September 10 – 11, 2022, as an air quality relief center**. Two individuals utilized the center on Saturday, and none visited on Sunday. The City currently activates Lighthouse as an air quality relief center when the air quality is forecast to be unhealthy for sensitive groups

6. The Office of Equity and Human Rights Director Lisa woods provides the below thank you from Lieutenant Jeffery Katz:

"I just wanted to extend my sincerest thanks for the assistance, ChiQuata Elder, Deja Irving, Javon Carlisle and Kevin Ruby were able to offer at the Econolodge today. They were able to make a real- world difference for several folks who, thanks to their presence on-site, got connected to services and housing they needed. This allowed us to gear the operation towards helping people and remediating a serious public safety hazard rather than solely focusing on enforcement, and as a result we were able to get everyone who wasn't lawfully at the site moved along and connected to resources."

7. City-funded Temporary and Emergency Shelter Performance: The City posts weekly information about its Temporary and Emergency Shelter locations including current census, number of available beds and exits to housing. This information can be found at: https://www.cityoftacoma.org/UserFiles/Servers/Server_6/File/cms/NCS/City%20Authorized%20Emergency%20Shelter%20Sites/Weeklydataupdate.pdf and is updated weekly.
8. At the September 20, 2022 study session, the City Council will receive a presentation regarding the **Planning Commission's findings of fact and recommendations** to "... **consider enacting a moratorium** on permits for new and expansion of metal recycling, auto wrecking, vehicle service and repair, vehicle service and repair – industrial, as well as new underground storage tanks, within the **South Tacoma Groundwater Protection District**, for a duration of one year, to prevent the vesting of new land uses that may pose a risk to groundwater resources until the Groundwater Code Update can be complete in 2023." The presentation will include a summary of background information provided by staff from Tacoma Water, Planning and Development Services, Tacoma-Pierce County Health Department, Environmental Services, and Tacoma Fire Department as well as the Chair of the Tacoma Planning Commission. Staff is seeking direction from the City Council on the next steps for consideration of the Planning Commission recommendation.
9. **Artist Dionne Bonner and team completed painting of the BLM Mural Project Tacoma on September 12, 2022.** The stunning mural encircles Tollefson Plaza transforming the amphitheater steps into an immersive experience celebrating Black Lives and extending an offering of unity in community. The mural includes handprints from community members placed during several public events in August. Anti-graffiti coating and additional skate-stops will be installed this week, to protect the mural and maintenance will be managed by the Office of Arts & Cultural Vitality. **A dedication is being planned for early October, date to be finalized.**

The mural, created in solidarity with the Black Lives Matter movement, was designed and implemented with extensive input from the local Black community through online surveys and in-person focus groups. This public art piece is the result of a months-long collaborative process between the City of Tacoma's Human Rights Commission, Tacoma Arts Commission, and the Tacoma Art Museum, with funding support from the City of Tacoma, the Tacoma Arts Commission, Tacoma Creates and Tacoma Art Museum.

10. Encampment Outreach: The City's Homeless Engagement and Alternatives Liaison (HEAL) Team (formerly the Homeless Outreach Team) performs encampment outreach throughout the week to provide individuals opportunities to connect to shelter, behavioral health, substance use and employment services. **For the week of September 5-9 2022, staff visited eight locations. This resulted in twenty-three individuals being contacted and four individuals connected to resources.**
11. Emergency Rental Assistance Portal Closed August 1, 2022: The Pierce County Rental Assistance program stopped on August 1, 2022. This was a one-stop portal used by Pierce County residents seeking rental assistance. Applications will be processed normally until all funds have been distributed, this includes both Pierce County and City of Tacoma funds. This closure will not affect applications already in process. Since 2021, the City has provided 1,052 households with \$7,755,653 in rental assistance **(this is an increase of 9 households and \$78,692, in assistance over last report)**. The City has now fully expended its ERA 1 award and its set aside for utility assistance from ERA 2 funds. When we launched this program in 2020, we set a goal of having at least 45% of the households served headed by a person of color, to date, 65% of the households served are headed by a person of color. The City's Rental Assistance Fund at the Greater Tacoma Community Foundation has received 30 gifts totaling \$32,820.
12. Please see the attached City of Tacoma **Weekly Meeting Schedule**.
13. Tacoma Police Chief Avery Moore provides the attached **Weekly Crime Report**.
14. Senior Meal Delivery: Access to healthy meals and social and emotional support are important to our senior population. The City's contracted partner ensured in person, pickup, and delivery of 209 meals for the week of September 5 - 9, 2022. **Lunches provided are available to Tacoma seniors (age 60 years and older) Monday through Friday on a first come-first serve basis, from 12 PM to 12:30 PM.**

Lunch at Beacon Activity Center:

- Sit-down lunches are available on Monday and Tuesday
- "To Go" lunches are available on Wednesday, Thursday, and Friday

Lunch at Lighthouse Activity Center:

- Sit-down lunches are available on Thursday and Friday
- "To Go" lunches are available on Monday, Tuesday, and Wednesday

STUDY SESSION/WORK SESSION

15. **The City Council Study Session of Tuesday, September 20, 2022, will be conducted as a hybrid meeting.** This meeting can be attended in-person at the Tacoma Municipal Building, Council Chambers located at 747 Market Street on the 1st floor or be heard by dialing (253) 215 – 8782 or through Zoom at: www.zoom.us/j/89496171192 and entering the meeting ID 894 9617 1192; and passcode 896569 when prompted. This meeting will be broadcast on TV Tacoma and live streamed on Facebook.

Discussion items will include: (1) **Tideflats Alternatives Public Hearing**; (2) **South Tacoma Groundwater Protection District Moratorium**; (3) **Other Items of Interest - Rules of Procedure of the Council – Suggested Edits**; (4) **Committee Reports**; (5) **Agenda Review and City Manager’s Weekly Report**.

On our first agenda item, staff from Planning and Development Services will provide an **overview of the public comments received on the preliminary alternatives and identify any potential amendments or additional scoping comments** to be prepared for the city Council’s consideration on September 27, 2022.

On our second agenda item, Planning and Development Services staff will present the **Planning Commissions’ findings of fact and recommendations regarding the consideration of a moratorium** on heavy industrial uses and hazardous material storage in the **South Tacoma Groundwater Protection District**.

Under other items of interest, the following item will be discussed:

- **Rules of Procedure of the Council – Suggested Edits**

16. The updated **Tentative City Council Forecast and Consolidated Standing Committee Calendars** are attached for your information.

MARK YOUR CALENDARS

17. There are no new events at this time:

Sincerely,



Elizabeth Pauli
City Manager

EAP: ram



TO: Elizabeth Pauli, City Manager
FROM: Council Member John Hines and Council Assistant for Policy Development Claire Goodwin
COPY: City Council and City Clerk
SUBJECT: Ordinance – Establishing Buffers Prohibiting Camping Near Temporary Shelters – September 27, 2022
DATE: September 7, 2022

SUMMARY AND PURPOSE:

An ordinance establishing a 10 block buffer prohibiting camping and the storage of personal belongings on public property around temporary shelters and punishable as a misdemeanor offense. Current temporary shelters include the Stability Site, the Tacoma Emergency Micro-Shelter Site #3, the Tacoma Emergency Micro-Shelter Site #4, the Mitigation Site at South 82nd and Pacific, the RISE Center Emergency Stabilization Shelter, the Mitigation Site at South 35th and Pacific, and also those located at Altheimer Memorial Church of God in Christ, Bethlehem Baptist Church, and Shiloh Baptist Church. Further, upon occupancy of any future temporary shelters, the 10 block buffer prohibiting camping and the storage of personal belongings around these sites on public property shall apply.

On May 9, 2017, the City Council declared a public health emergency related to homeless encampments.¹ In order to address this emergency and to keep the residents of temporary shelters safe, in addition to protecting the public health and safety of the nearby communities, buffers should be imposed around these locations prohibiting unsanctioned camping. Without buffers prohibiting camping around these locations, the City’s ability to keep the community safe and promote public health in these locations will be negatively impacted. A 10 block buffer around permitted temporary shelters is necessary in order to provide sufficient space and safety measures to ensure the protection of the community, including those staying at these shelters, against the adverse impacts of unsanctioned camping. The City can reasonably accommodate individuals experiencing homelessness within a 10 block buffer of temporary shelters through offerings of shelter beds and is actively working on expanding capacity.

Unsanctioned encampments have a negative impact on neighborhoods and can decrease a neighborhood’s willingness to host a shelter. Buffers around these locations will foster support from community members to host a temporary shelter in their neighborhood.

Creating buffers will also help get individuals experiencing homelessness into shelter by connecting individuals within the buffers with offers of assistance and shelter. Unsanctioned encampments that are too close to temporary shelters threaten the City’s ability to support shelters effectively and to help the individuals living in the shelters.

This legislation is brought forward to compliment work being done simultaneously by the Neighborhood and Community Services (NCS) Department to establish a full continuum of shelter options that better meet the wide variety of needs of those experiencing homelessness. NCS’s work includes a site at 35th & Pacific that utilizes a new model – safe camping – which applies a managed approach to create a secure camping location. This site is anticipated to open in mid-October and will create an additional option for people who may not feel comfortable in a traditional shelter setting. Accordingly, this ordinance includes a delayed effective date of October 31, 2022.

¹ <https://cityoftacoma.legistar.com/LegislationDetail.aspx?ID=3043399&GUID=F905D7CB-E6D6-4DDB-B5C9-071ADB244575&Options=&Search=>



COUNCIL SPONSORS:

Council Members John Hines, Joe Bushnell, and Sarah Rumbaugh

BACKGROUND:

The 2022 Pierce County homeless Point-in-Time count identified 1,851 persons experiencing homelessness in Pierce County, including in the City of Tacoma.² Of this total, 343 individuals were living unsheltered, 1,184 were staying overnight in shelters, and the overnight status of 324 individuals was unknown. These numbers reflect a snapshot of homelessness and are likely an undercount of the population. The actual number of individuals experiencing homelessness is likely much higher and Pierce County's official estimate for the number of individuals experiencing homelessness in Pierce County currently is 4,300.³ Point-in-time counts are one source of data among many that help in understanding the magnitude of the problem and characteristics of people who are homeless in our community.

Many of the persons living unhoused in Tacoma have been found to camp on public property, leading to a high volume of 9-1-1 calls for service and 3-1-1 requests. Based on these emergency calls and other complaints the City receives through 3-1-1, phone calls, and emails to Council Members and City staff, unsanctioned encampments are inspected and removed on a routine basis. When unsanctioned encampments are removed, 9-1-1 calls for service and 3-1-1 requests are reduced within the vicinity. Three examples demonstrate this (additional details can be viewed in Appendix 1 with specific focus on 9-1-1 calls for service in these areas)⁴:

1. South 8th Street and South Yakima Avenue: From September 21, 2021 through October 1, 2021, an unsanctioned encampment in the vicinity of South 8th Street and South Yakima Avenue was removed. In the eight months prior to the removal, South Sound 9-1-1 received 557 emergency calls for service to the location. In the eight months after removal, 439 emergency calls for service were received. From February 2021 through September 2021, this location received 53 3-1-1 requests related to homelessness. In the eight months following the encampment removal, the City received 4 3-1-1 requests related to homelessness in this location.
2. The Evergreen State College – Tacoma Campus: From October 26, 2021 through November 10, 2021, an unsanctioned encampment on The Evergreen State College – Tacoma Campus between South 6th Street and South 7th Street and between South L Street and South M Street was removed. In the six and one-half months prior to the removal, South Sound 9-1-1 received 292 emergency calls for service to the location and the block to the north. In the six and one-half months after removal, 112 emergency calls for service were received. From April 2021 through October 2021, this location received 61 3-1-1 requests related to homelessness. In the seven months following the encampment removal, the City received 35 3-1-1 requests related to homelessness in this location.
3. East 72nd Street and East I Street: From February 1, 2022 through February 7, 2022, an unsanctioned

² <https://www.piercecountywa.gov/DocumentCenter/View/115932/2022-PIT-Results-Excel-PDF>

³ <https://www.piercecountywa.gov/DocumentCenter/View/115934/PIT-Count-infographic-2022->

⁴ The timeframes used for analysis in the three examples were based on the number of months or weeks from the date of encampment removal to May 2022 when the data analysis was conducted. That period of time was then applied in the prior period before encampment removal.



encampment located along East I Street going south towards East 72nd Street was removed. In the 14.5 weeks prior to the removal, South Sound 9-1-1 received 681 emergency calls for service to the vicinity. In the 14.5 weeks after removal, 448 calls for service were received. From November 2021 through the encampment removal on February 7, 2022, this location received 28 3-1-1 requests related to homelessness. In the three months following the encampment removal, the City received 13 3-1-1 requests related to homelessness.

Individuals experiencing homelessness are a vulnerable population and unsanctioned encampments are not safe locations to live. According to a U.S. Department of Justice report, “the chronically homeless report high rates of child and sexual abuse that occurred before they became homeless. Further, once homeless, the population continues to be victimized at a rate about twice that of the general population.”⁵ The same U.S. Department of Justice report states that “evidence from police case studies shows areas adjacent to transient encampments have higher levels of petty and serious crime unrelated to “routine behaviors,” such as drug dealing and usage, disturbance, theft, prowling, burglary, panhandling, fighting, vandalism, armed robbery, rape, and aggravated assault.”

Moving into a shelter or City-sanctioned encampment would increase the personal safety for individuals leaving an encampment. Encampments pose health and safety risks to those living there and nearby. Other cities have established buffers around sanctioned homeless shelters, including Portland, Oregon⁶ or have designated areas where camping is prohibited, including Everett, Washington.⁷ The City of Los Angeles established buffers around schools and day cares,⁸ while the City of Edmonds, Washington prohibits camping overnight on public property.⁹ To preserve the health and safety of people residing in a shelter and residents living in their homes, the City needs a buffer that prohibits camping near shelters.

Community members have expressed their frustration about unsanctioned encampments in their neighborhoods, near their place of employment, outside of doctors’ offices – in addition, many expressing concern for the houseless individuals’ well-being. One Council Member email inbox dedicated to constituent inquiries and concerns indicated that from January 1, 2022 through July 14, 2022, 158 residents reached out with concerns about encampments or to express their frustration about the negative impacts of encampments on the neighborhood. This totaled 22% of all the constituent emails received in this Council Member’s inbox during this timeframe.

Under *Martin v. City of Boise*, 920 F.3d 584 (9th Cir. 2019), the Ninth Circuit Court of Appeals determined that the United States Constitution prohibits the criminal prosecution of homeless individuals for sitting, sleeping, or lying outside on public property, when indoor shelter alternatives are not available. The Court’s decision allows the City to remove individuals who are obstructing right-of-ways, pedestrian and vehicular traffic, or pose substantial public health and safety issues, including environmental damage. The City of Tacoma’s Neighborhood and Community Services Department’s Homeless Engagement Alternatives Liaison (HEAL) team makes daily contact

⁵ “Homeless Encampments.” *Problem-Oriented Guides for Police Problem-Specific Guides Series No. 56*, U.S. Department of Justice - Office of Community Oriented Policing Services, Jan. 2010, https://popcenter.asu.edu/sites/default/files/sites/default/files/problems/pdfs/homeless_encampments.pdf.

⁶ <https://www.portland.gov/ryan/news/2022/2/4/press-release-mayor-wheeler-and-commissioner-ryan-announce-new-administrative>

⁷ <https://www.everettwa.gov/AgendaCenter/ViewFile/Item/11961?fileID=73040>

⁸ <https://abcnews.go.com/US/wireStory/los-angeles-oks-sweeping-ban-homeless-camps-schools-88164095>

⁹ <https://www.king5.com/article/news/local/homeless/edmonds-city-council-camping-ban/281-f9c07323-9acc-4b3c-96f8-a07f32e522f2>



with residents living unsheltered. Though many individuals say yes to offers of help, most individuals refuse. In July 2022, the most recent month with complete data, the HEAL team made contact with 66 individuals living unsheltered, and 12 accepted offers of assistance (18% acceptance rate). Regardless, the City continues to offer assistance.

Temporary shelters are permitted and provide a safer alternative to unauthorized encampments.¹⁰ There are currently nine temporary shelters in Tacoma and the City provides funding for all nine. The City contracts with experienced providers to operate six sites, which at a minimum include fencing, hand washing stations, garbage services, bathroom facilities, electricity, and potable water. For the 2021-22 biennial budget, City Council allocated \$7.6 million to operate authorized encampments in Tacoma and dedicated an additional \$11.8 million in federal COVID-19 relief to emergency shelter.¹¹

The six current temporary shelters include:

1. The Stability Site - 1421 Puyallup Avenue
2. The Tacoma Emergency Micro-Shelter (TEMS) Site #3 - 602 N. Orchard Street
3. The Tacoma Emergency Micro-Shelter (TEMS) Site #4 - S. 69th Street and Proctor Street
4. The Mitigation Site - S. 82nd Street and Pacific Avenue
5. The RISE Center Emergency Stabilization Shelter - 2139 Martin Luther King Jr. Way
6. The Mitigation Site - 3561 Pacific Avenue

In recognition of the need for temporary housing for homeless persons, the City also supports temporary shelters sponsored by faith-based and non-profit organizations. These other temporary shelters are operated by the host organization or by external agencies, are located on property that is controlled by the sponsoring organization, and can operate for up to six months without requesting an extension. Additional requirements for temporary shelters are listed under Tacoma Municipal Code 13.06.080.¹²

The three current temporary shelters which are sponsored by faith-based or non-profit organizations include:

1. Altheimer Memorial Church of God in Christ - 1121 S. Altheimer Street
2. Bethlehem Baptist Church - 4818 Portland Avenue East
3. Shiloh Baptist Church - 1211 S. I Street

COMMUNITY ENGAGEMENT/ CUSTOMER RESEARCH:

The Community, Vitality and Safety (CVS) Committee reviewed options and considered multiple strategies for addressing the impacts of sanctioned encampments. This proposal is an extension of the work concluded at CVS on March 24, 2022 and will incentivize many of the Committee's recommendations. These include establishing a variety of shelter types in each area of the city and evaluating large, vacant areas for possible sanctioned encampments. This proposal aims to increase the number of sanctioned shelters in neighborhoods by ensuring that a prohibition of camping surrounds these areas to foster safe and healthy communities for the neighborhood and the shelter residents.

¹⁰ <https://cityoftacoma.legistar.com/LegislationDetail.aspx?ID=3043399&GUID=F905D7CB-E6D6-4DDB-B5C9-071ADB244575&Options=&Search=>

¹¹ https://www.cityoftacoma.org/government/city_departments/neighborhood_and_community_services/homelessness_services/city_authorized_emergency_shelter_sites

¹² <https://cms.cityoftacoma.org/cityclerk/files/municipalcode/Title13-LandUseRegulatoryCode.pdf>



Sponsors have talked with the operators of the temporary shelters and were welcoming of the policy. City Council has heard from countless community members across the city on their requests to prohibit camping near their residence, place of employment, outside their doctor's office, and other places that may be impacted by the presence of unauthorized camping on public property. One Council Member inbox indicated 158 emails from residents upset about unauthorized camping within the first six and one-half months of 2022. Another Council Member received approximately 100 emails related to homelessness in 2022, or 17% of all the constituent emails received in that inbox. The same Council Member spent one hour every week on average with residents and business owners impacted by encampments or with individuals supporting shelter operations in Tacoma. Residents who are currently hosting a temporary shelter in their neighborhood would benefit, and any future community members who might host a site in their neighborhoods. Individuals experiencing homelessness within these sites would also benefit.

2025 STRATEGIC PRIORITIES:

Equity and Accessibility: (*Mandatory*)

This proposal promotes the health and safety of residents living near temporary shelters. This proposal also promotes the health and safety of those individuals experiencing homelessness who reside in those temporary shelters. We know that homelessness disproportionately impacts people of color. The 2022 Pierce County homeless Point-in-Time count¹³ found that 52% of individuals experiencing homelessness were people of color even though people of color account for only 34% of the Pierce County population (American Community Survey estimate 2019).¹⁴

Economy/Workforce: *Equity Index Score: Low Opportunity*

Decrease the number of vacant properties downtown and in the neighborhood business districts.

Livability: *Equity Index Score: Low Opportunity*

Increase positive public perception of safety and overall quality of life.

Explain how your legislation will affect the selected indicator(s).

The 10 block radius that would prohibit camping on public property encompasses the downtown core and a number of business districts with the current established sites. Those business districts currently hosting a temporary shelter include: the Hilltop Business District, the Lincoln Business District, the Fern Hill Business District, and parts of the Dome District and South Tacoma Business District. This ordinance will increase the positive public perception of safety and overall quality of life by prohibiting camping and storage of personal belongings on public property near temporary shelters, mitigating the impacts of unsheltered homelessness to nearby residents, business owners, and other community members.

¹³ <https://www.hudexchange.info/programs/hdx/pit-hic/>

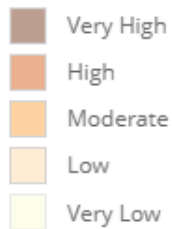
¹⁴ <https://www.piercecountywa.gov/DocumentCenter/View/115934/PIT-Count-infographic-2022->



City of Tacoma

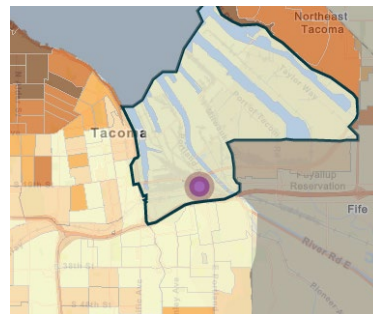
City Council Action Memorandum

Tacoma Equity Index Legend (levels of opportunity)

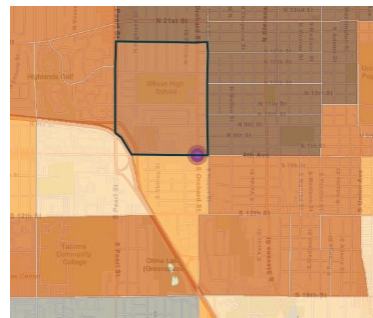


Current Temporary Shelters (9 total)

1. Stability Site – 1421 Puyallup Avenue
Equity Index Designation: Very low opportunity
Council District: 2

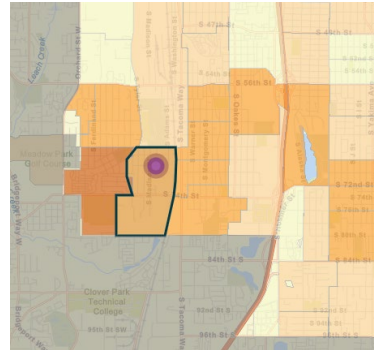


2. Tacoma Emergency Micro-Shelter (TEMS) Site #3 –
602 North Orchard Street
Equity Index Designation: High opportunity
Council District: 1

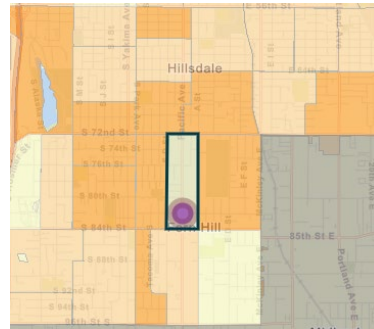




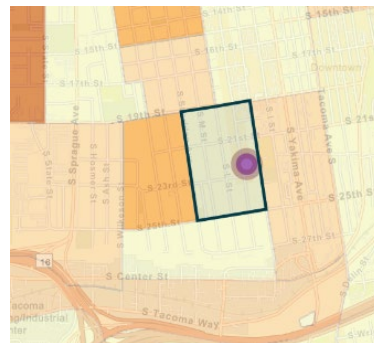
- 3. Tacoma Emergency Micro-Shelter (TEMS) Site #4 – S 69th Street and Proctor Street
Equity Index Designation: Moderate opportunity
Council District: 5



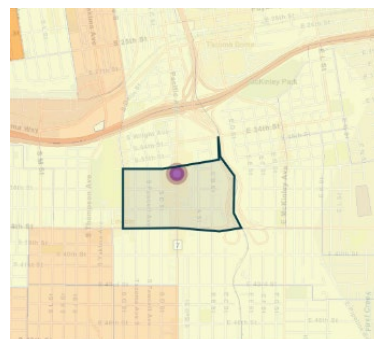
- 4. Mitigation Site – South 82nd and Pacific Avenue
Equity Index Designation: Very low opportunity
Council District: 5



- 5. RISE Center Emergency Stabilization Shelter – 2139 Martin Luther King Jr. Way
Equity Index Designation: Very low opportunity
Council District: 3



- 6. Mitigation Site – 3561 Pacific Avenue
Equity Index Designation: Very low opportunity
Council District: 4

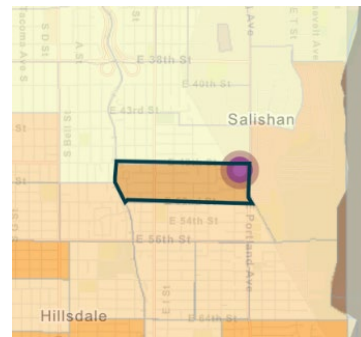




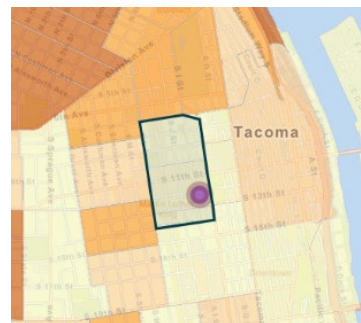
- 7. Alzheimer Memorial Church of God in Christ –
1121 S. Alzheimer Street
Equity Index Designation: Very low opportunity
Council District: 3



- 8. Bethlehem Baptist Church - 4818 E. Portland Avenue
Equity Index Designation: Moderate opportunity
Council District: 4



- 9. Shiloh Baptist Church – 1211 S. I Street
Equity Index Designation: Very low opportunity
Council District: 3





ALTERNATIVES:

Alternative(s)	Positive Impact(s)	Negative Impact(s)
1. No action	Additional dialogue and debate on the topic could be had	Community grows more frustrated; no incentive in place for neighborhoods to support hosting a City-authorized temporary shelter
2. Wait to implement until new City-authorized temporary shelter site is available	More momentum culminating in celebration of the opening of a new site with buffer prohibiting camping	Waiting will stall action
3. Prohibit camping in open green spaces which connect to stormwater system	Less pollution in stormwater system	Does not address the need of the community in terms of unauthorized camping in neighborhoods

EVALUATION AND FOLLOW UP:

Success will be achieved when camping on public property within the 10 block radius from temporary shelters does not occur. Individuals experiencing homelessness within these buffers will be offered shelter and services to be in compliance with the *Martin v. City of Boise*, 920 F.3d 584 (9th Cir. 2019) determination. Long term, this policy may serve as an incentive for neighborhoods and temporary shelter operators to establish new sites.

STAFF/SPONSOR RECOMMENDATION:

The recommendation is to establish a 10 block buffer prohibiting camping and the storage of personal belongings on public property around temporary shelters and punishable as a misdemeanor offense. Current temporary shelters include the Stability Site, the Tacoma Emergency Micro-Shelter Site #3, the Tacoma Emergency Micro-Shelter Site #4, the Mitigation Site at South 82nd and Pacific, the RISE Center Emergency Stabilization Shelter, the Mitigation Site at South 35th and Pacific, and also those located at Alzheimer Memorial Church of God in Christ, Bethlehem Baptist Church, and Shiloh Baptist Church. Further, upon occupancy of any future temporary shelters, the 10 block buffer prohibiting camping and the storage of personal belongings around these sites on public property shall apply.

FISCAL IMPACT:

The fiscal impact of the ordinance is dependent on the number and scale of encampment removals. Fiscal impacts include signage, additional staff time informing the public of the new law, staff time enforcing the law, costs associated with clearing encampments within the buffer areas, and costs associated with the possible increase in the number of new sites that would not have otherwise happened without the ordinance. In 2021, the City spent \$57,000 removing encampments at seven locations.

Fund Number & Name	COST OBJECT (CC/WBS/ORDER)	Cost Element	Total Amount
1. NA	NA	NA	NA
TOTAL			NA



What Funding is being used to support the expense?

Should this proposal be adopted, the costs associated with implementation will be included the 2023-24 biennial budget currently under development.

Are the expenditures and revenues planned and budgeted in this biennium's current budget?

YES

In the 2021-22 biennium, expenses towards encampment removal and establishing shelter sites are established. This proposal may lead to an expansion of these services in the forthcoming biennium.

Are there financial costs or other impacts of not implementing the legislation?

YES

As shown in the number of 9-1-1 calls and 3-1-1 requests the City receives related to unsanctioned encampments, there is a large investment in public resources that goes into responding to community concerns at these locations. Not implementing this proposal would lead to a continuation of community frustration, a similar level of 9-1-1 and 3-1-1 calls, and would maintain the same pace for establishing shelters as currently exists.

For the 2021-22 biennium, the City holds \$827,000 in contracts to address litter, trash, and debris removal from encampments. The City will need to maintain this level of investment in debris removal if another method for addressing encampments is not identified. The City has removed over 1.8 million pounds of debris from encampments since March of 2021.

Will the legislation have an ongoing/recurring fiscal impact?

YES

Will the legislation change the City's FTE/personnel counts?

YES, PLEASE EXPLAIN BELOW

It is likely that to accomplish the goals of this proposal, additional staff may be required on the HEAL team.

ATTACHMENTS:

- Appendix 1 – Encampment Removal Service Call Statistics
- Appendix 2 – Map: 10 Block Buffers Around Temporary Shelters by Council District



Data Request

Report Date: 24 May 2022

Period Before Clean Up	31 January 2021 to 20 September 2021
Clean Up Period	21 September 2021 to 1 October 2021
Period After Clean Up	2 October 2021 to 22 May 2022
Area	See Map
Call Types Excluded	TEST
Disposition Excluded	DUPNCAN (Duplicate and Canceled)

Notes

- The data is based on the best available information at the time of the query.
- The statistics are taken from the computer aided dispatch (CAD) system and may not necessarily mean a crime was committed or a report was generated.
- The calls were not limited to Tacoma PD as the primary unit.
- Small numbers cause large percent increases and decreases.
- The information is subject to change or revision.

Area of Analysis



Calls for Service

- Before Clean Up557
 - During Clean Up16
 - After Clean Up439
 - Daily Average before Clean Up.....2.4
 - Daily Average after Clean Up1.9
- 821 Yakima Ave (Saint James Apartments) ranked 1st before and after the clean-up.
 - Calls to the listed location increased from 138 calls before to 234 calls after the clean-up.
 - Homeless and Mental Health as the primary dispositions decreased when comparing before clean-up to after clean-up.



Data Request

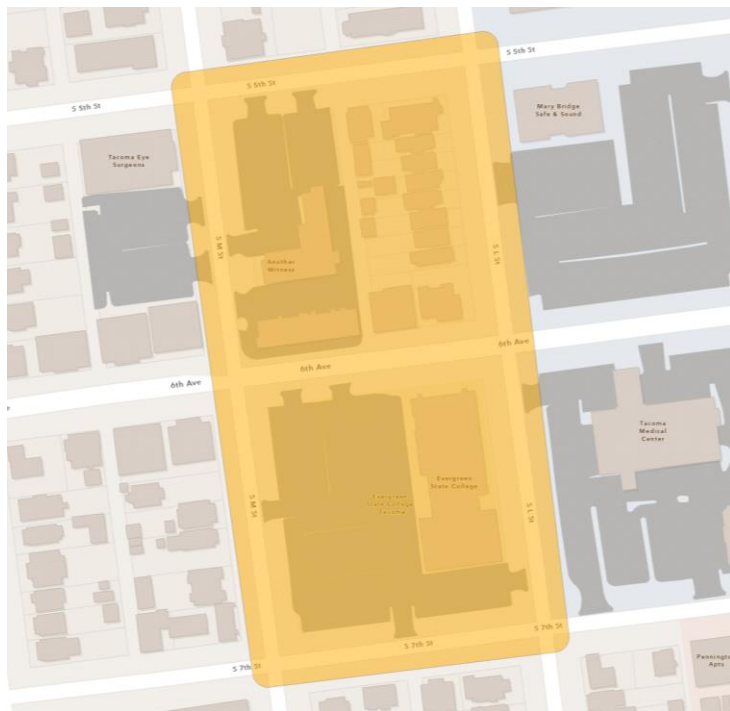
Report Date: 24 May 2022

Period Before Clean Up	16 April 2021 to 25 October 2021
Clean Up Period	26 October 2021 to 10 November 2021
Period After Clean Up	11 November 2021 to 22 May 2022
Area	See Map
Call Types Excluded	TEST
Disposition Excluded	DUPNCAN (Duplicate and Canceled)

Notes

- The data is based on the best available information at the time of the query.
- The statistics are taken from the computer aided dispatch (CAD) system and may not necessarily mean a crime was committed or a report was generated.
- The calls were not limited to Tacoma PD as the primary unit.
- Small numbers cause large percent increases and decreases.
- The information is subject to change or revision.

Area of Analysis



Calls for Service

- Before Clean Up.....292
- During Clean Up.....35
- After Clean Up112
- Daily Average before Clean Up1.5
- Daily Average after Clean Up.....0.6
- The intersections of 6th Ave & S L St and 6th Ave & S M St ranked 1st and 2nd before the clean-up and fell to 4th and 5th following the clean-up.
- 1210 6th Ave (Evergreen State College) ranked 1st following the clean-up.
- Homeless and Mental Health as the primary dispositions decreased when comparing before clean-up to after clean-up.



Data Request

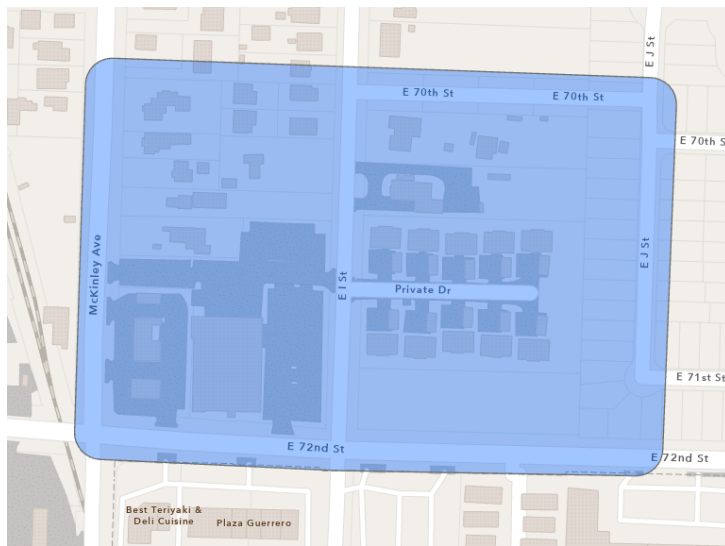
Report Date: 24 May 2022

Period Before Clean Up	20 October 2021 to 31 January 2022
Clean Up Period	1 February 2022 to 7 February 2022
Period After Clean Up	8 February 2022 to 22 May 2022
Area	See Map
Call Types Excluded	TEST
Disposition Excluded	DUPNCAN (Duplicate and Canceled)

Notes

- The data is based on the best available information at the time of the query.
- The statistics are taken from the computer aided dispatch (CAD) system and may not necessarily mean a crime was committed or a report was generated.
- The calls were not limited to Tacoma PD as the primary unit.
- Small numbers cause large percent increases and decreases.
- The information is subject to change or revision.

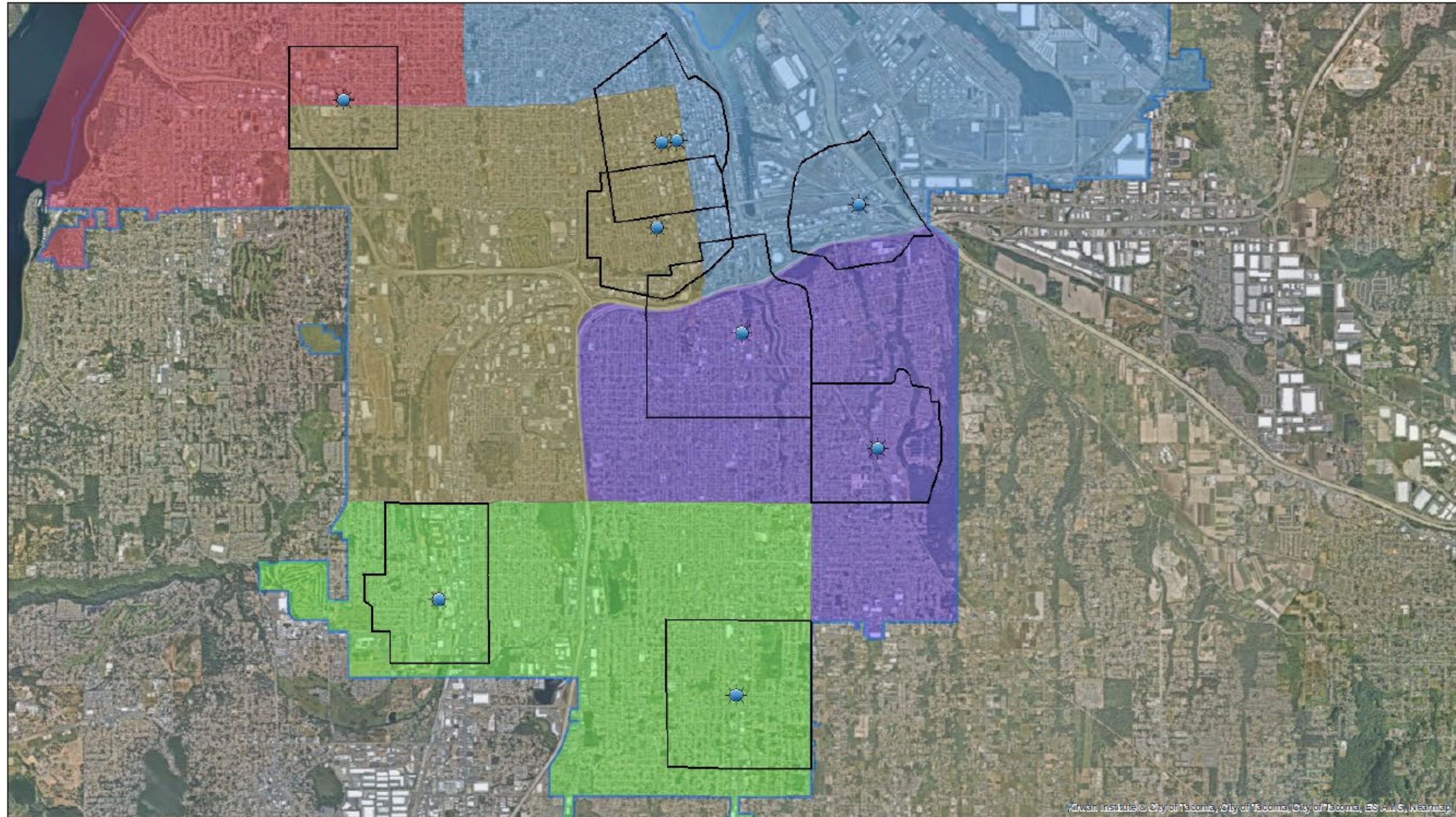
Area of Analysis



Calls for Service

- Before Clean Up681
 - During Clean Up48
 - After Clean Up448
 - Daily Average before Clean Up6.6
 - Daily Average after Clean Up4.3
- 7101 E I St (Cascade Court Apartments) ranked 1st before and after the clean-up.
 - Welfare Check ranked 1st before and after the clean-up with at least 97% of the event type occurring at Cascade Court Apartments.
 - Over 68% of the calls from the area were closed with a cancelled disposition.
 - Homeless and Mental Health as the primary dispositions decreased when comparing before clean-up to after clean-up.

Emergency and Temporary Shelters (10 Block Radius with Council Districts)



Xirwan Institute & City of Tacoma, City of Tacoma, City of Tacoma, ES, AWS, Nearmap





TO: Elizabeth Pauli, City Manager
FROM: Council Member Olgy Diaz & Joe Franco, Council Policy Assistant
COPY: City Council and City Clerk
SUBJECT: A resolution for Council Contingency Funds to Sponsor UW Tacoma Celebrando Comunidad 2022 – Latinx Celebration and Awards - 10/14/2022
DATE: September 13, 2022

SUMMARY AND PURPOSE:

A resolution allocating \$5,000 of Council Contingency Funds to sponsor the 2nd Annual University of Washington Tacoma (UWT) Celebrando Comunidad: Latinx Celebration and Awards

COUNCIL SPONSORS:

Mayor Victoria Woodards, Council Member Diaz, and Council Member Walker

BACKGROUND:

The Council Member’s Recommendation is Based On:

The University of Washington Tacoma (UWT) will be hosting its second annual celebration of Latinx communities. This event will take place on October 14, 2022 and is currently being developed by staff, faculty, students, and alumni. The event will recognize members of the Latinx communities of the South Puget Sound from a variety of categories as well as those who identify as members of Latinx communities and individuals or organizations who directly or positively impact South Sound Latinx communities. Once selected, awardees will be matched with a story coach and provided the opportunity to share their story. This event will be live-streamed based on public health and safety needs.

Commission on Immigrant and Refugee Affairs (CIRA) Commissioner Rafael Saucedo brought forward a request for the City last year to sponsor UWT Celebrando Comunidad: Latinx Celebration and Awards to City Council Member Walker and the Office of Equity and Human Rights.

The City of Tacoma is asked to sponsor at the “presentadores/presenting” level which provides the benefits of:

- Logo on official event t-shirts, event website, official Save the Dates, programs, posters, official UW Tacoma communications (Husky Tracks, 90K subscribers), and host a table at the event
- Social media recognition on host social media platforms (UW Tacoma, 6+ followers)
- Option to provide a quarter page ad in email event reminder(s)
- Option to share a 2-3 minute promotional video during event program or live audience address during event
- Option to become a special sponsor of award of choice
- Option to host a post-event informal gathering with event organizers

Last year, the City of Tacoma accepted applications for funding to produce public-benefitting Special Events hosted between August 2021 and July 2022. This was the first year that applicants engaged in a competitive process to receive funding for community events, with the City’s Events and Recognition Committee (CERC) acting as a review and selection panel.



While organizers of the event have missed the competitive funding deadline for this year, the City recognizes the importance of this event to the Tacoma Latinx community and will grant this one-time sponsorship for 2022. Organizers of this event are highly encouraged to seek out the funding through the City Events and Recognition Committee’s annual application process as the panel process ensures an equitable distribution of funds, with intent to expand access to diverse communities and cultures throughout Tacoma.

COMMUNITY ENGAGEMENT/ CUSTOMER RESEARCH:

This funding opportunity was brought forth by members of the Commission on Refugee and Immigrant Affairs (CIRA) from the City of Tacoma. The purpose of the Commission is to better engage Tacoma’s immigrant and refugee communities and to work with community partners to identify and advance positive outcomes for specifically impacting the immigrant and refugee communities in the City of Tacoma. CIRA consists of 11 members who are nominated and appointed by the City Council.

2025 STRATEGIC PRIORITIES:

Equity and Accessibility: (Mandatory)

This legislation will give the City the opportunity to showcase its diverse population and support programming toward its anti-racist transformation policies. Latinx communities have historically been underrepresented in Tacoma’s history and providing funds for these types of events works to reduce inequities of the past.

Civic Engagement: Equity Index Score: Select Index Score.

Increase the number of residents who participate civically through volunteering and voting.

Increase the percentage of residents who believe they are able to have a positive impact on the community and express trust in the public institutions in Tacoma.

Livability: Equity Index Score: Select Index Score.

Increase positive public perception of safety and overall quality of life.

Choose an item.

Explain how your legislation will affect the selected indicator(s).

This legislation will impact our underserved Latinx communities through civic engagement and livability. Overall, this will assist the City and improve the public perception that the City cares about its diverse programming.

ALTERNATIVES:

Presumably, your recommendation is not the only potential course of action; please discuss other alternatives or actions that City Council or staff could take. Please use table below.

Alternative	Positive Impacts	Negative Impacts
Decrease funding	More Council Contingency Funds available for other uses and projects around Tacoma.	Less funding available for the event, not as many funds available for event organizers and less visibility for the City
No Funding for Event	More Council Contingency Funds available for other uses and projects around Tacoma	Less funding available for the event, not as many funds available for event organizers



		and less visibility for the City and its priorities for anti-racist transformation.
Increased funding	Funds are being used to prioritize anti-racist transformation programming and supporting and celebrating the diversity of Tacoma.	Less funds available for other Council Contingency requests.

EVALUATION AND FOLLOW UP:

The City will ask that the organizers record attendance numbers and engagement with the public and report the usage of these sponsorship funds. Organizers in future funding cycles will be required to utilize the City's Events and Recognition Committee competitive funding process to ensure equitable funding for all groups of the City.

SPONSOR RECOMMENDATION:

Sponsors recommend that the City fund the Celebrando Comunidad 2022 at \$5,000.



FISCAL IMPACT:

The resolution is for a one-time \$5,000 sponsorship:

Fund Number & Name	COST OBJECT (CC/WBS/ORDER)	Cost Element	Total Amount
1030 Council Contingency Fund	660000	5310100	\$5,000
TOTAL			\$5,000

What Funding is being used to support the expense?

General Fund/Council Contingency Fund

Are the expenditures and revenues planned and budgeted in this biennium's current budget?

NO, PLEASE EXPLAIN BELOW

Council Contingency funds are set aside for items that are not planned in budgeted current biennium.

Are there financial costs or other impacts of not implementing the legislation?

YES

Will the legislation have an ongoing/recurring fiscal impact?

No

Will the legislation change the City's FTE/personnel counts?

No

Click or tap here to enter text.

ATTACHMENTS:

Council Contingency Tracker

2022 Council Contingency Commitments

2022-2023	\$ 250,000.00
(Remaining balance from 2021 that will be carried over)	\$ 88,592.09
Council Requested - Seed Internships	\$ 31,000.00

Resolution 40919

A Council Contingency fund expenditure of \$31,000 to fund the full or partial costs of five or more Tacoma-based small businesses or non-profits of hosting a Seed Internship.

Council Requested - Daffodil Parade	\$ 20,000.00
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Resolution 40925

A resolution authorizing the one-time use of \$20,000 from the Council Contingency Fund to be applied to the cost of in-kind services provided by the City of Tacoma such as traffic control devices and traffic control services.

Council Requested - Tacoma Reads	\$ 10,000.00
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Resolution 40934

A request for City Council concurrence for a \$10,000 City Council Contingency Fund request to support the 2022 Tacoma Reads Together events.

Council Requested - Tacoma Refugee Choir	\$ 25,000.00
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Resolution 40941

A Council Contingency Fund expenditure for \$25,000 to assist the Tacoma Refugee Choir in funding the music video portion of their 2022 spring projects.

Council Requested - Litter Free 253	\$ 2,500.00
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Resolution 40940

A Council Contingency Fund expenditure of \$2,500 to fund litter pick-up tools "litter grabbers," for the annual volunteer-led Litter Free 253 event.

Council Requested - South Sound Together	\$ 12,000.00
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Resolution 40948

A Council Contingency Fund expenditure of \$12,000 to fund grants that support community engagement programs sponsored through South Sound.

Council Requested - Multicultural Childcare Center	\$ 5,000.00
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Resolution 40986

A Council Contingency Fund request to purchase infant formula to support the Multicultural Childcare Center formula drive.

Council Requested - LGBTQIA+ Pride Painting	\$ 2,500.00
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Resolution 40994

A Council Contingency Fund expenditure of \$2,500 to fund three LGBTQ+ Pride painting projects including temporary rainbow crosswalks, permanent rainbow bricks, and temporary rainbow barriers.

Council Requested - Mayors Innovation Project Summer Conference in Tacoma	\$ 6,500.00
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Resolution 41000

A \$6,500 Council Contingency Fund expenditure to sponsor the Mayors Innovation Project Summer Conference in Tacoma.

Council Requested - Safe Youth Awareness Campaign	\$ 35,000.00
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Resolution 40995

A resolution authorizing the one time use of Council Contingency Funds, in the amount of \$35,000, to fund the partial costs to develop and implement an eight-week Safe Youth Awareness Campaign beginning in July 2022.

Council Request - Korean Association Tacoma Building Renovation	\$ 10,000.00
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Resolution 41004

Council Contingency Fund expenditure to support the Korean Association of Tacoma building renovation.

Council Requested - Peace Bus "Every Kid Eats" Summer Program	\$ 2,500.00
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Resolution 41015

Council Contingency Fund expenditure of \$2,500 to support the Peace Bus and the "Every Kid Eats" summer program

Council Requested - Hilltop Street Fair	\$ 10,000.00
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Resolution 41018

Council Contingency Fund expenditure of \$10,000 to fund entertainment and arts programming at the 2022 Hilltop Street Fair sponsored by the Hilltop Business Association.

Council Requested - UWT Celebrando Comunidad 2022 -Latinx Celebration and Awards	\$ 5,000.00
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To Study Session September 13, 2022

Council Contingency Fund expenditure of \$5,000 to support the 2nd Annual University of Washington Tacoma Celebrando Comunidad: Latinx Celebration and Awards.

Starting Balance	\$ 338,592.09
Total Amount Allocated	\$ 177,000.00
Current Balance	\$ 161,592.09

Team Proctor

Neighborhood Plan Needs You

If you live, work or often find yourself in the Proctor Neighborhood, join the Plan.

Why Plan:

- Build neighborhood capacity and community
- Support a vibrant business district
- Manage growth and change
- Traffic, safety and parking
- Create a healthy and sustainable neighborhood
- Participate in community engagement for the future of the Cushman and Adams Substation

2022	2023		
FALL	WINTER	SPRING	SUMMER/FALL
Kick off: Neighborhood profile, existing conditions, and outreach	Propose and evaluate recommendations	Identify strategies and resources, develop draft plan	Finalize plan, continue implementation

Community Engagement

Get Involved:

- Apply to join the Steering Committee
- Participate in events to learn more and share your feedback about specific neighborhood topics – see our website for details
- Volunteer to host a roundtable focus group, assist with surveys, lead outreach, or build connections with community members who prefer Spanish, Russian, Khmer, Vietnamese, Korean, Tagalog, ASL or other languages.
- Help maintain art or greenspaces, volunteer for a project, or provide input

Contact neighborhoodplanning@cityoftacoma.org if you are interested in participating. The only requirement is that you live, work, or spend substantial time in Proctor.

Learn more about the Proctor Neighborhood Plan and the Neighborhood Planning Program at cityoftacoma.org/NeighborhoodPlanning or follow us on social media at [@PlanningTacoma](https://twitter.com/PlanningTacoma).





City of Tacoma
Planning Commission

Christopher Karnes, Chair
Andrew Strobel, Vice-Chair
Morgan Dörner
Robb Krehbiel
Brett Marlo
Matthew Martenson
Brett Santhuff
Anthony Steele
Alyssa Torrez

August 17, 2022

The Honorable Mayor and City Council
City of Tacoma
747 Market Street, Suite 1200
Tacoma, WA 98402

RE: South Tacoma Groundwater Protection District – Consideration for a Moratorium

Honorable Mayor Woodards and Members of the City Council,

The City Council adopted Amended Substitute Resolution No. 40985 on June 28, 2022, requesting the Planning Commission to develop recommendations, within 60 days (i.e., by August 27, 2022), as to whether a moratorium on heavy industrial uses and storage of hazardous materials within the South Tacoma Groundwater Protection District (STGPD) is warranted.

Upon completing review and deliberations through a public process, and based on public comments received, the Commission reached the following conclusion and recommendation:

“That the City Council should consider enacting a moratorium on permits for new and expansion of metal recycling, auto wrecking, vehicle service and repair, vehicle service and repair – industrial, as well as new underground storage tanks, within the South Tacoma Groundwater Protection District, for a duration of one year, to prevent the vesting of new land uses that may pose a risk to groundwater resources until the Groundwater Code Update can be complete in 2023.”

Enclosed please find the *“Planning Commission’s Findings of Fact and Recommendations Report on Consideration for a Moratorium within the South Tacoma Groundwater Protection District, August 17, 2022”* that provides pertinent background information about the City Council’s request and summarizes the Commission’s public review and community engagement process, findings of fact, deliberations, and formulation of recommendations.

Along with the above recommendation, the Commission also wishes to highlight some of the key issues, concerns and suggestions that were identified, and deliberated to various extents, during our review process:

- 1. Focused, Targeted and Limited Moratorium** – Based on our review of information provided and our understating of the need for groundwater protection and aquifer recharge, we believe that a moratorium is warranted. However, a broad moratorium could result in detrimental, inequitable and/or disproportionate impacts to diverse businesses and uses that are of various types, purposes, characteristics, operations and maintenance needs, and risks to the environment. We suggest that taking a cautious approach would be more appropriate and pragmatic, hence the recommendation for a focused, targeted and limited moratorium.
- 2. Work Plan for One-Year Moratorium** – According to the Tacoma Municipal Code (TMC), Section 13.05.030.E.3, “Moratoria or interim zoning may be effective for up to one year if a work plan is developed for related studies requiring such longer period.” We suggest that the “Work Plan for STGPD Code Amendments” adopted by Resolution No. 40985 as part of the 2022 Annual Amendment can be referenced as the base for such a work plan for the one-year moratorium, with its scope and implementation schedule properly adjusted according to the need of the moratorium.

3. **Community Engagement and Outreach** – We acknowledge staff’s efforts to reach out to the community and stakeholders, including broadcasting the Commission’s meetings and conducting a community meeting (on July 27, 2022) during the need assessment stage for the moratorium. However, while we have heard overwhelmingly supportive comments from residents for the moratorium, we have not heard enough opposing viewpoints, nor have we heard anything from the business community. We hope to see enhanced community engagement, with targeted outreach to those businesses that would potentially be affected by the moratorium, if enacted.
4. **Subject Matter Experts (SMEs)** – While we acknowledge and appreciate the expertise and support from our partnering agencies, including the Tacoma-Pierce County Health Department, the Tacoma Water, the Environmental Services Department, the Fire Department, and the Planning and Development Services Department, we have not heard from other stakeholder agencies, such as the State’s Department of Ecology, and the City’s Economic Development Department. There is a need to engage with more subject matter experts (SMEs), to the extent of retaining consultant services, as some citizens have suggested.
5. **Economic Green Zone** – Given the short time limit of 60 days set by Resolution No. 40985 for the Commission to develop our recommendations, we have not been able to review all identified issues to the extent needed. Those issues include, but are not limited to, infiltration, impervious surface, legacy contamination, cleanup of contaminated sites, air quality, tree canopy, use compatibility, and buffers and transition areas. We suggest these issues, and any additional issues that may be identified, be properly addressed in the Economic Green Zone/South Tacoma Manufacturing-Industrial Center Subarea Plan and Environmental Impact Statement effort, which is the “STGPD Phase 2” plan as approved by the City Council, per Resolution No 40985. This is a critical effort to re-evaluate the future of industrial use and activity in South Tacoma and to consider how we increase employment opportunities while ensuring a healthy, safe, and sustainable environment for South Tacomans. We recommend that the City Council fully fund and staff this important endeavor and in a timeframe that dovetails with the STGPD Work Plan.

We acknowledge the uniqueness of the STGPD area, the legacy contamination issues in the area, and the importance of the continued and strengthened protection of the groundwater and aquifer recharge area. We respectfully request that the City Council consider enacting a focused, targeted and limited moratorium for the STGPD area and take into account our other recommendations as presented. If the moratorium is enacted, we hope issues are resolved in relatively short order, and not to see residents, businesses, economic development activity or growth of the urban neighborhoods unduly impacted by the moratorium or any unexpected consequences.

Sincerely,



CHRISTOPHER KARNES, Chair
Tacoma Planning Commission

Enclosure



**SOUTH TACOMA GROUNDWATER PROTECTION DISTRICT
CONSIDERATION FOR A MORATOIRUM**

**TACOMA PLANNING COMMISSION
FINDINGS OF FACT AND RECOMMENDATIONS**

AUGUST 17, 2022

A. SUBJECT:

South Tacoma Groundwater Protection District – Consideration for a Moratorium.

B. PROJECT INITIATION:

On June 28, 2022, the City Council adopted Amended Substitute Resolution No. 40985 approving the “Work Plan for South Tacoma Groundwater Protection District (STGPD) Code Amendments”, one of the applications for the 2022 Annual Amendment to the *One Tacoma* Comprehensive Plan and Land Use Regulatory Code 2022 (“[2022 Amendment](#)”).

The resolution also initiated consideration of a moratorium for the STGPD, and provided the following direction to guide the Planning Commission’s deliberations:

“Immediately following the adoption of the South Tacoma Groundwater Protection District Work Plan, as part of the first phase of that Work Plan, the Planning Commission will 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 South Tacoma Groundwater Protection District 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.”

The Council’s request was made based primarily on public comments received and the Commission’s recommendation that the Council consider the merits of a moratorium on future development projects. The 60-day timeframe set forth in the resolution implies that the intended deadline for the Commission’s recommendations is August 27, 2022.

C. FINDINGS OF FACT: BACKGROUND

1. Comprehensive Plan and Land Use Regulatory Code

The *One Tacoma* Comprehensive Plan, updated in 2015 by Ordinance No. 28335, is Tacoma’s comprehensive plan as required by the State Growth Management Act (GMA) and consists of several plan and program elements. As the City’s official statement concerning future growth and development, the *One Tacoma Plan* sets forth goals, policies and strategies for the health, welfare and quality of life of Tacoma’s residents. The Land Use Regulatory Code, Title 13 of the Tacoma Municipal Code (TMC), is the key regulatory mechanism that implements and supports the Comprehensive Plan.

2. Annual Amendments

The *One Tacoma Plan* and the implementing regulations are subject to continuous review, evaluation and modifications in order to remain effective, relevant, and responsive to changing circumstances. According to the GMA, local comprehensive plans cannot be amended more than once a year. During such annual amendment processes, all proposed amendments to the Comprehensive Plan and development regulations must be reviewed

concurrently, where appropriate, so to address the cumulative effect of the revisions and to maintain internal consistency among the various plan components and external consistency with regional, countywide, and adjacent jurisdictional plans.

Annual amendments shall be adopted by ordinance of the City Council following the procedures identified in TMC 13.02.070. The City is currently utilizing an alternate-cycle approach for Comprehensive Plan amendments, with City-initiated amendments generally processed in odd-year adoption cycles and private-initiated amendments processed in even-year adoption cycles. The recently completed 2022 Annual Amendment process started in January 2021 when the Planning Commission began to accept applications and ended in June 2022 when the City Council adopted the amendment package based primarily on the Commission's recommendations. (www.cityoftacoma.org/2022Amendment)

3. South Tacoma Neighborhood Council Application

The South Tacoma Neighborhood Council (STNC) submitted an application to the Planning Commission in March 2021 for consideration during the 2022 Annual Amendment process. The application sought to (a) update the *One Tacoma Plan* and the TMC applicable to the South Tacoma Groundwater Protection District (STGPD) and the aquifer recharge areas to address environmental and health risks and further prioritize protection of the STGPD; and (b) transform the South Tacoma Manufacturing/Industrial Center into an Economic Green Zone that fosters environmentally sustainable industry specifically within South Tacoma, above and near this water source.

4. Phased Approach

The Planning Commission conducted an assessment of the STNC's application, pursuant to TMC 13.02.070.E, and considered public comments received through a public scoping hearing in June 2021, and made a determination in July 2021 to move the application forward for technical analysis following a two-phased approach:

- **Phase 1: STGPD Code Amendments** – Update TMC 13.06.070.D pertaining to STGPD, to be done in the future 2023 Amendment Cycle, with creation of a work plan to occur during the 2022 Amendment cycle, developed in collaboration with the City of Tacoma Environmental Services Department, Tacoma Public Utilities – Tacoma Water, and the Tacoma-Pierce County Health Department. The work plan may include review of allowed land uses, review of the One Tacoma Comprehensive Plan, refinement of allowed uses and boundaries, and periodic update of the STGPD to ensure the regulations fulfill the intent of protecting the district.
- **Phase 2: Creation of an Economic Green Zone** – Evaluate the establishment of an Economic Green Zone (EGZ) to attract green industry to the City's manufacturing/industrial centers, taking into account the recently adopted 2030 Climate Action Plan and Climate Adaptation Strategy (Resolution No. 40878, November 30, 2021).

5. Planning Commission Recommendation – Work Plan for STGPD Code Amendments and Consideration of a Moratorium

Upon completing technical analyses and factoring in public comments, the Planning Commission forwarded its recommendations on the 2022 Amendment Package to the City Council in May 2022. With respect to the STNC's application, the Commission recommended that the City Council:

- (a) Approve the Work Plan for STGPD Code Amendments;

- (b) Acknowledge that the Work Plan represents the “Phase 1A Response” to the STNC’s application and that the implementation of the Work Plan to be carried out in the 2023 Amendment cycle represents the “Phase 1B Response”;
- (c) Acknowledge the perspectives, expectations and comments concerning the implementation of the Work Plan as provided by the partnering agencies, including the Environmental Services Department, Tacoma Water, and the Tacoma-Pierce County Health Department;
- (d) Acknowledge that the review process for the potential Economic Green Zone (EGZ) designation represents the “Phase 2 Response” to the STNC’s application; that the scope of work is anticipated to be comprehensive and comparable to the scale of a subarea plan, requiring the consideration for multifaceted aspects, such as land use designation changes, area-wide rezones, transportation and capital facilities improvements, environmental reviews, sustainability strategies, “green economy” strategies and incentives, groundwater and aquifer monitoring programs, and extensive community engagement; that the work is expected to be carried out during the general timeline of 2022-2024, potentially starting with a scoping process in late 2022 to define and refine the scope of work; and that additional staffing and budgetary resources may be needed to accomplish the work in a timely and effective manner; and
- (e) Consider the merits of a moratorium on future development projects, given that significant permit activity and development during the phased process could pre-empt the broader planning efforts.

6. City Council Review and Direction

The City Council and its Infrastructure, Planning and Sustainability Committee conducted reviews of the 2022 Amendment Package in May-June 2022, including holding a public hearing on June 7, 2022, and adopted the package on June 28, 2022 with four legislations. The Work Plan for STGPD Code Amendments was approved with Amended Substitute Resolution No. 40985, which also initiated the consideration of a moratorium for the STGPD. (See **Section B. Project Initiation** above.)

7. Interim Zoning and Moratoria

Interim Zoning and Moratoria are temporary mechanisms the City Council can enact to allow, or more commonly to prevent, new development under existing rules while a process is undertaken to evaluate and update the existing zoning and/or development regulations. The process for enacting Interim Zoning and Moratoria are the same, and are governed by State law and City code (RCW 36.70A.390 and TMC 13.05.030.E).

a. What is Interim Zoning?

Interim Zoning is an immediate change to existing zoning classifications or regulations where new classifications or regulations are temporarily imposed. Such temporary controls are designed to regulate specific types of development so that when new plans and/or zoning are adopted they will not have been rendered moot by intervening development.

b. What is a Moratorium?

A moratorium is the suspension of accepting or processing new applications for building, zoning, subdivision, or other types of development permits in order to preclude new development from occurring for a specified period of time while new or revised policies, zoning or regulations are considered. A moratorium may be imposed on all development types or all permit applications, or just on specific types of development or permit

applications and is generally applied to a specific geographic area or, if citywide, fairly specific circumstances.

c. When should Interim Zoning or a Moratorium be used?

There are two reasons to enact a moratorium or interim regulations – in response to an emergency situation or when a temporary protective measure is necessary:

- Emergency situation. An emergency situation is defined as when human health and safety is jeopardized and/or public or private property is imminently endangered.
- Temporary protective measure. A temporary protective measure is needed to protect the status quo or prevent harm from the vesting of rights to develop under existing regulations.

d. What is the Adoption Process?

The City Council has the sole authority to enact a moratorium or interim regulations, but the Council or Planning Commission can initiate the consideration of one.

e. Initiation

To initiate consideration of a moratorium or interim regulations, the City Council or Planning Commission makes a determination at a public meeting that a moratorium or interim zoning may be warranted. If the Council initiates, that determination is then forwarded to the Planning Commission for findings of fact and a recommendation.

f. Initial Planning Commission Review

If the Planning Commission has not already done so, the Commission is tasked with providing findings of fact and a recommendation to the Council. The Commission's recommendation should include:

- Whether the action is warranted
- The appropriate scope and duration for the moratorium or interim regulations
- The work plan and timeline for crafting the new or revised policies, zoning or regulations needed

g. Council Enactment

After receiving findings of fact and a recommendation from the Planning Commission, the Council holds a public hearing before deciding whether to adopt the moratorium or interim regulations, with appropriate findings justifying its action.

h. Duration and Renewals

Moratoria and Interim Zoning can be in place for up to six-months but can be initially enacted for up to one-year if a work plan for related studies is developed requiring the longer period. A moratorium or interim zoning can be renewed for additional six-month intervals provided the Council holds another public hearing and findings of fact are made to support each renewal.

i. If an emergency exists:

If an emergency exists, the City Council can immediately enact a moratorium or interim regulations (with or without a prior Planning Commission recommendation) and notice can be only the appearance of the item on the agenda. As part of the emergency adoption, the Council must refer the ordinance to the Planning Commission for findings of fact and a recommendation. The Council shall hold a public hearing within 60-days of adoption and after receiving a recommendation and findings from the Planning Commission. Following its public hearing, the Council shall decide whether to retain,

of quantity which may pose a present or potential hazard to human health or to the quality of the drinking water supply in the South Tacoma aquifer system when improperly used, stored, transported, or disposed of or otherwise mismanaged.”

E. FINDINGS OF FACT: POLICY CONTEXT

1. Environment and Watershed Health

Policy EN–1.5 Protect the quantity, quality and function of high value environmental assets identified in the City’s natural resource inventories, including: ... groundwater.

Policy EN–3.23 Encourage infiltration of stormwater to promote aquifer recharge and assure continuous and adequate groundwater supply.

Policy EN–3.26 Prevent groundwater contamination through performance criteria and guidelines for siting, design, construction and operation of commercial and industrial structures and activities.

Policy EN–3.27 Support an ongoing effort to monitor groundwater quality in order to determine the effectiveness of the groundwater program over time.

Policy EN–3.28 Protect the quality of groundwater used for public water supplies to ensure adequate sources of potable water for Tacoma and the region.

2. Economic Development

Policy EC–1.1 Strive to capture 46% of urban Pierce County’s employment growth by 2040.

Policy EC–1.2 Ensure that there is sufficient zoning and development capacity to accommodate the 2040 employment growth allocations.

Policy EC–2.2 Encourage investment in, and alignment of, public efforts to reduce racial, gender, ethnic and disability-related disparities in income and employment opportunity.

Policy EC–4.2 Promote a culture throughout the City organization that continuously improves the quality, predictability, timeliness and cost of the development process.

Policy EC–6.20 Strictly limit Comprehensive Plan Map amendments that convert industrial land and consider the potential for amendments to otherwise diminish the economic competitiveness or viability of prime industrial land.

Policy EC–6.22 Maintain properties currently developed with industrial users and strive to offset the reduction of development capacity with the addition of prime industrial capacity that includes consideration of comparable site characteristics.

3. Design and Development

Policy DD–9.2 Improve the interface between non-residential activities and residential areas, in areas where commercial or employment areas are adjacent to residential zoned land.

Policy DD–9.3 Use land use and other regulations to limit and mitigate impacts, such as odor, noise, glare, air pollutants, and vibration that the use or development of a site may have on adjacent residential or institutional uses, and on significant fish and wildlife habitat areas.

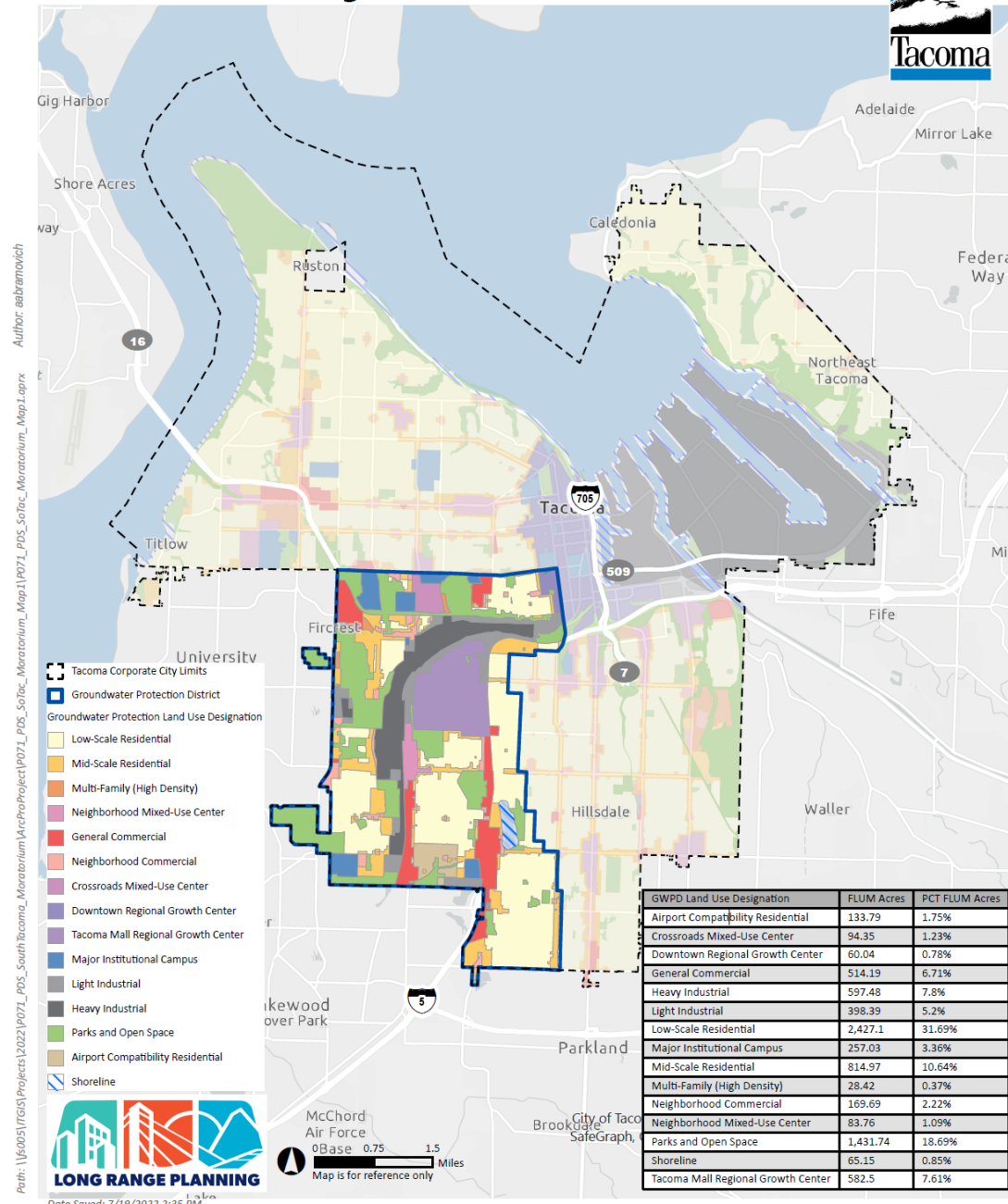
Policy DD–9.5 Protect non-industrial zoned parcels from the adverse impacts of activities on industrial zoned parcels.

Policy DD-9.6 Buffer between designated Manufacturing/Industrial Centers and adjacent residential or mixed-use areas to protect both the viability of long-term industrial operations and the livability of adjacent areas.

F. FINDINGS OF FACT: PLANNING CONTEXT – FUTURE LAND USES AND ZONING

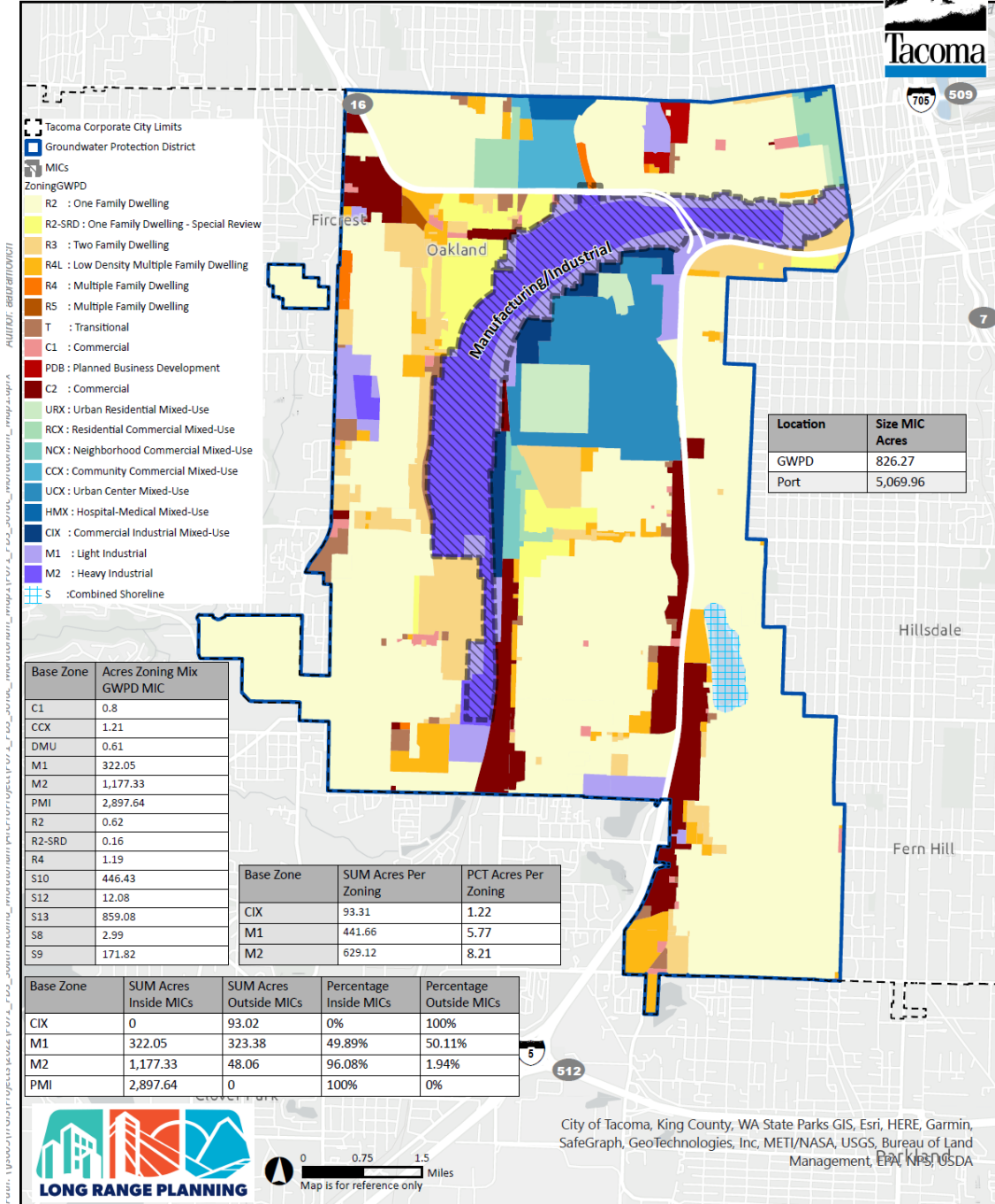
1. Future Land Use Designations in the South Tacoma Groundwater Protection District

**South Tacoma Groundwater Protection District
Future Land Use Designations**



2. Manufacturing and Industrial Center and Zoning within the South Tacoma Groundwater Protection District

South Tacoma Groundwater Protection District Manufacturing and Industrial Center + Zoning



3. Heavy Industrial Land Use Designation

This designation is characterized by higher levels of noise and odors, large-scale production, large buildings and sites, extended operating hours, and heavy truck traffic. This designation requires access to major transportation corridors, often including heavy haul truck routes and rail facilities. Commercial and institutional uses are limited and residential uses are generally prohibited.

4. South Tacoma Manufacturing and Industrial Center – Purpose

To provide additional protection to industrial and manufacturing uses within the designated boundary of the South Tacoma M/IC by placing further restrictions on incompatible uses within this defined area. The additional requirements imposed through the South Tacoma M/IC Overlay District are intended to preserve this area for long term urban industrial and manufacturing use consistent with policy direction in the Comprehensive Plan.

5. M-2 Heavy Industrial Zoning District – Purpose

This district is intended to allow heavy industrial and manufacturing uses that can reasonably be accommodated without adverse impacts on the public's health, welfare, or safety. The impacts of these industrial uses include extended operating hours, heavy truck traffic, and higher levels of noise and odors. This classification is only appropriate inside Comprehensive Plan areas designated Heavy Industrial.

6. South Tacoma Groundwater Protection District – Overlay Zone – Purpose

The South Tacoma groundwater aquifer system serves as a significant source of drinking water for the City of Tacoma. It may supply as much as 40 percent of the City's total water demand during periods of peak summer usage. For future growth, supplemental supply, and emergency response, this resource will continue to be extremely important to the City of Tacoma.

It has been found and determined that a major cause of historical groundwater contamination in the South Tacoma aquifer system is from accidental or improper release of hazardous substances from spillage, leaks, or discharges from local industry. Due to the large number of potential sources of toxic and hazardous substances within the area which recharges the aquifer system and the possibility of further contamination, the City of Tacoma found that it was necessary and in the public interest to establish the South Tacoma Groundwater Protection District in 1988.

The South Tacoma Groundwater Protection District is an overlay zoning and land use control district specifically designed to prevent the degradation of groundwater in the South Tacoma aquifer system by controlling the handling, storage and disposal of hazardous substances by businesses. The overlay zoning district imposes additional restrictions on high impact land use development in order to protect public health and safety by preserving and maintaining the existing groundwater supply for current and potential users and to protect the City of Tacoma from costs which might be incurred if unsuitable high impact land uses were to reduce either the quality or quantity of this important public water supply source.

It is the intent of this chapter to establish orderly procedures that reduce the risks to public health and safety and to the existing groundwater supply. These procedures shall ensure that within the South Tacoma Groundwater Protection District, properties that have stormwater infiltration facilities and properties that store hazardous substances meet appropriate performance standards, and those properties are properly maintained, inspected, and tested when necessary.

G. FINDINGS OF FACT: PLANNING CONTEXT – PROHIBITED INDUSTRIAL LAND USES

1. Groundwater Protection District – Overlay Zone

The following “High impact” uses are prohibited based on incompatibility with groundwater protection:

- Chemical manufacture and reprocessing
- Creosote/asphalt manufacture or treatment
- Electroplating activities
- Manufacture of Class 1A or 1B flammable liquids defined in Fire Code
- Petroleum and petroleum products refinery, reprocessing
- Wood products preserving
- Hazardous waste treatment, storage, disposal facilities

2. M-2 Heavy Industrial Zoning District

The following uses/activities are prohibited in the M-2 Zoning District citywide:

- Mining and quarrying
- Smelting
- Coal facilities
- Explosives manufacturing
- Fertilizer manufacturing
- Petrochemical manufacturing
- Animal slaughter
- Fat rendering
- Acid manufacturing
- Blast furnaces

H. FINDINGS OF FACT: PLANNING CONTEXT – SOUTH TACOMA MIC EDGES AND PROXIMITY TO RESIDENTIAL AREAS

1. MIC Edges and Transitions

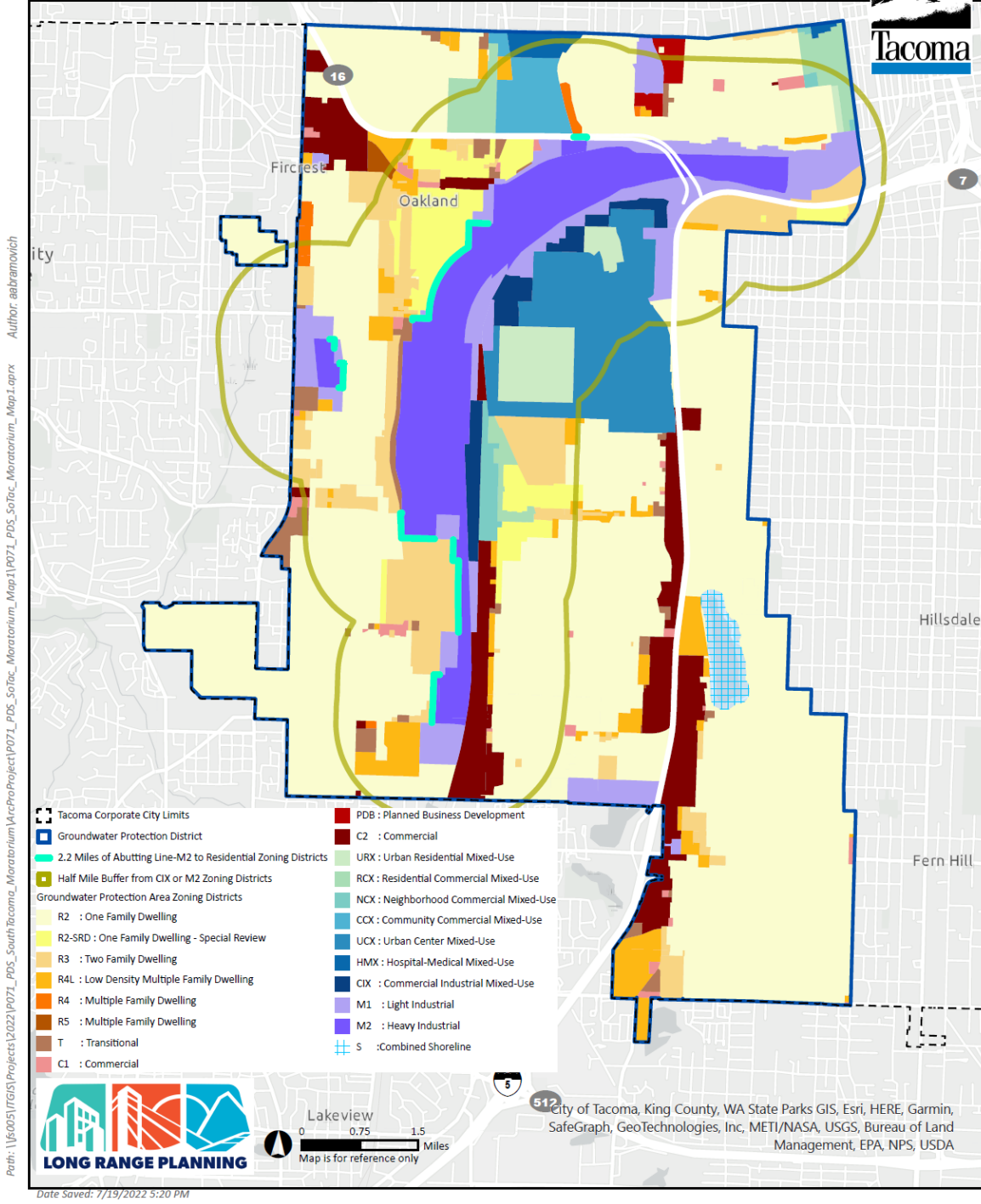
a. The northeast portion of the MIC abuts the Downtown Regional Growth Center at the intersection of Center Street and S Yakima Ave. Moving West, the MIC has a small open space/slope transition along the northern boundary until bifurcated by HWY 16, which creates an additional separation between the MIC and residential areas. To the South, the MIC is buffered by I-5 until it abuts the Tacoma Mall Regional Growth Center as it begins to turn south.

b. The central portion of the MIC has residential neighborhoods to the west, including the Oakland-Madrona business district and the Oakland High School. A significant portion of this area, bounded between South Madison and the railroad tracks and generally from S 37th Street to S 48th street includes largely vacant industrial areas, comprised of a superfund site from a former railyard and municipal airport.

c. The southern portion of the MIC is bounded by residential neighborhoods to the west and the South Tacoma Mixed Use Center to the east. South of 56th Street, the MIC immediately abuts the South End Recreation Area, including the STAR Center, Gray Middle School, and the South Tacoma Sounder Station. Finally, the MIC ends at S 74th Street, with general commercial areas to the immediate east and residential neighborhoods directly to the west without any zoning transitions.

2. Heavy Industrial Zoning Edges and Transitions

South Tacoma Groundwater Protection District Proximity of Non-industrial areas to Industrial Areas



3. Communities within ½ mile of Heavy Industrial Zoning

Half Mile from Heavy Industrial Zoning (2022 Data)	
Population	28,532
Median Household Income	64,086
Race/Ethnicity	
White	48%
Black	17%
American Indian	2%
Asian	9%
Pacific Islander	3%
Some Other Race	7%
Two or More Races	15%
Hispanic Origin	15%
Educational Attainment	
No HS Diploma	10%
HS Diploma	29%
Some College	35%
Bachelor/Graduate/Prof Degree	25%

Source: Data provided by Esri, Esri-Data Axle. The vintage of the data is 2022. Data accessed July 19, 2022. Esri forecasts for 2022. U.S. Census Bureau 2000 and 2010 decennial Census data converted by Esri into 2020 geography.

I. FINDINGS OF FACT: EXISTING LAND USES

1. Industrial Uses

There are approximately 85 businesses currently located in the South Tacoma Groundwater Protection District that are identified as industrial under the NAICS classification system. These are summarized below.

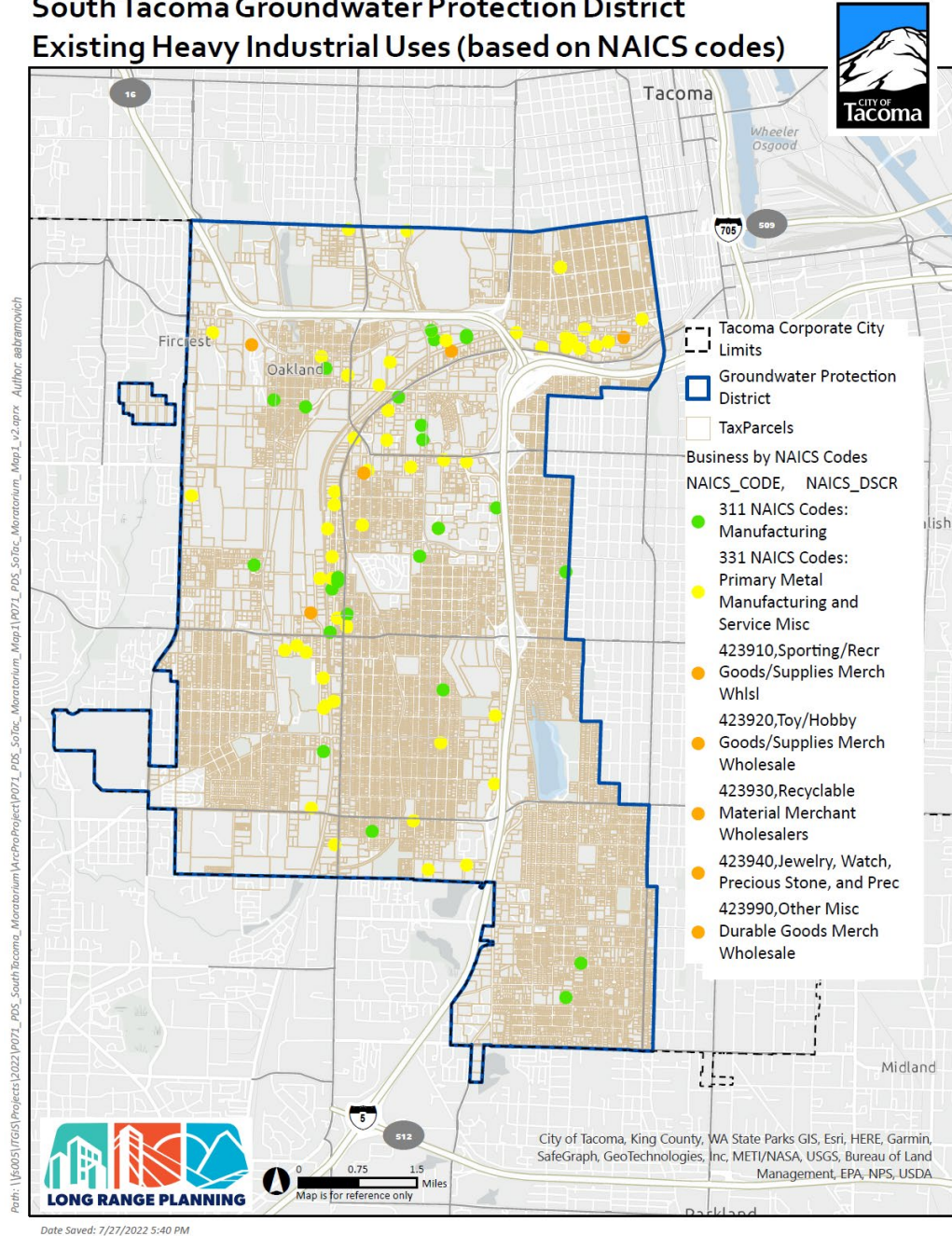
NAICS CODE/DESCRIPTION	KINDS OF USES	NUMBER OF BUSINESSES
311 Food Manufacturing	Other Animal Food Manufacturing	13
	Nonchocolate Confectionery Manufacturing	
	Fruit and Vegetable Canning	
	Retail Bakeries	
	Commercial Bakeries	
	Mayonnaise, Dressing, and Other Prepared Manufacturing	
	Spice and Extract Manufacturing	
	Perishable Prepared Food Manufacturing	
	All Other Miscellaneous Food Manufacturing	
312 Beverage and Tobacco Product Manufacturing	Soft Drink Manufacturing	4
	Breweries	
	Wineries	

314 Textile Product Mills	All Other Miscellaneous Textile Product	2
315 Apparel Manufacturing	Cut and Sew Apparel Contractors	5
	Other Cut and Sew Apparel Manufacturing	
	Apparel Accessories and Other Apparel Manufacturing	
316 Leather and Allied Product Manufacturing	Other Leather and Allied Product Manufacturing	1
331 Primary Metal Manufacturing	Iron and Steel Mills and Ferroalloy Manufacturing	2
	Aluminum Sheet, Plate, and Foil Manufacturing	
332 Fabricated Metal Product Manufacturing	Metal Window and Door Manufacturing	8
	Sheet Metal Work Manufacturing	
	Ornamental and Architectural Metal Work Manufacturing	
	Machine Shops	
	Precision Turned Product Manufacturing	
	Metal Coating, Engraving (except Jewelry and Silverware), and Allied Services to Manufacturers	
333 Machinery Manufacturing	Food Product Machinery Manufacturing	8
	Sawmill, Woodworking, and Paper Machinery Manufacturing	
	Other Industrial Machinery Manufacturing	
	Other Commercial and Service Industry Manufacturing	
	Industrial Mold Manufacturing	
	Cutting Tool and Machine Tool Accessory Manufacturing	
	Rolling Mill and Other Metalworking Machinery Manufacturing	
335 Electrical Equipment, Appliance, and Component Manufacturing	Small Electrical Appliance Manufacturing	1
336 Transportation Equipment Manufacturing	Travel Trailer and Camper Manufacturing	3
	Boat Building	
337 Furniture and Related Product Manufacturing	Wood Kitchen Cabinet and Countertop Manufacturing	11
	Non-upholstered Wood Household Furniture	
	Institutional Furniture Manufacturing	
339 Miscellaneous Manufacturing	Surgical Appliance and Supplies Manufacturing	20
	Ophthalmic Goods Manufacturing	
	Dental Laboratories	
	Jewelry and Silverware Manufacturing	
	Sign Manufacturing	
	Musical Instrument Manufacturing	
	Fastener, Button, Needle, and Pin Manufacturing	
All Other Miscellaneous Manufacturing		

423 Merchant Wholesalers, Durable Goods	Sporting/Recreational Goods/Supplies Merchant Wholesalers	7
	Toy/Hobby Goods/Supplies Merchant Wholesale	
	Recyclable Material Merchant Wholesalers	
	Jewelry, Watch, Precious Stone, and Precious Metal Merchant Wholesalers	
	Other Miscellaneous Durable Goods Merchant Wholesalers	

2. Map of Use Locations

South Tacoma Groundwater Protection District Existing Heavy Industrial Uses (based on NAICS codes)

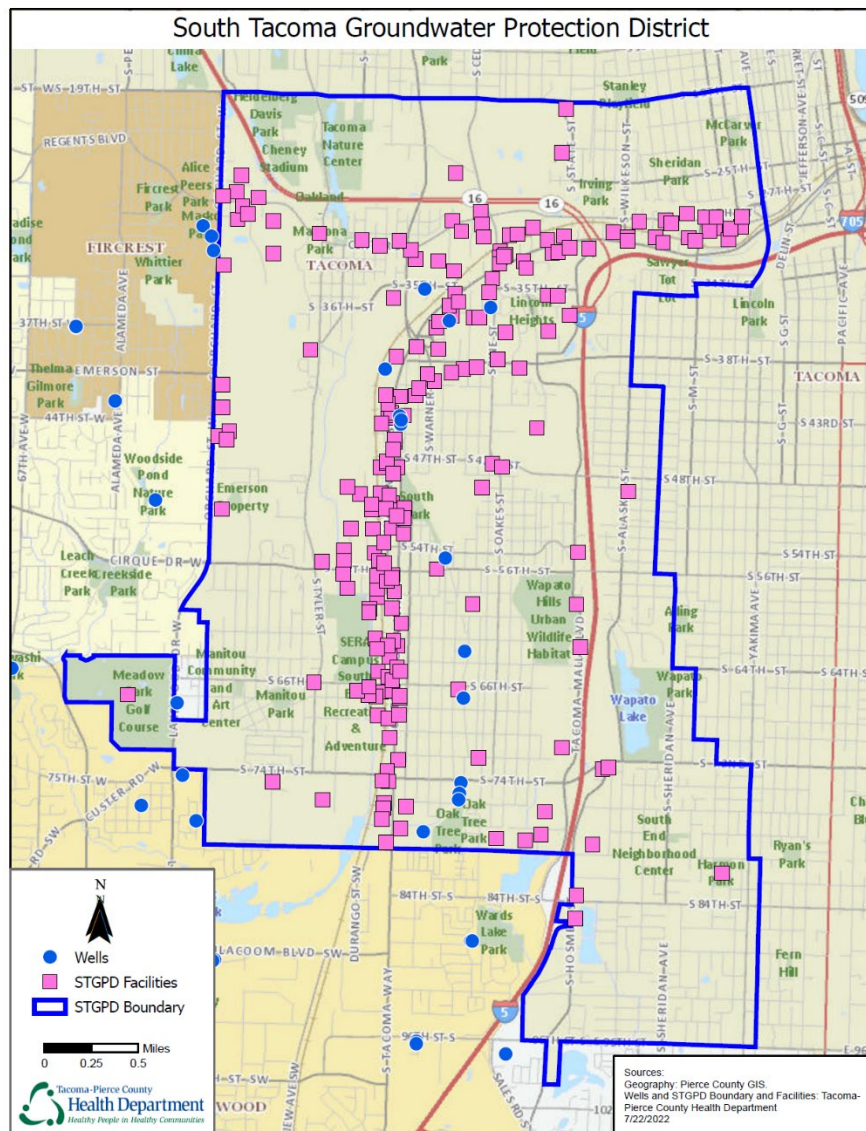


3. Hazardous Material Storage – Permitted Uses

Hazardous substances in the STGPD are defined as: any liquid, solid, gas, or sludge, including any material, substance, product, commodity, or waste, regardless of quantity which may pose a present or potential hazard to human health or to the quality of the drinking water supply in the South Tacoma aquifer system when improperly used, stored, transported, or disposed of or otherwise mismanaged, including without exception:

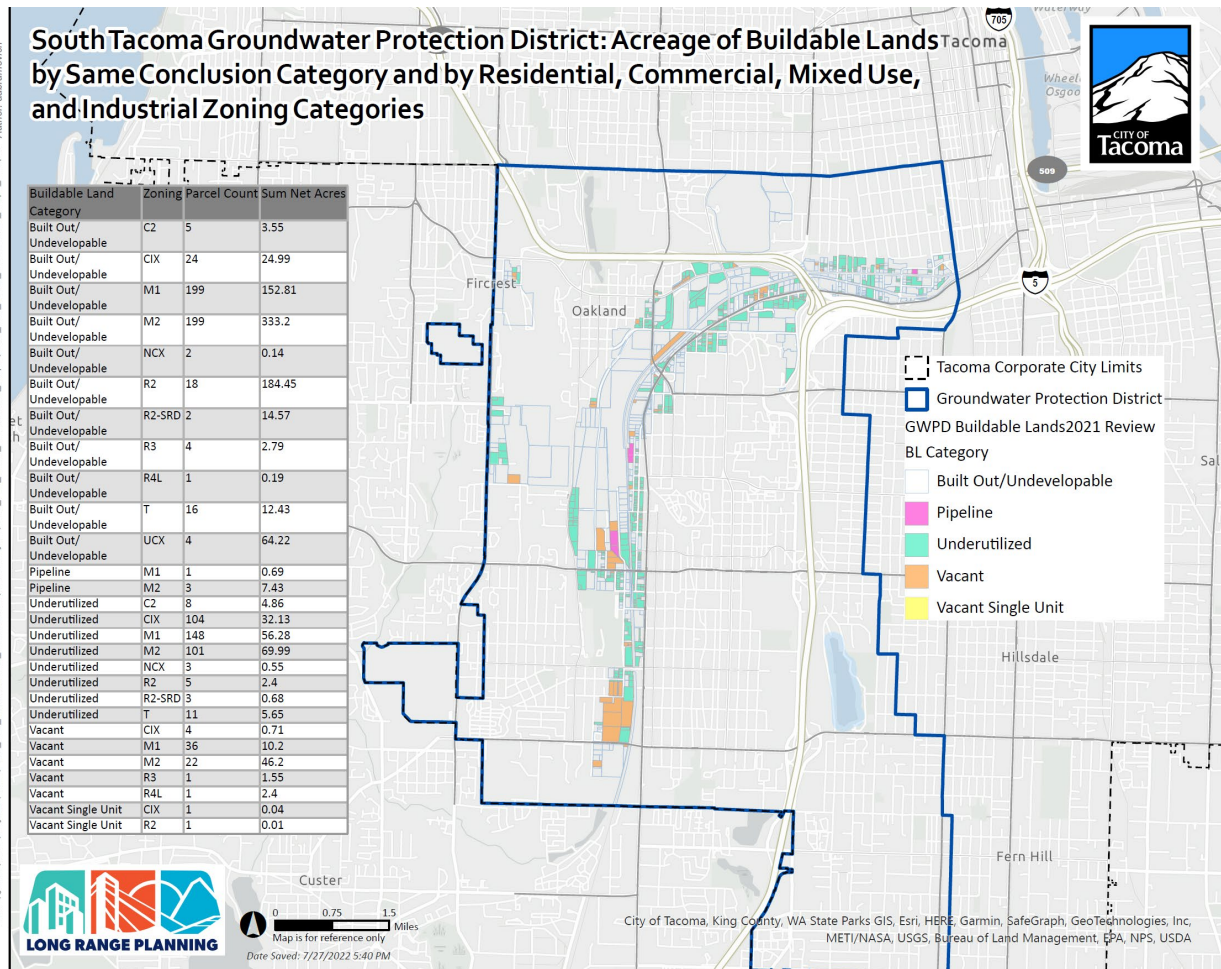
1. Those materials that exhibit any of the physical, chemical or biological properties described in Department of Ecology’s 173-303-082 WAC, 173-303-090 WAC, or 173-303-100 WAC as may be amended from time to time; and
2. Those materials set forth in the General Guidance and Performance Standards hereinafter referred to;
3. Petroleum products and by-products, including crude oil or any faction thereof such as gasoline, diesel, and waste oil which is liquid at standard conditions of temperature and pressure (60 degrees Fahrenheit and 14.7 pounds per square inch absolute); and
4. Any substance or category of substances meeting the definition of a hazardous substance under Chapter 173-340 WAC as may be amended from time to time.

Businesses with more than 220 pounds of hazardous substances and business activities that are not prohibited are regulated by the Health Department. The map below depicts the location of these businesses. These businesses include a broad range of uses such as auto dealerships repair and painting, educational and governmental facilities, woodworking, paint supply, landscaping, wholesale, surgical supply, boat works, breweries, and gas stations. Uses that are permitted are not limited to heavy industrial uses but include other light industrial, commercial and institutional.



J. FINDINGS OF FACT: INDUSTRIAL LAND SUPPLY

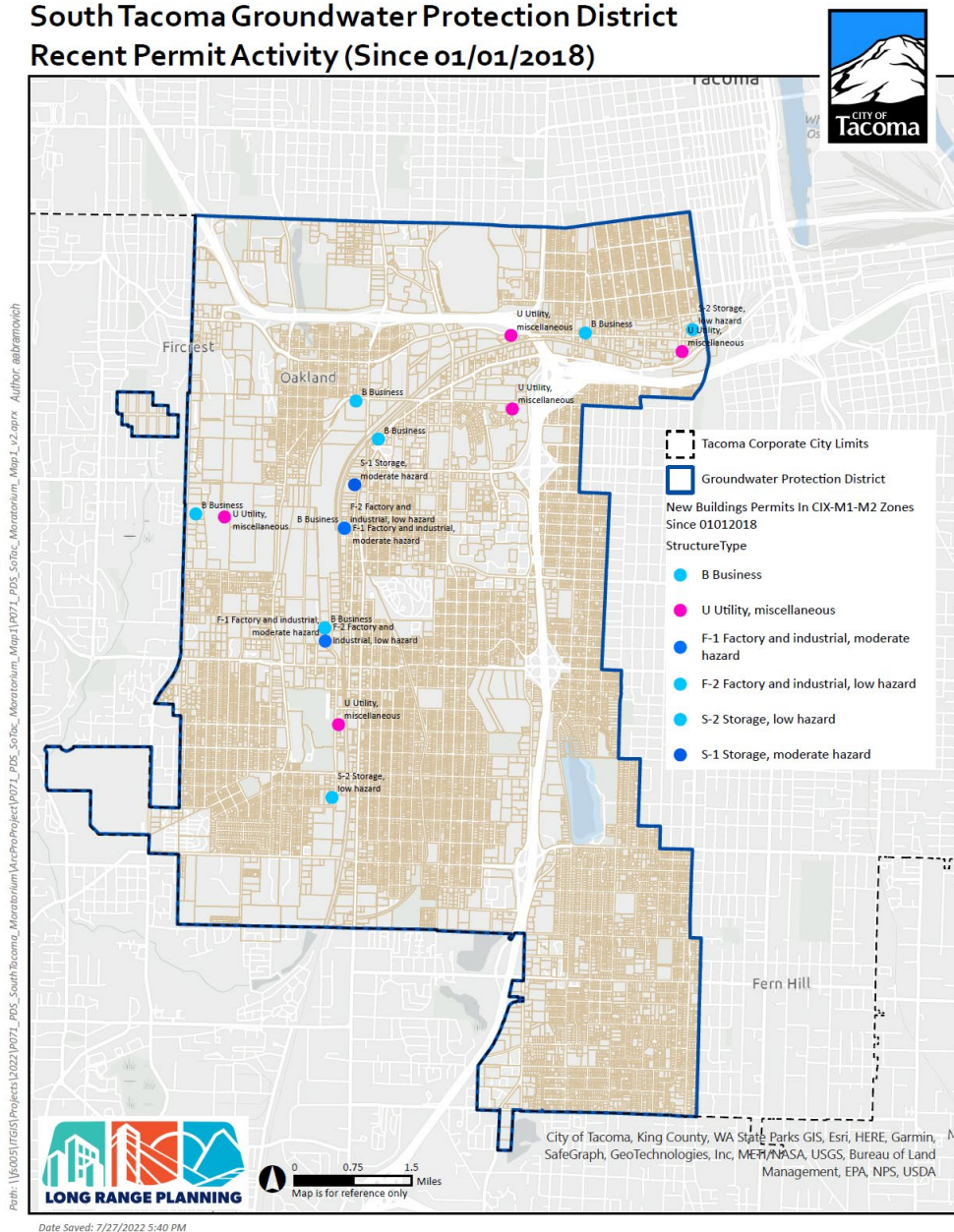
1. The Buildable Lands Program is an ongoing review and monitoring system required by the Growth Management Act. The most recent report is from 2021 and is available at: <https://www.piercecountywa.gov/923/Buildable-Lands>.
2. Based on staff review of the Buildable Lands Data, and including recent vested permits, approximately 75% of the M-2 Heavy Industrial Zoning in the South Tacoma MIC is considered built out or in the process for development. Only 7% of the M-2 area is vacant and an additional 11% is underutilized, meaning it is currently developed but redevelopment may be expected over the 20-year plan horizon.
3. The following map shows the parcels identified within the 2021 Buildable Lands Report.



K. FINDINGS OF FACT: PLANNING CONTEXT – INDUSTRIAL PERMIT TRENDS

1. Map of Permit Activity Since 2018

South Tacoma Groundwater Protection District Recent Permit Activity (Since 01/01/2018)



2. Types of Uses

Based on Staff review of the permit dashboard, recent permitted activity and potential permit applications are grouped in the following land use categories:

- Marijuana Production and Processing
- Wireless Facilities
- Warehousing
- Storage Facilities
- Metal Recycling

L. FINDINGS OF FACT: ROLES AND RESPONSIBILITIES OF AGENCIES IN GROUNDWATER PROTECTION

Agency	Roles and Responsibilities
Tacoma Water	<ul style="list-style-type: none"> • Maintains wells that access the south Tacoma aquifer. • Conducts water quality testing and compliance.
Tacoma-Pierce County Health Department	<ul style="list-style-type: none"> • Regulates/inspects businesses with hazardous substances on site and infiltration systems meeting certain criteria.
City of Tacoma – Environmental Services	<ul style="list-style-type: none"> • Administers Stormwater Management Program. • Inspects businesses for source control, pollution prevention, stormwater infiltration and environmental compliance.
City of Tacoma – Planning and Development Services	<ul style="list-style-type: none"> • Permit authority for land use, building code, site development, critical areas • Maintains the STGPD regulations. • SEPA Lead Agency
City of Tacoma – Fire Department	<ul style="list-style-type: none"> • Administers Fire Code pertaining to hazardous materials; emergency response.

M. FINDINGS OF FACT: SUMMARY OF REGULATORY STRUCTURE THAT APPLIES TO DEVELOPMENT WITHIN THE GROUNDWATER PROTECTION DISTRICT.

Regulatory Code	Summary
SEPA	<p>Purpose: The SEPA process is a Washington State requirement intended to ensure that state and local agencies consider the likely environmental consequences of a proposal before acting on the proposal. SEPA fills gaps in current regulations to protect the public health, welfare, and safety, but is not a replacement for other environmental protection standards.</p> <p>Applicability: SEPA applies when specific use and development triggers are met, such as proposed square footage of construction or demolition, fill or excavation of more than 500 yards, construction of a parking lot for more than 40 vehicles, work occurring within critical areas, as well as land use rezones, and more.</p> <p>Applicability to Groundwater: SEPA authority can be used to modify, condition, or deny a proposal when impacts to groundwater resources are identified.</p> <p>Monitoring and Enforcement: SEPA Conditions are applied to land use or development permits and are enforced as such.</p> <p>Statutory Authority: State Environmental Policy Act (SEPA) is part of the State Code RCW 43.21c and has implementing rules located in the WAC 197-11.</p>

	<p>Last Amendment to the Regulatory Code: (when and for what purpose) 2020, to incorporate Traffic and Historic Review into the process for projects located in the subarea.</p> <p>Frequency and Basis of Updates: Tacoma Municipal Code, Title 13.12; updated to coincide with any relevant change to state law, for example, if review thresholds change.</p>
<p>Zoning</p>	<p>Purpose: The broad purposes of the zoning provisions of the Tacoma Municipal Code are to protect and promote the public health, safety, and general welfare, and to implement the policies of the Comprehensive Plan of the City of Tacoma. More specifically, the zoning code is intended to:</p> <ul style="list-style-type: none"> a. Provide a guide for the physical development of the City in order to: <ul style="list-style-type: none"> (1) Preserve the character and quality of residential neighborhoods; (2) Foster convenient, harmonious, and workable relationships among land uses; and (3) Achieve the arrangement of land uses described in the Comprehensive Plan. b. Promote the economic stability of existing land uses that are consistent with the Comprehensive Plan and protect them from intrusions by inharmonious or harmful land uses. c. Promote intensification of land use at appropriate locations, consistent with the Comprehensive Plan, and ensure the provision of adequate open space for light, air, and fire safety. d. Foster development patterns that offer alternatives to automobile use by establishing densities and intensities that help make frequent transit service feasible, and encourage walking and bicycling. This emphasis on alternative transportation will also have air quality benefits and will conserve energy. e. Establish review procedures to ensure that new development is consistent with the provisions of this chapter and all other requirements of this code. <p>Applicability: The regulations of TMC 13.06 Zoning are applicable in all zoning districts. Regulations may refer to districts by class of districts, for example Districts or Industrial Districts, this means that all districts carrying the designated prefix or suffix are required to meet the given regulation. Overlay districts are combined with an underlying zoning district and supplement the regulations of that district. Overlay districts only apply to land carrying the overlay. Standards typically apply to new use and development activity and alterations and expansions of existing uses.</p> <p>Applicability to Groundwater: The South Tacoma Groundwater Protection District, and regulations and permit procedures therein, are established via the South Tacoma Groundwater Protection Overlay District. Aquifer recharge areas are classified as a critical area under Tacoma Municipal Code 13.11.</p> <p>Monitoring and Enforcement: See monitoring and enforcement below under the STGDP summary.</p>

	<p>Statutory Authority: RCW 36.70A Growth Management Act, RCW 36.70B Local Project Review, RCW 90.58 Shoreline Management Act</p> <p>Last Amendment to the Regulatory Code: The Land Use Regulatory Code was amended in 2022.</p> <p>Frequency and Basis of Updates: The Land Use Regulatory Code is amended on an annual basis with specific amendments based on the following considerations: Council and community priorities, new information or changing conditions, case law, statutory amendments,</p>
<p>Critical Areas Regulations</p>	<p>Purpose: The City of Tacoma Critical Area Code, Ch. 13.11 Critical Areas Preservation, and the Shoreline Master Program, TMC Title 19, were created in order to implement specific environmental protection goals of the Growth Management Act (GMA) and Shoreline Management Act (SMA).</p> <p>These criteria and standards will secure the public health, safety, and welfare by:</p> <ol style="list-style-type: none"> 1. Protecting members of the public and public resources and facilities from injury, loss of life, or property damage due to landslides and steep slope failures, erosion, seismic events, volcanic eruptions, flooding or similar events; 2. Maintaining healthy, functioning ecosystems through the protection of ground and surface waters, wetlands, and fish and wildlife and their habitats, and to conserve biodiversity of plant and animal species; 3. Preventing cumulative adverse impacts to Critical Areas including the prevention of net loss of wetlands. 4. Providing open space and aesthetic value; 5. Providing migratory pathways for fish and wildlife; 6. Giving special consideration to conservation or protection measures necessary to preserve or enhance anadromous fisheries; 7. Providing unique urban wilds that serve as natural laboratories for schools and the general public; 8. Avoiding public expenditures to correct damaged or degraded critical ecosystems; 9. Alerting appraisers, assessors, owners, potential buyers, or lessees to the potential presence of a critical ecosystem and possible development limitations; and 10. Providing City officials with information, direction, and authority to protect ecosystems when evaluating development <p>Applicability: Critical areas include wetlands, streams, and fish and wildlife habitat conservation areas, as well as flood hazards, geologically hazardous areas, and aquifer recharge areas. Regulations apply citywide to:</p> <ol style="list-style-type: none"> 1. Building permits; 2. Clearing and grading permits;

	<p>3. Forest practices permits;</p> <p>4. Land Use permits;</p> <p>5. Subdivision and short subdivisions;</p> <p>6. Binding site plans;</p> <p>7. Zoning amendments;</p> <p>8. Creation of tax parcels.</p> <p>Applicability to Groundwater: Aquifer recharge areas are a classified critical area under TMC 13.11. Protections are implemented through the South Tacoma Groundwater Protection District.</p> <p>Monitoring and Enforcement:</p> <p>Statutory Authority:</p> <p>Last Amendment to the Regulatory Code: 2019 to address geohazards and biodiversity corridors.</p> <p>Frequency and Basis of Updates: Critical Area Regulation updates are considered at a minimum as part of the state-mandated periodic review of the Comprehensive Plan and Shoreline Master Program, but have also been considered on an as-needed basis as part of the annual amendment process. The City is required to base critical area regulations on the best available science. The next update will be through the 2024 Comprehensive Plan update.</p>
Fire Code	<p>Purpose: To establish the minimum requirements consistent with nationally recognized good practice for providing a reasonable level of fire safety and property protection from the hazards of fire, explosion, or dangerous conditions in new and existing buildings, structures, and premises, and to provide a reasonable level of safety to fire fighters and emergency responders during emergency operations.</p> <p>Applicability: Materials posing physical and health hazards. Varying requirements based on types and quantities of materials.</p> <p>Applicability to Groundwater: Construction and operational requirements to mitigate risk of spills occurring and risk of spills leaving designed containment areas.</p> <p>Monitoring and Enforcement: Review and inspection concurrent with building permits. All commercial sites receive annual inspections through Business Inspection Program. Sites exceeding permit quantities receive two inspections annually. Additional inspections are complaint based.</p> <p>Statutory Authority: WAC51-54A, TMC Title 3</p> <p>Last Amendment to the Regulatory Code: January 2021</p> <p>Frequency and Basis of Updates: 3-year cycle to align with state and national changes. Additional updates based on need.</p>
Building Code	<p>Purpose: To establish the minimum requirements to provide a reasonable level of safety, public health, and general welfare through structural strength, means of egress facilities, stability, sanitation, adequate light and</p>

	<p>ventilation, energy conservation, and safety to life and property protection from fire, explosion, and other hazards, and to provide a reasonable level of safety to fire fighters and emergency responders during emergency operations.</p> <p>Applicability: Buildings and structures including those containing hazardous materials such as tanks.</p> <p>Pertain to groundwater: Seismic design to reduce risk of spills. Increased design standards for highly toxic materials.</p> <p>Monitoring and Enforcement: Review and inspection through the building permit process. Additional inspections are complaint based.</p> <p>Statutory Authority: WAC 51-50, TMC Title 2.</p> <p>Last Amendment to the Regulatory Code: January 2021.</p> <p>Frequency and Basis of Updates: 3-year cycle to align with state and national changes. Additional updates based on need.</p>
<p>Tacoma Water – Wellhead Protection Plan and Water System Plan</p>	<p>Purpose: To establish a uniform process for Tacoma Water to demonstrate system capacity as defined in WAC 246-290-010; demonstrate how the system will address present and future needs in a manner consistent with other relevant plans and local, state, and federal laws, including applicable land use plans; Establish and maintain source water protection areas and programs to prevent contamination.</p> <p>Applicability: All Group A public water systems except those systems meeting all of the following conditions:</p> <ul style="list-style-type: none"> (a) Consists only of distribution and/or storage facilities and does not have any source or treatment facilities; (b) Obtains all water from, but is not owned by, a public water system where the rules of this chapter apply; (c) Does not sell water directly to any person; and (d) Is not a passenger-conveying carrier in interstate commerce. <p>Applicability to Groundwater: Policies and programs are applicable to all drinking water supplies, including groundwater.</p> <p>Monitoring and Enforcement: State of Washington Department of Health, Division of Drinking Water under Primacy implements federal provisions of the SDWA in addition to the requirements of the WAC. DOH conducts regular sanitary surveys of the Tacoma Water system.</p> <p>Statutory Authority: US EPA Safe Drinking Water Act (SDWA), WAC 246-290-100, WAC 246-290-135</p> <p>Last Amendment to the Regulatory Code: 2018</p> <p>Frequency and Basis of Updates: Water System Plan and full Wellhead Protection Plan updated every 10 years, Potential Contaminant Inventory every 2 years.</p>

<p>Tacoma-Pierce County Health Department</p>	<p>Purpose: The Health Department works with Tacoma Water and Tacoma Environmental Services to implement, regulate and enforce the South Tacoma Groundwater Protection District (STGPD) code. The STGPD code establishes minimum requirements businesses must meet for the storage and management of hazardous substances and maintenance of infiltration systems designated as medium and high intensity.</p> <p>Applicability: Businesses within STGPD require a Health Department permit if they have 220 lb. of hazardous substances (products or wastes) or infiltrating stormwater on a medium or high intensity site.</p> <p>Applicability to Groundwater: This regulation establishes business requirements for activities that have the highest risk of contaminating groundwater. Requirements are intended to reduce the threat of hazardous substance discharge to the environment.</p> <p>Monitoring and Enforcement: Businesses with more than 220 pounds (approximately 35 gallons) of hazardous substances on site are required to obtain an STGPD permit from the Health Department. These businesses are subject to inspections and required to follow the standards set by the code. Additionally, sites within the STGPD that are designated as medium and high intensity by the SWMM are required to obtain approval and a permit from the Health Department. Permitted businesses are inspected on a bi-annual basis. Additional inspections are complaint based, or as needed to resolve violations. Businesses that don't follow the requirements can be subject to enforcement including civil monetary penalties, their water supply shut off or revocation of their City of Tacoma business license.</p> <p>Statutory Authority: TMC 13.06.070.D</p> <p>Last Amendment to the Regulatory Code: When code moved to 13.06.070.D (Jan. 2020)</p> <p>Frequency and Basis of Updates: Updates are on an as needed basis. Updates and changes are based on best available science.</p>
<p>Groundwater Protection District Overlay Zone</p>	<p>Purpose: The Health Department works with Tacoma Water and Environmental Services to implement, regulate and enforce the STGPD code. The STGPD code is intended to establish requirements of businesses within the district that meet thresholds for the on-site use and storage of hazardous substances within STGPD and infiltration systems designated as medium and high intensity.</p> <p>Applicability: Businesses within STGPD that meet the threshold for requiring a permit (<220 lb. of hazardous substances or infiltrating stormwater on a medium or high intensity site).</p> <p>Applicability to Groundwater: Establish requirements of businesses with activities that have the highest risk of contaminating groundwater. Requirements are intended to reduce the threat of discharge of hazardous substances to the environment.</p> <p>Monitoring and Enforcement: Businesses that have more than 220 pounds (approximately 35 gallons) of hazardous substances on site are required to obtain a separate STGPD permit from the Health Department. These</p>

businesses are subject to inspections and required to adhere to the standards set forth by the code. Additionally, sites within STGPD that are designated as medium and high intensity by the SWMM are required to obtain approval and a permit from TPCHD. Permitted businesses are inspected on a bi-annual basis. Additional inspections are complaint based. Businesses that don't adhere to the standards are subject to enforcement including monetary penalties and up to water shut off and revocation of City of Tacoma business license.

Statutory Authority: TMC 13.06.070.D

Last Amendment to the Regulatory Code: When code moved to 13.06.070.D (please fill in date)

Frequency and Basis of Updates: Currently, the updates take place on an as needed basis. Updates and changes are based on best available science.

TMC 12.08.A and D

Purpose: TMC 12.08D.010 Purpose and Application

A. This chapter sets forth uniform requirements for, and shall apply to all persons, discharging stormwater or pollutants to the municipal stormwater system and receiving waters within the City, and requires compliance with all applicable state and federal laws, local ordinances, and this chapter. The purpose of this chapter includes but is not limited to the following:

1. To control the quantity and quality of the stormwater discharged directly and indirectly into the receiving waters within the City and/or the municipal stormwater system;
2. To promote compliance with the City's municipal stormwater permit, its stormwater management program, and applicable federal and state laws and regulations, local ordinances, and this chapter;
3. To protect receiving waters by mitigating the impacts of increased stormwater due to urbanization; to correct or mitigate existing water quality impacts related to stormwater; and to help restore and maintain the chemical, physical, and biological integrity of the City's waters for the protection of beneficial uses, including salmon;
4. To manage stormwater to protect life, property, and the environment from loss, injury, and damage by pollution; to minimize flooding, erosion, and contact with pollutants; and to manage stormwater from developed properties and construction sites;
5. To encourage the use of low impact development as the preferred and commonly-used approach for stormwater management;
6. To require persons regulated by this chapter to pay appropriate rates and fees to reasonably distribute the cost to construct, operate, maintain and improve the municipal stormwater system; and
7. To provide for and promote the health, safety, and welfare of the general public.

Applicability: Shall apply to all persons, discharging stormwater or pollutants to the municipal stormwater system and receiving waters within the City,"

	<p>Applicability to Groundwater: Groundwater is a receiving water and so the provisions of 12.08D are applicable</p> <p>Monitoring and Enforcement: Enforcement authority in the code to ensure that persons comply with 12.08D.400, .410 and 420</p> <p>Statutory Authority: The code is based on the City’s stormwater permit, which is derived from Clean Water Act.</p>
Stormwater Management Manual	<p>Purpose and Applicability: Tacoma’s Stormwater Management Manual (SWMM) contains the information needed to regulate stormwater management associated with new development, redevelopment and construction sites in Tacoma. It also contains source control Best Management Practices (BMPs) for existing sites.</p> <p>Applicability to Groundwater: The SWMM contains information for design and sizing of stormwater facilities that infiltrate. It also has operational Best Management Practices to keep stormwater runoff clean, which helps to ensure contaminants are not transmitted to groundwater. See ESD17-01 summary below.</p> <p>Monitoring and Enforcement: Per TMC 12.08D</p> <p>Statutory Authority: Codified per TMC 12.08D (12.08D.150)</p> <p>Frequency and Basis of Updates: Updated as required by the City’s NPDES Phase I Municipal Stormwater Permit or as needed. Typically, every 5 years. Last updated in 2021.</p>
ESD17-01	<p>Purpose: To clarify the requirements stormwater infiltration within the South Tacoma Groundwater Protection District.</p> <p>Applicability: Projects / sites that propose infiltration of pollution generating surfaces in the South Tacoma Groundwater Protection District.</p> <p>Applicability to Groundwater: Outlines requirements for infiltration of stormwater.</p> <p>Monitoring and Enforcement: Through project permit approval for development projects. Monitoring of some systems is required per Table 1 of the Directive.</p> <p>Statutory Authority: This is an Environmental Services Directive and has the authority of TMC 12.08D. The policy is also referenced in TMC 13.</p> <p>Last Amendment to Directive: 2017</p> <p>Frequency and Basis of Updates: As needed</p>

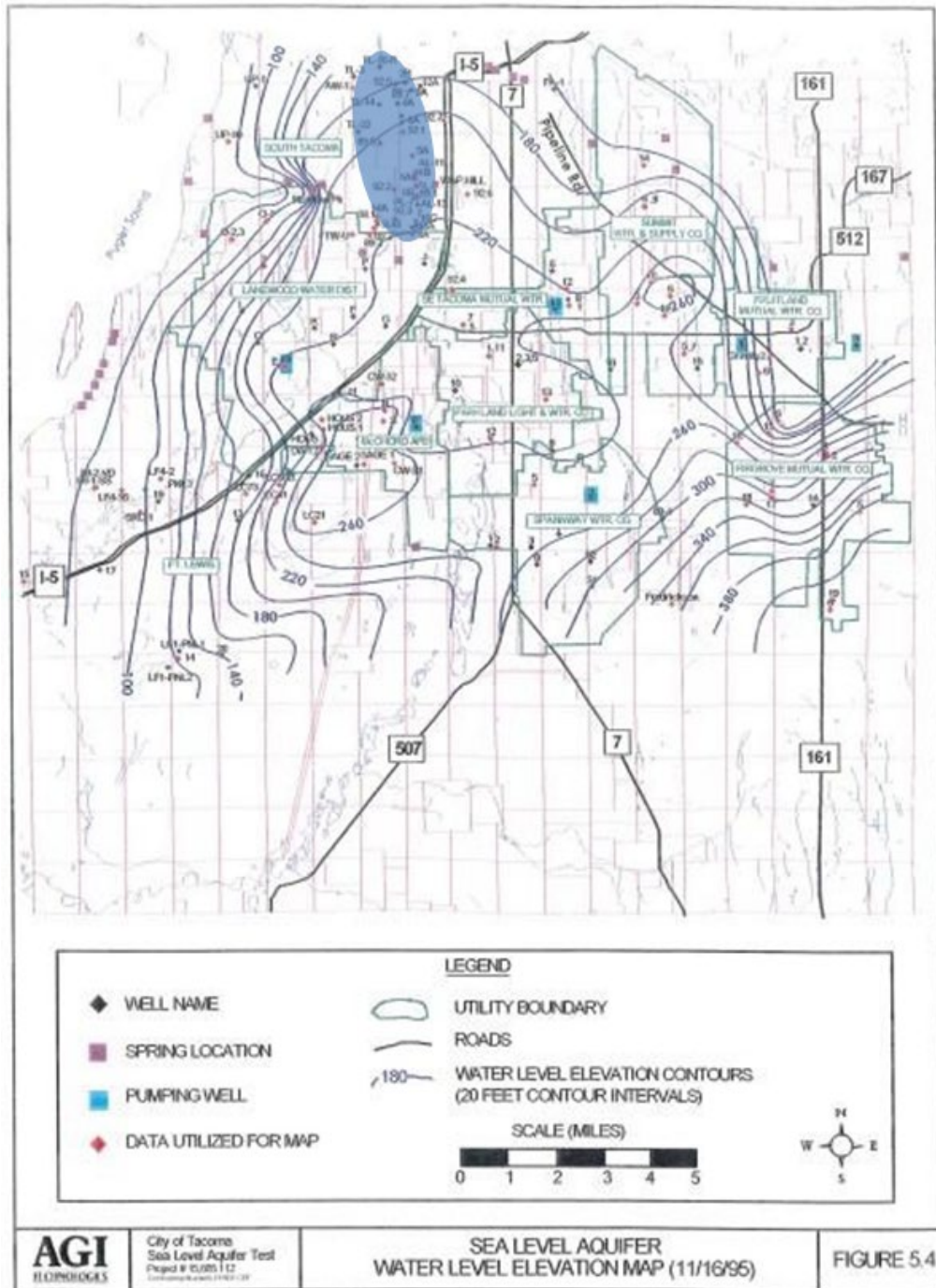
N. FINDINGS OF FACT: SOUTH TACOMA AQUIFER AND RECHARGE

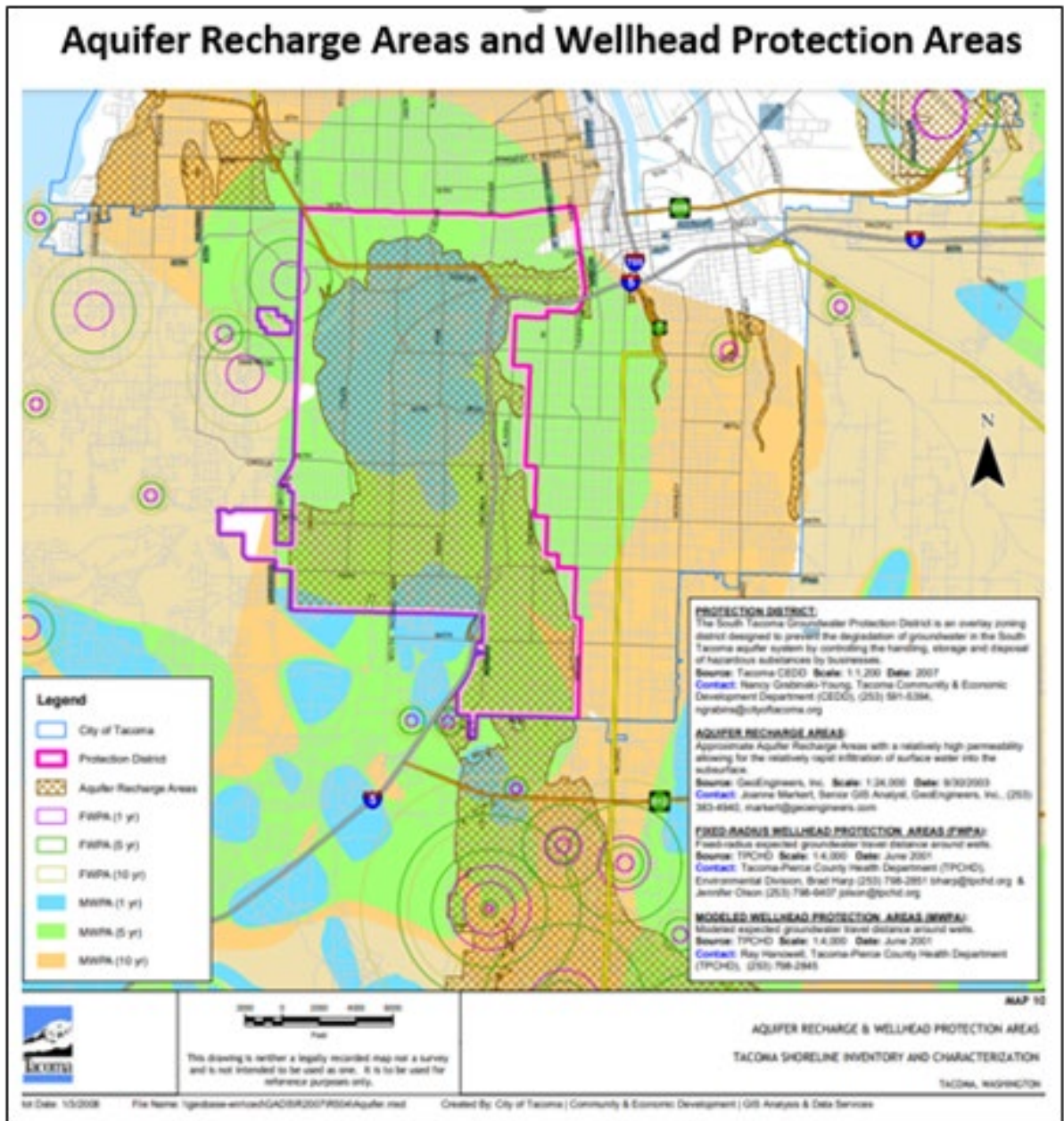
1. South Tacoma Aquifer System.

The South Tacoma Aquifer System is generally composed of three aquifers: The Shallow Aquifer, the Sea Level Aquifer and the Deep Aquifer:

- The recharge area for the shallow aquifer is estimated to be approximately 180 square miles in area (encompassing upland areas including South Tacoma, the Roy 'Y', and Fredrickson).
- To some extent, the Shallow Aquifer ground water recharges the Sea Level Aquifer, which then recharges the Deep Aquifer.
- In general, ground water moves from the southern part of the greater upland area northward in each aquifer to discharge along the margins of Puget Sound and the lower Puyallup Valley.

2. Recharge Area Maps





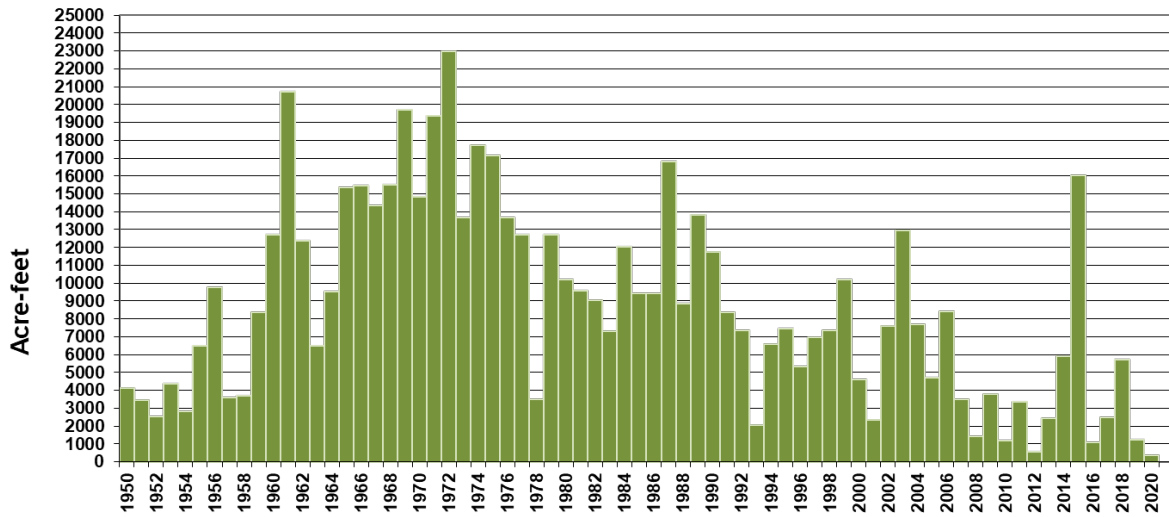
3. Groundwater Capacity

Tacoma has a total of over 55 MGD of in-town groundwater Capacity. We have the ability to pump at least 40 MGD at any given time. a Majority of this capacity is located in aquifers under South Tacoma:

- 13 wells along South Tacoma Way – highly productive
- Wells range in capacity from 0.6 MGD to 10.5 MGD
- Wells discharge to the Wells Pipeline
- The Wells Pipeline carries the water to two Treatment Facilities
- South Tacoma wells Can Produce over 33 MGD, Also Have several other wells that produce an additional 7 MGD

4. Annual Well Production

The aquifers could deliver over 27000 Acre-feet each year (Additional Pumps would be needed to produce this amount).

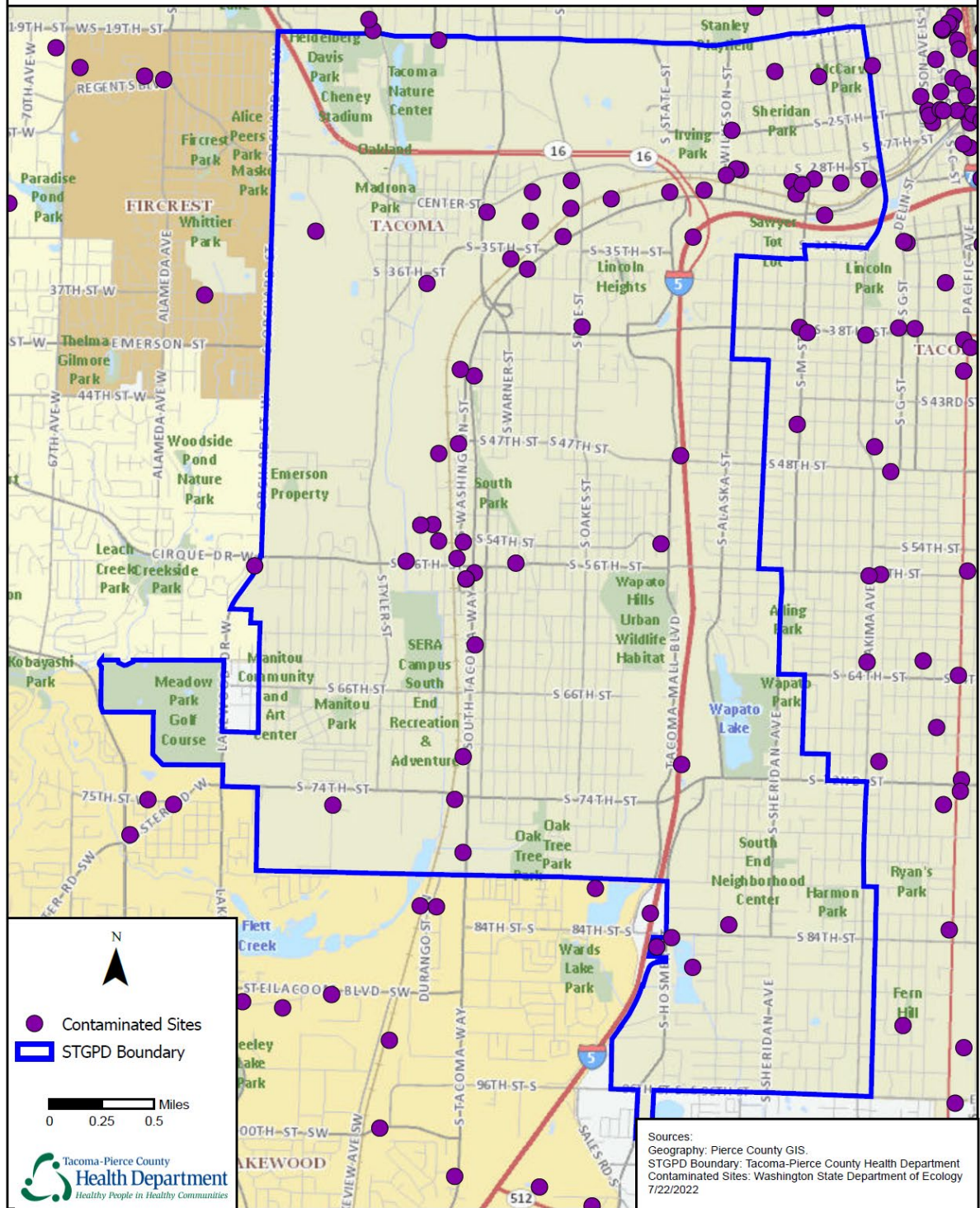


O. FINDINGS OF FACT: CONTAMINATED SITES AND CLEANUP

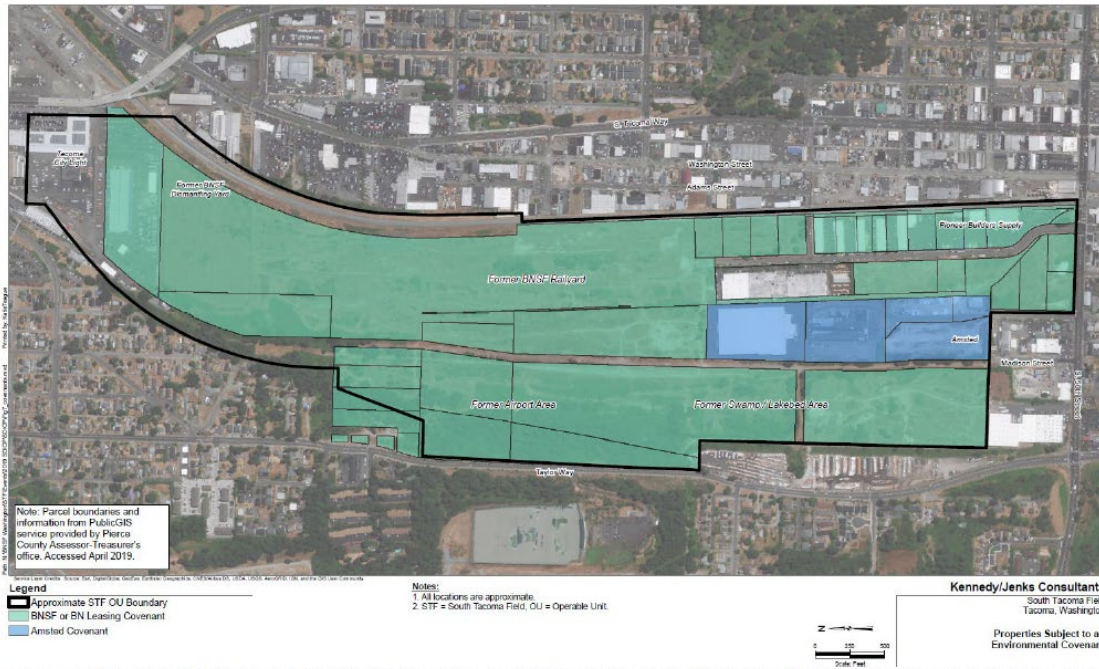
1. Known Contaminated Sites, from Department of Ecology

Roughly half of all known contaminated sites in Washington State are UST sites. Petroleum is the most commonly released hazardous material. Sites on this map vary in type of contamination (i.e. contamination from other sources than USTs) and range in degree of cleanup required.

Department of Ecology - Known Contaminated Sites



2. South Tacoma Field Site, EPA



PROPERTIES SUBJECT TO ENVIRONMENTAL COVENANTS, SOUTH TACOMA FIELD OPERABLE UNIT, COMMENCEMENT BAY - SOUTH TACOMA CHANNEL SUPERFUND SITE

P. FINDINGS OF FACT: UNDERGROUND STORAGE TANKS

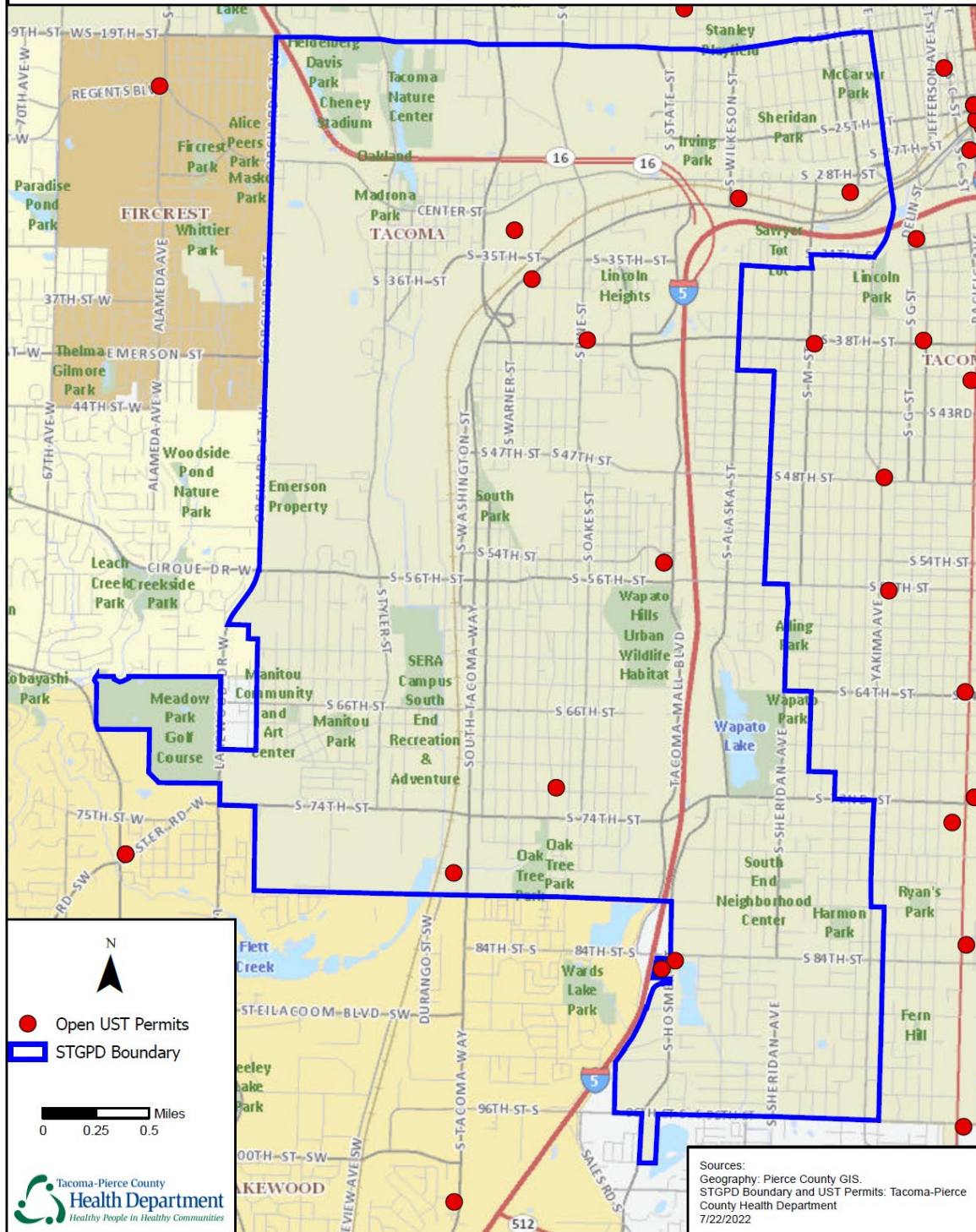
1. Open Underground Storage Tank Permits

The locations shown on the Open UST Map are sites that have not met Tacoma-Pierce County's Health Department's cleanup standards through the [Contaminated Property Cleanup Program](#). These sites are under active regulatory oversight to complete cleanup.

In Pierce County, cleanup of UST contaminated sites is required and not voluntary per [Environmental Health Code, Chapter Four](#).

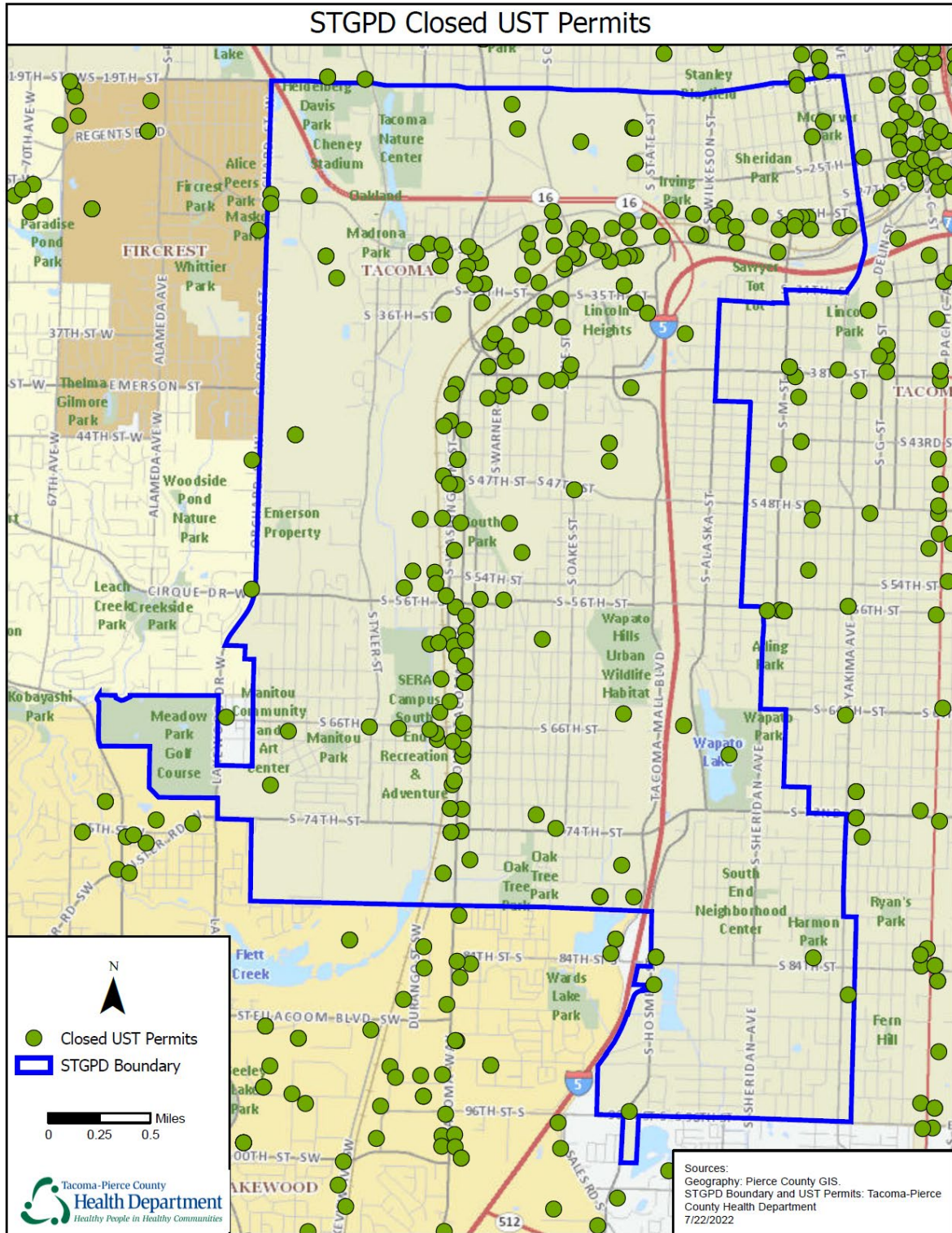
We work with property owners to bring contaminated sites into compliance.

STGPD Open UST Permits



2. Closed Underground Storage Tank Permits

The locations on the Closed UST Map show sites that have completed cleanup required by [Environmental Health Code, Chapter Four](#).



Q. FINDINGS OF FACT: PLANNING COMMISSION’S REVIEW PROCESS

Amended Substitute Resolution No. 40985 directs the Planning Commission to conduct a public process to develop findings of fact and recommendations within 60 days as to whether a moratorium is warranted. The Commission conducted reviews of the subject at its regular meetings on July 6, July 20, August 3 and August 17, 2022. All meetings were open to the public. Notices of these meetings were disseminated to those on the Commission’s e-mail distribution list. The Commission was not required, nor would there have been sufficient time, to conduct a public hearing as part of the “public process.” Instead, Planning staff conducted a Community Informational Meeting on July 27, 2022 to inform participants of the project and solicit feedback. Notice of the community meeting was disseminated to those on the Commission’s e-mail distribution list, as well as posted on Tacoma News Release and social media. The Commission’s review process can be summarized in the schedule below:

Date	Actions
June 28, 2022	Council adoption of Amd. Sub. Res. #40985
July 6, 2022	PC review – Scope, Process, and Planning Context
July 20, 2022	PC review – Agency Perspectives
July 27, 2022	Community Informational Meeting (virtual), 5:00 p.m.
August 3, 2022	PC review – public comments, land use, permitting, fire PC deliberation of Findings of Fact and Recommendations
August 17, 2022	PC completes Findings of Fact and Recommendations
August 27, 2022	Deadline for PC per Res #40985
September 20, 2022	Council review of PC’s recommendations
October 2022	Council actions

Planning Commission agendas, minutes, handouts, presentations, and meeting recordings are available on the Commission’s website, under the subpage of “Agendas and Minutes”, at: http://www.cityoftacoma.org/government/committees_boards_commissions/planning_commission/agendas_and_minutes/

The recording and presentation for the community informational meeting are posted, along with pertinent information about this consideration for a moratorium, on the project website at www.cityoftacoma.org/MoratoriumSTGPD.

R. FINDINGS OF FACT: PUBLIC COMMENTS

Public comments reviewed and considered by the Planning Commission include those received at/through the following events:

- The meetings of the City Council and its IPS Committee in May-June 2022 when the 2022 Amendment was on the agendas, including the public hearing on June 7, 2022
- The meetings of the Planning Commission in April-May 2022 when the 2022 Amendment was on the agendas, including the public hearing on April 6, 2022, and in July-August 2022 when the STGPD Moratorium Consideration was on the agendas
- The staff-sponsored Community Informational Meeting on July 27, 2022

With respect to the consideration for a moratorium in STGPD, some of the more significant, recurring comments include:

- Support a moratorium and pause all permitting within STGPD until outdated code is updated based on best available science
- Support objective/independent study done by experts for the infiltration recharge of the aquifer
- Strengthen monitoring of hazardous materials and chemicals
- Being outside of compliance with state and federal standards could jeopardize funding
- Factor in climate change
- Need proper infiltration recharge to keep aquifer at healthy level; infiltration recharge needs to be part of the review

S. CONCLUSIONS:

1. General

- a. The Commission's findings of fact are based on the information presented by staff from the City of Tacoma, Tacoma Water, and Tacoma-Pierce County Health Department across four meetings from July 6 to August 17, 2022, as well as information provided through public comment.
- b. Given the 60 day-time limit for the Commission's recommendations, these findings and recommendations, as well as the information considered in their development, are limited in their scope and subject to change as the Commission proceeds with the full review of the Groundwater Protection District development standards.
- c. While the Commission is comfortable that the current regulatory regime in place to protect groundwater and aquifer recharge is rigorous and comprehensive, including proactive monitoring to ensure compliance and provide early identification of any contaminants, the Commission recognizes ongoing concerns from community members regarding specific types of uses within the area, and shares in the concerns regarding the compatibility of specific types of uses within the Groundwater Protection District.
- d. As a result, the Commission concludes that a cautious approach is appropriate until additional information can be reviewed to ensure that allowed uses are compatible with the area and do not present a significant risk to groundwater resources.
- e. Therefore, the Commission concludes that a moratorium is warranted within the South Tacoma Groundwater Protection District until the conclusion of the Groundwater Protection Code update can be completed in 2023.

2. Groundwater Protection and Aquifer Recharge

- a. Based on information from Tacoma Water, the South Tacoma Aquifer has seen no reduction in water supply despite the growth and development that has occurred in Tacoma and Pierce County over the past few decades.
- b. The South Tacoma groundwater aquifer is used to supply 40% of drinking water during drier parts of the year and will become more critical to the well-being of residents over time as the City grows by 127,000 residents by 2040.

- c. Climate forecasts as represented by the [2014 National Climate Assessment](#) indicate that the Pacific Northwest will likely incur drier summers with less rainfall, putting greater strain on freshwater supplies during peak usage periods. This growing stress to the freshwater supply is one effect of climate change that is referenced in the City Council's declaration of a Climate Emergency in Resolution 40509.
- d. These scientific findings and Council's emergency declaration supports the Commission's findings that additional actions to protect the South Tacoma groundwater aquifer and its recharge area from industrial and commercial chemical contamination may be warranted and justifiable.

3. Heavy Industrial Uses

- a. Heavy Industrial uses are currently allowed in two zoning districts within the South Tacoma Groundwater Protection District, including the M-2 Heavy Industrial Zoning District and the Commercial Industrial Mixed-Use District within the Tacoma Mall Regional Growth Center.
- b. These zoning districts currently comprise 720 acres of land area within the STGPD and approximately 9% of the total land area.
- c. Recent permit trends indicate that the predominant uses locating in the area are light industrial uses, such as storage and warehousing, though a metal recycling facility was recently permitted as a heavy industrial use within the area.
- d. With the recent permit application for warehousing to be located at the South Tacoma Field site, the vacant land within the area is in limited supply with most buildable lands identified as "underutilized" properties with existing uses and a lower likelihood of near-term redevelopment.
- e. Based on existing regulations, including the recently adopted Tideflats Non-Interim Regulations, heavy industrial uses are significantly limited within the area.
- f. As a result, the Commission concludes that there is a low probability of new heavy industrial uses becoming vested, with the exception of metal recycling, during the planning horizon for the groundwater code update and Economic Green Zone planning processes, and that uses that would constitute a "worst case" scenario for groundwater protection are already prohibited.
- g. Further, the Commission concludes that a broad moratorium on heavy industrial uses could detrimentally impact uses that are considered heavy industrial, but do not constitute a significant risk to groundwater protection.
- h. Finally, while the Commission broadly shares concerns with community members regarding the compatibility of heavy industrial uses within close proximity to dense, urban neighborhoods, and the potential off-site impacts associated with such uses, the Commission concludes that these concerns expand beyond the nexus with groundwater protection and are more appropriately considered within the Economic Green Zone planning effort.

4. Hazardous Material Storage

- a. The Groundwater Protection District currently prohibits primary uses that involve hazardous material storage and processing that are determined to be incompatible with groundwater protection.
- b. Based on information from the Tacoma Fire Department and Tacoma-Pierce County Health Department, a broad range of both industrial and non-industrial uses involve some degree of small-scale hazardous substance storage and processing as part of their operations.

- c. Uses with a minimum of 220 pounds or 35 gallons of hazardous substances are required to get permits from the Tacoma-Pierce County Health Department.
- d. These uses include automotive uses, manufacturing, and gas stations, as well as, schools, paint supply and big box retail, breweries and other utility and governmental uses.
- e. These uses are subject to bi-annual inspection at a minimum and monitoring by the Tacoma-Pierce County Health Department as well as the Tacoma Fire Department.
- f. Many of these uses have not been identified as uses of concern by community members who have provided comments through this process.
- g. The Planning Commission therefore concludes that a broad moratorium on hazardous materials storage could have a detrimental impact on uses currently allowed within this area who are subject to permits for small scale hazardous material storage, resulting in unintended consequences.
- h. Further, the Planning Commission concludes that the risks associated with these small-scale storage sites are generally limited and appropriately minimized through current regulations.
- i. A broad moratorium could also result in equity impacts, by limiting common commercial and educational uses and other services commonly enjoyed in other neighborhoods.
- j. While the Commission concludes that a broad moratorium is not warranted, the Commission does conclude that a moratorium is warranted for specific uses within the district that have been commonly associated with more significant volumes of hazardous material storage and with historic sources of contamination.

5. Economic Green Zone

- a. The public comments the Commission has received reinforce the importance of appropriately funding and resourcing the Economic Green Zone Subarea Plan for South Tacoma.
- b. Many of these expressed concerns, specifically pertaining to air quality impacts from new industrial activity and increase in truck traffic, fall outside the scope of this moratorium discussion, as directed by the City Council, and likewise are not issues limited to South Tacoma, but potentially impacting other communities within Tacoma.
- c. Based on the Tacoma Equity Index, much of the South Tacoma neighborhood is evaluated as low opportunity, disproportionately impacting people of color.
- d. The Commission concludes that the Economic Green Zone Plan is a critical need to redress environmental harms and support an environmentally just and sustainable future for South Tacomans.

6. Underground Storage Tanks (including gas stations)

- a. Sites with active USTs currently used for fueling (gas stations) are subject to inspections from Department of Ecology (every three years) and Tacoma-Pierce County Health Department (bi-annual). During these inspections, [similar items](#) are checked to ensure the tanks are properly functioning.
- b. The Planning Commission concludes that a broad moratorium on USTs could have a detrimental impact on existing businesses who are required to replace tanks as part of their scheduled maintenance and operations. Replacing aging UST tanks will improve groundwater protection and compel cleanup if any leaks or contamination is found during the tank removal process.

- c. While the Commission concludes that a broad moratorium is not warranted, the Commission does conclude that a moratorium is warranted for new USTs, not associated with replacement of an existing UST located within the STGPD

7. Metal Recycling and Auto Wrecking

- a. Metal recycling and auto wrecking facilities were identified as a specific use of community concern in the South Tacoma Neighborhood Council application to review the groundwater code and to establish an Economic Green Zone in South Tacoma.
- b. Metal recycling and auto wrecking present a risk of contamination from petroleum products commonly associated with combustible engines and vehicles.
- c. As such, these facilities are currently subject to the development standards and permit requirements of the South Tacoma Groundwater Protection District.
- d. While the Groundwater Protection District standards are intended to minimize and contain the risk of a spill and new contamination that could potentially affect groundwater resources, the Commission concludes that the specific risk associated with these uses warrants further evaluation and consideration to determine if current codes are sufficient to adequately address the potential impacts of these uses or if these uses are incompatible with groundwater protection.

T. RECOMMENDATIONS:

1. Based on these findings of fact and conclusions, the Planning Commission recommends that a moratorium within the South Tacoma Groundwater Protection District is warranted. However, a broad moratorium could result in detrimental, inequitable and/or disproportionate impacts to diverse businesses and uses that are of various types, purposes, characteristics, operations and maintenance needs, and risks to the environment. The Commission suggests that taking a cautious approach would be more appropriate and pragmatic.
2. The Commission recommends that the City Council consider enacting a targeted and specific moratorium on the establishment of new metal recycling/auto wrecking facilities, vehicle service and repair, vehicle service and repair – industrial, and underground storage tanks. The moratorium should additionally limit the expansion of existing facilities but allow for normal maintenance, repair, and replacement activities of existing uses.
3. The duration of the moratorium should apply initially for a period of one year, to be resolved through the South Tacoma Groundwater Code update as part of the 2023 Amendment to the Comprehensive Plan and Land Use Regulatory Code which is scheduled to be forwarded to the City Council for consideration in May/June of 2023.
4. According to the Tacoma Municipal Code, Section 13.05.030.E.3, “Moratoria or interim zoning may be effective for up to one year if a work plan is developed for related studies requiring such longer period.” The Commission recommends that the “Work Plan for STGPD Code Amendments” adopted by Amended Substitute Resolution No. 40985 on June 28, 2022, as part of the 2022 Annual Amendment, be referenced as the base for such a work plan for the one-year moratorium, with its scope and implementation schedule properly adjusted according to the need of the moratorium.
5. The Commission recommends that the City Council pursue broad-based community engagement and outreach before and after enacting the moratorium to ensure both

supportive and opposing viewpoints are heard and those businesses that may be affected by the moratorium are properly involved in the process.

6. The Commission acknowledges and appreciates the expertise and support from our partnering agencies, including the Tacoma-Pierce County Health Department, the Tacoma Water, the Environmental Services Department, the Fire Department, and the Planning and Development Services Department. As the consideration for a moratorium moves forward, the Commission recommends that there is a need to engage with additional subject matter experts (SMEs), such as those from the State's Department of Ecology and the City's Economic Development Department. To the extent feasible, consultant services may be retained, as some citizens have suggested.
7. The Commission further recommends that the City of Tacoma and Tacoma-Pierce County Health Department, as part of the Groundwater Code update, evaluate funding barriers and opportunities to accelerate the cleanup and remediation of contaminated sites within the South Tacoma Groundwater Protection District.
8. While the findings of fact support that despite decades of development within Tacoma and Pierce County aquifer levels and the availability of drinking water have not declined, the management of these resources must take into account the future impacts of climate change. The Commission recommends that the City Council and/or Tacoma Public Utility consider funding an independent study of how forecast climate change may specifically impact these resources in the future.
9. Based on the information provided by Tacoma Water, the Commission recognizes that aquifer recharge and the sustainability of this source of drinking water extends beyond the jurisdiction of the City of Tacoma. As such, the Commission recommends that City staff engage the other countywide jurisdictions to jointly review development practices that may impact aquifer recharge and to recommend and coordinate improvements to Comprehensive Plan policies and development regulations.
10. Finally, the Commission recommends that the City Council fully fund and staff the Economic Green Zone/South Tacoma MIC Subarea Plan and Environmental Impact Statement. This is a critical effort to re-evaluate the future of industrial use and activity in South Tacoma and to consider how we increase employment opportunities while ensuring a healthy, safe, and sustainable environment for South Tacomans. While the Commission is aware of the potential budget reductions being considered as part of the upcoming biennial budget, this project should be considered a high priority for funding.

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MEETINGS FOR THE WEEK OF

SEPTEMBER 19, 2022 THROUGH SEPTEMBER 23, 2022

TIME	MEETING	LOCATION
MONDAY, SEPTEMBER 19, 2022		
5:30 PM	Metro Parks Tacoma Board of Commissioners Committee of the Whole – CANCELLED	
TUESDAY, SEPTEMBER 20, 2022		
9:00 AM	Hearing Examiner's Hearing *	Please visit https://cityoftacoma.org/hearingexaminer
10:00 AM	Government Performance and Finance Committee	747 Market St., Municipal Bldg., Conf. Rm. 248 Join Zoom Meeting at: https://zoom.us/j/82752998740 Telephonic: Dial 253-215-8782 Meeting ID: 827 5299 8740 Passcode: 614650
11:00 AM	Bid Opening**	Please visit http://www.tacomapurchasing.org
NOON	City Council Study Session	747 Market St., Municipal Bldg., Council Chambers Join Zoom Meeting at: https://zoom.us/j/89496171192 Telephonic: Dial 253-215-8782 Meeting ID: 894 9617 1192 Passcode: 896569
5:00 PM	City Council Meeting	747 Market St., Municipal Bldg., Council Chambers Join Zoom Meeting at: https://zoom.us/j/84834233126 Telephonic: Dial 253-215-8782 Meeting ID: 848 3423 3126 Passcode: 349099
WEDNESDAY, SEPTEMBER 21, 2022		
9:00 AM	Unfit Building Hearings****	Please contact DeJa Irving at Dirving@cityoftacoma.org
9:00 AM	WorkForce Central Executive Board	Please visit https://workforce-central.org/events/
2:00 PM	Tacoma Permit Advisory Task Force	Join Zoom Meeting at: https://zoom.us/j/89888724358 Telephonic: Dial 253-215-8782 Meeting ID: 898 8872 4358 Passcode: 193952
3:00 PM	Tacoma-Pierce County Board of Health Study Session	Please visit https://www.tpchd.org/i-want-to-/about-us/board-of-health/board-of-health-meetings
4:00 PM	City Events and Recognitions Committee	Join Zoom Meeting at: https://zoom.us/j/87320156844 Telephonic: Dial 253-215-8782 Meeting ID: 873 2015 6844
4:30 PM	Mayor's Youth Commission - Leadership Team	Join Zoom Meeting at: https://zoom.us/j/82490705004 Telephonic: Dial 253-215-8782 Meeting ID: 824 9070 5004 Passcode: 786070
5:00 PM	Planning Commission	Join Zoom Meeting at: https://zoom.us/j/81358095104 Telephonic: Dial 253-215-8782 Meeting ID: 813 5809 5104
5:30 PM	Tacoma Public Library Board of Trustees	Join Zoom Meeting at: https://zoom.us/j/87935870611 Telephonic: Dial 253-215-8782 Meeting ID: 879 3587 0611
5:30 PM	Transportation Commission	Join Zoom Meeting at: https://zoom.us/j/87316891624 Telephonic: Dial 253-215-8782 Meeting ID: 873 1689 1624 Passcode: 747000
THURSDAY, SEPTEMBER 22, 2022		
7:30 AM	Tacoma Community Redevelopment Authority Board	Join Zoom Meeting at: https://zoom.us/j/84447211773 Telephonic: Dial 253-215-8782 Meeting ID: 844 4721 1773 Passcode: 747000
9:00 AM	Hearing Examiner's Hearing *	Please visit https://cityoftacoma.org/hearingexaminer
4:30 PM	Community Vitality and Safety Committee	747 Market St., Municipal Bldg., Conf. Rm. 248 Join Zoom Meeting at: https://zoom.us/j/84447211773 Telephonic: Dial 253-215-8782 Meeting ID: 844 4721 1773 Passcode: 747000

FRIDAY, SEPTEMBER 23, 2022

NO MEETINGS SCHEDULED



Meeting sites are accessible to people with disabilities. People with disabilities requiring special accommodations should contact the appropriate department(s) 48 hours prior to the meeting time.

* Hearing Examiner's Hearings and Local Improvement District Meetings meet on an as-needed basis. Please contact the Hearing Examiner's Office at (253) 591-5195 to confirm whether a meeting will be held this week. Hearings may be held at various times throughout the day.

** Bid Opening will be held on an as-needed basis. Please contact the Finance Procurement and Payables Office at 253-502-8468 or www.tacomapurchasing.org to confirm whether Bid Opening will be held.

**** Hearings may be held at various times throughout the day.



Citywide Weekly Briefing for 05 September 2022 to 11 September 2022

The data is not National Incident Based Reporting System (NIBRS) compliant. Do not compare the results with any report using that standard. The data is dynamic and is subject to change and/or revision. The number of distinct offenses listed on a report are counted. This does not represent reports or individuals. All data is compared to last year for the same number of days or date range. Small numbers may cause large percent increases and decreases.

Offense Breakdown	7 Days		28 Days		Year to Date		7 Days	28 Days	YTD
	06-Sep-2021	05-Sep-2022	16-Aug-2021	15-Aug-2022	01-Jan-2021	01-Jan-2022			
	12-Sep-2021	11-Sep-2022	12-Sep-2021	11-Sep-2022	11-Sep-2021	11-Sep-2022			
Persons	98	79	388	329	3015	3454	19.4% ▼	15.2% ▼	14.6% ▲
Assault	91	73	358	300	2758	3160	19.8% ▼	16.2% ▼	14.6% ▲
Homicide <i>(doesn't include Negligent/Justifiable)</i>	1	1	3	4	20	32	0.0%	33.3% ▲	60.0% ▲
Kidnapping/Abduction	2	1	6	8	40	56	50.0% ▼	33.3% ▲	40.0% ▲
Sex Offenses, Forcible	4	4	21	17	197	206	0.0%	19.0% ▼	4.6% ▲
Property	489	361	1940	1840	14649	20358	26.2% ▼	5.2% ▼	39.0% ▲
Arson	4	7	16	21	183	195	75.0% ▲	31.3% ▲	6.6% ▲
Burglary/Breaking and Entering	47	34	166	138	1335	1793	27.7% ▼	16.9% ▼	34.3% ▲
Counterfeiting/Forgery	3	1	11	5	73	51	66.7% ▼	54.5% ▼	30.1% ▼
Destruction/Damage/Vandalism of Property	146	94	604	522	4176	5373	35.6% ▼	13.6% ▼	28.7% ▲
Fraud	13	7	47	40	439	435	46.2% ▼	14.9% ▼	0.9% ▼
Larceny/Theft	195	122	801	683	5892	7944	37.4% ▼	14.7% ▼	34.8% ▲
Motor Vehicle Theft	65	71	223	330	1977	3540	9.2% ▲	48.0% ▲	79.1% ▲
Robbery	12	13	48	51	321	559	8.3% ▲	6.3% ▲	74.1% ▲
Stolen Property	4	12	18	46	217	426	200.0% ▲	155.6% ▲	96.3% ▲
Society	12	11	28	32	338	321	8.3% ▼	14.3% ▲	5.0% ▼
Drug/Narcotic	2	5	8	12	137	88	150.0% ▲	50.0% ▲	35.8% ▼
Pornography/Obscene Material	1	0	2	1	21	21	100.0% ▼	50.0% ▼	0.0%
Prostitution	0	0	0	1	4	3	0.0%	NC	25.0% ▼
Weapon Law Violations	9	6	18	18	174	209	33.3% ▼	0.0%	20.1% ▲
Citywide Totals	599	451	2356	2201	18002	24133	24.7% ▼	6.6% ▼	34.1% ▲

Last 7 Days

Notes:

- There was 1 Homicide offense during the last 7 days.
- 49.3% (36/73) of the Assaults were coded Simple Assault.
- There were 36 DV-related offenses.
- 72.2% (26/36) of the DV-related offenses were Persons.
- 34.2% (25/73) of the Assaults were DV-related.
- DV-related Offenses: 57 ↘ 36
- There were no Gang-Related offense(s) during the last 7 days.
- Theft from Motor Vehicle: 81 ↘ 41

Top 5 Locations - Compared to last year

- 4502 S Steele St: 5 ↗ 13
- 7250 Pacific Ave: 4 ↗ 6
- 1320 Broadway: 0 ↗ 5
- 402 St Helens Ave: 0 ↗ 4
- 1617 S J St: 0 ↗ 4

Top 5 Offense Locations - Compared to last year

- Street/Right Of Way: 86 ↗ 94
- Parking Lot: 135 ↘ 75
- Single Family Residence: 51 ↘ 41
- Apartment: 44 ↘ 39
- Sporting Goods Store: 37 ↘ 19



Sector 1 Weekly Briefing for 05 September 2022 to 11 September 2022

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Offense Breakdown	7 Days		28 Days		Year to Date		7 Days	28 Days	YTD
	06-Sep-2021	05-Sep-2022	16-Aug-2021	15-Aug-2022	01-Jan-2021	01-Jan-2022			
	12-Sep-2021	11-Sep-2022	12-Sep-2021	11-Sep-2022	11-Sep-2021	11-Sep-2022			
Persons	27	21	91	80	746	838	22.2% ▼	12.1% ▼	12.3% ▲
Assault	24	18	83	70	687	752	25.0% ▼	15.7% ▼	9.5% ▲
Homicide <i>(doesn't include Negligent/Justifiable)</i>	0	0	2	0	6	6	0.0%	100.0% ▼	0.0%
Kidnapping/Abduction	1	1	2	3	6	20	0.0%	50.0% ▲	233.3% ▲
Sex Offenses, Forcible	2	2	4	7	47	60	0.0%	75.0% ▲	27.7% ▲
Property	114	70	439	435	3226	4759	38.6% ▼	0.9% ▼	47.5% ▲
Arson	2	1	5	4	83	56	50.0% ▼	20.0% ▼	32.5% ▼
Burglary/Breaking and Entering	11	8	39	30	282	463	27.3% ▼	23.1% ▼	64.2% ▲
Counterfeiting/Forgery	1	0	2	2	20	14	100.0% ▼	0.0%	30.0% ▼
Destruction/Damage/Vandalism of Property	49	19	164	152	1060	1439	61.2% ▼	7.3% ▼	35.8% ▲
Fraud	0	2	6	12	90	74	NC	100.0% ▲	17.8% ▼
Larceny/Theft	38	22	163	153	1137	1689	42.1% ▼	6.1% ▼	48.5% ▲
Motor Vehicle Theft	9	14	43	64	409	819	55.6% ▲	48.8% ▲	100.2% ▲
Robbery	4	3	15	11	79	93	25.0% ▼	26.7% ▼	17.7% ▲
Stolen Property	0	1	2	6	52	105	NC	200.0% ▲	101.9% ▲
Society	1	1	3	2	76	80	0.0%	33.3% ▼	5.3% ▲
Drug/Narcotic	0	1	0	2	30	20	NC	NC	33.3% ▼
Pornography/Obscene Material	0	0	0	0	1	4	0.0%	0.0%	300.0% ▲
Prostitution	0	0	0	0	1	0	0.0%	0.0%	100.0% ▼
Weapon Law Violations	1	0	3	0	44	56	100.0% ▼	100.0% ▼	27.3% ▲
Sector Totals	142	92	533	517	4048	5677	35.2% ▼	3.0% ▼	40.2% ▲

Last 7 Days

Notes:

- There were no Homicide offense(s) during the last 7 days.
- 66.7% (12/18) of the Assaults were coded Simple Assault.
- There were 9 DV-related offenses.
- 88.9% (8/9) of the DV-related offenses were Persons.
- 38.9% (7/18) of the Assaults were DV-related.
- DV-related Offenses: 11 ↘ 9
- There were no Gang-Related offense(s) during the last 7 days.
- Theft from Motor Vehicle: 18 ↘ 10

Top 5 Locations - Compared to last year

- 1320 Broadway: 0 ↗ 5
- 1617 S J St: 0 ↗ 4
- 1112 S M St: 2 ↗ 3
- 1801 S 15th St: 0 ↗ 3
- 1554 Market St: 1 ↗ 2
- There were an additional 14 locations with 2.

Top 5 Offense Locations - Compared to last year

- Street/Right Of Way: 25 ↘ 24
- Parking Lot: 40 ↘ 17
- Single Family Residence: 4 ↗ 7
- Hotel/Motel: 0 ↗ 6
- Apartment: 14 ↘ 4



Sector 2 Weekly Briefing for 05 September 2022 to 11 September 2022

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Offense Breakdown	7 Days		28 Days		Year to Date		7 Days	28 Days	YTD
	06-Sep-2021	05-Sep-2022	16-Aug-2021	15-Aug-2022	01-Jan-2021	01-Jan-2022			
	12-Sep-2021	11-Sep-2022	12-Sep-2021	11-Sep-2022	11-Sep-2021	11-Sep-2022			
Persons	21	18	83	73	602	687	14.3% ▼	12.0% ▼	14.1% ▲
Assault	20	18	77	69	546	621	10.0% ▼	10.4% ▼	13.7% ▲
Homicide <i>(doesn't include Negligent/Justifiable)</i>	0	0	0	0	4	1	0.0%	0.0%	75.0% ▼
Kidnapping/Abduction	1	0	2	1	9	9	100.0% ▼	50.0% ▼	0.0%
Sex Offenses, Forcible	0	0	4	3	43	56	0.0%	25.0% ▼	30.2% ▲
Property	134	112	551	492	4029	5235	16.4% ▼	10.7% ▼	29.9% ▲
Arson	0	2	4	3	31	63	NC	25.0% ▼	103.2% ▲
Burglary/Breaking and Entering	13	8	42	32	333	362	38.5% ▼	23.8% ▼	8.7% ▲
Counterfeiting/Forgery	1	0	2	1	15	11	100.0% ▼	50.0% ▼	26.7% ▼
Destruction/Damage/Vandalism of Property	38	29	164	124	1107	1418	23.7% ▼	24.4% ▼	28.1% ▲
Fraud	3	1	7	10	112	119	66.7% ▼	42.9% ▲	6.3% ▲
Larceny/Theft	59	49	262	216	1827	2165	16.9% ▼	17.6% ▼	18.5% ▲
Motor Vehicle Theft	17	18	58	86	515	879	5.9% ▲	48.3% ▲	70.7% ▲
Robbery	2	3	9	11	56	153	50.0% ▲	22.2% ▲	173.2% ▲
Stolen Property	1	2	2	8	30	55	100.0% ▲	300.0% ▲	83.3% ▲
Society	0	5	3	7	48	35	NC	133.3% ▲	27.1% ▼
Drug/Narcotic	0	1	0	2	12	9	NC	NC	25.0% ▼
Pornography/Obscene Material	0	0	0	1	3	4	0.0%	NC	33.3% ▲
Prostitution	0	0	0	0	0	1	0.0%	0.0%	NC
Weapon Law Violations	0	4	3	4	33	21	NC	33.3% ▲	36.4% ▼
Sector Totals	155	135	637	572	4679	5957	12.9% ▼	10.2% ▼	27.3% ▲

Last 7 Days

Notes:

- There were no Homicide offense(s) during the last 7 days.
- 50.0% (9/18) of the Assaults were coded Simple Assault.
- There were 7 DV-related offenses.
- 71.4% (5/7) of the DV-related offenses were Persons.
- 27.8% (5/18) of the Assaults were DV-related.
- DV-related Offenses: 13 ↘ 7
- There were no Gang-Related offense(s) during the last 7 days.
- Theft from Motor Vehicle: 21 ↘ 9

Top 5 Locations - Compared to last year

- 402 St Helens Ave: 0 ↗ 4
- 1500 N Warner St: 0 ↗ 3
- 3840 6th Ave: 0 ↗ 3
- 5716 N 33rd St: 0 ↗ 3
- 3320 S 23rd St: 0 ↗ 3
- 934 N Pearl St: 0 ↗ 3
- 2819 N Junett St: 0 ↗ 3

Top 5 Offense Locations - Compared to last year

- Apartment: 14 ↗ 21
- Street/Right Of Way: 20 ↗ 21
- Parking Lot: 23 ↘ 20
- Sporting Goods Store: 19 ↘ 10
- Drug Store: 6 ↗ 7



Sector 3 Weekly Briefing for 05 September 2022 to 11 September 2022

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Offense Breakdown	7 Days		28 Days		Year to Date		7 Days	28 Days	YTD
	06-Sep-2021	05-Sep-2022	16-Aug-2021	15-Aug-2022	01-Jan-2021	01-Jan-2022			
	12-Sep-2021	11-Sep-2022	12-Sep-2021	11-Sep-2022	11-Sep-2021	11-Sep-2022			
Persons	16	15	83	75	699	817	6.3% ▼	9.6% ▼	16.9% ▲
Assault	15	14	75	69	635	750	6.7% ▼	8.0% ▼	18.1% ▲
Homicide <i>(doesn't include Negligent/Justifiable)</i>	0	0	0	2	3	8	0.0%	NC	166.7% ▲
Kidnapping/Abduction	0	0	1	2	11	12	0.0%	100.0% ▲	9.1% ▲
Sex Offenses, Forcible	1	1	7	2	50	47	0.0%	71.4% ▼	6.0% ▼
Property	123	80	481	428	3788	5461	35.0% ▼	11.0% ▼	44.2% ▲
Arson	0	1	0	6	23	25	NC	NC	8.7% ▲
Burglary/Breaking and Entering	11	12	47	40	360	483	9.1% ▲	14.9% ▼	34.2% ▲
Counterfeiting/Forgery	1	1	6	1	25	16	0.0%	83.3% ▼	36.0% ▼
Destruction/Damage/Vandalism of Property	30	14	127	100	948	1285	53.3% ▼	21.3% ▼	35.5% ▲
Fraud	5	2	19	5	121	119	60.0% ▼	73.7% ▼	1.7% ▼
Larceny/Theft	50	26	206	149	1626	2311	48.0% ▼	27.7% ▼	42.1% ▲
Motor Vehicle Theft	23	20	59	98	553	931	13.0% ▼	66.1% ▲	68.4% ▲
Robbery	2	1	11	12	89	146	50.0% ▼	9.1% ▲	64.0% ▲
Stolen Property	1	3	3	17	35	133	200.0% ▲	466.7% ▲	280.0% ▲
Society	4	2	8	11	104	93	50.0% ▼	37.5% ▲	10.6% ▼
Drug/Narcotic	1	1	2	3	51	23	0.0%	50.0% ▲	54.9% ▼
Pornography/Obscene Material	1	0	2	0	12	11	100.0% ▼	100.0% ▼	8.3% ▼
Prostitution	0	0	0	0	1	1	0.0%	0.0%	0.0%
Weapon Law Violations	2	1	4	8	38	58	50.0% ▼	100.0% ▲	52.6% ▲
Sector Totals	143	97	572	514	4591	6371	32.2% ▼	10.1% ▼	38.8% ▲

Last 7 Days

Notes:

- There were no Homicide offense(s) during the last 7 days.
- 42.9% (6/14) of the Assaults were coded Simple Assault.
- There were 8 DV-related offenses.
- 50.0% (4/8) of the DV-related offenses were Persons.
- 28.6% (4/14) of the Assaults were DV-related.
- DV-related Offenses: 10 ↘ 8
- There were no Gang-Related offense(s) during the last 7 days.
- Theft from Motor Vehicle: 21 ↘ 8

Top 5 Locations - Compared to last year

- 4502 S Steele St: 5 ↗ 13
- 6613 S Cheyenne St: 0 ↗ 3
- 5210 S Alder St: 0 ↗ 3
- 2424 S 41st St: 10 ↘ 3
- 4005 S Warner St: 0 ↗ 3

Top 5 Offense Locations - Compared to last year

- Parking Lot: 40 ↘ 24
- Street/Right Of Way: 19 ↘ 15
- Restaurant/Fast Food Establishment: 1 ↗ 9
- Apartment: 8 ↔ 8
- Single Family Residence: 11 ↘ 6



Sector 4 Weekly Briefing for 05 September 2022 to 11 September 2022

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Offense Breakdown	7 Days		28 Days		Year to Date		7 Days	28 Days	YTD
	06-Sep-2021	05-Sep-2022	16-Aug-2021	15-Aug-2022	01-Jan-2021	01-Jan-2022			
	12-Sep-2021	11-Sep-2022	12-Sep-2021	11-Sep-2022	11-Sep-2021	11-Sep-2022			
Persons	34	25	131	101	968	1112	26.5% ▼	22.9% ▼	14.9% ▲
Assault	32	23	123	92	890	1037	28.1% ▼	25.2% ▼	16.5% ▲
Homicide <i>(doesn't include Negligent/Justifiable)</i>	1	1	1	2	7	17	0.0%	100.0% ▲	142.9% ▲
Kidnapping/Abduction	0	0	1	2	14	15	0.0%	100.0% ▲	7.1% ▲
Sex Offenses, Forcible	1	1	6	5	57	43	0.0%	16.7% ▼	24.6% ▼
Property	118	99	469	485	3606	4903	16.1% ▼	3.4% ▲	36.0% ▲
Arson	2	3	7	8	46	51	50.0% ▲	14.3% ▲	10.9% ▲
Burglary/Breaking and Entering	12	6	38	36	360	485	50.0% ▼	5.3% ▼	34.7% ▲
Counterfeiting/Forgery	0	0	1	1	13	10	0.0%	0.0%	23.1% ▼
Destruction/Damage/Vandalism of Property	29	32	149	146	1061	1231	10.3% ▲	2.0% ▼	16.0% ▲
Fraud	5	2	15	13	116	123	60.0% ▼	13.3% ▼	6.0% ▲
Larceny/Theft	48	25	170	165	1302	1779	47.9% ▼	2.9% ▼	36.6% ▲
Motor Vehicle Theft	16	19	63	82	500	911	18.8% ▲	30.2% ▲	82.2% ▲
Robbery	4	6	13	17	97	167	50.0% ▲	30.8% ▲	72.2% ▲
Stolen Property	2	6	11	15	100	133	200.0% ▲	36.4% ▲	33.0% ▲
Society	7	3	14	12	110	113	57.1% ▼	14.3% ▼	2.7% ▲
Drug/Narcotic	1	2	6	5	44	36	100.0% ▲	16.7% ▼	18.2% ▼
Pornography/Obscene Material	0	0	0	0	5	2	0.0%	0.0%	60.0% ▼
Prostitution	0	0	0	1	2	1	0.0%	NC	50.0% ▼
Weapon Law Violations	6	1	8	6	59	74	83.3% ▼	25.0% ▼	25.4% ▲
Sector Totals	159	127	614	598	4684	6128	20.1% ▼	2.6% ▼	30.8% ▲

Last 7 Days

Notes:

- There was 1 Homicide offense during the last 7 days.
- 39.1% (9/23) of the Assaults were coded Simple Assault.
- There were 12 DV-related offenses.
- 75.0% (9/12) of the DV-related offenses were Persons.
- 39.1% (9/23) of the Assaults were DV-related.
- DV-related Offenses: 23 ↘ 12
- There were no Gang-Related offense(s) during the last 7 days.
- Theft from Motor Vehicle: 21 ↘ 14

Top 5 Locations - Compared to last year

- 7250 Pacific Ave: 4 ↗ 6
- 929 E 57th St: 0 ↗ 3
- 7214 S Park Ave: 0 ↗ 3
- 5202 S I St: 0 ↗ 2
- There were an additional 19 locations with 2.

Top 5 Offense Locations - Compared to last year

- Street/Right Of Way: 22 ↗ 34
- Single Family Residence: 29 ↘ 22
- Parking Lot: 32 ↘ 14
- Sporting Goods Store: 12 ↘ 7
- Driveway: 7 ↔ 7

Date	Meeting	Subject	Department	Background
September 20, 2022	City Council Study Session (hybrid Council Chambers /dial-in 12:00 pm)	Tideflats Alternatives Public Hearing	Planning and Development Services (in-person)	Following the public hearing on September 13, 2022, on September 27, 2022, the City Council will be considering a resolution to recommend final alternatives and scope for the Subarea Plan and EIS. The purpose of this study session is to provide an overview of public comments received on the preliminary alternatives and to identify any potential amendments or additional scoping comments to be prepared for City Council consideration on September 27, 2022
		South Tacoma Groundwater Protection District Moratorium	Planning and Development Service - Peter Huffman and Stephen Atkinson, Tacoma Water - Scott Hallenberg, Environmental Services -Merita Trohimovich and TPCHD - Esther Beaumier (in-person)	Planning and Development Services staff will present the Planning Commission's findings of fact and recommendations regarding the consideration of a moratorium on heavy industrial uses and hazardous material storage in the South Tacoma Groundwater Protection District, as requested by the City Council in Amended Substitute Resolution No. 40985 on June 28, 2022.
		Other Items of Interest - Rules of Procedure of the Council - Suggested Revisions	Legal - Bill Fosbre & Doris Sorum (in-person)	
	City Council Meeting (hybrid Council Chambers /dial-in 5:00 PM)			

Date	Meeting	Subject	Department	Background
September 27, 2022	City Council Study Session (hybrid Council Chambers /dial-in 12:00 pm)	Federal Agenda Updates	Government Relations Rosa McLeod and Jen Covino (in-person)	
		Homelessness Update	Neighborhood and Community Services - Allyson Griffith (in-person)	
	Committee of the Whole (Council Chambers 3:00 pm)	Safety Training	Safety - Laurie Hardie, Judd Johnson & Justin Davis (in-person)	
	City Council Meeting (hybrid Council Chambers /dial-in 5:00 PM)			
October 4, 2022	City Council Study Session (hybrid Council Chambers /dial-in 12:00 pm)	Proposed Budget - City Manager's Office	City Manager's Office	
	City Council Meeting (hybrid Council Chambers /dial-in 5:00 PM)			
October 11, 2022	Joint City Council / Tacoma Public Utility Board Study Session (hybrid Council Chambers /dial-in 12:00 pm)	Proposed Budget - Public Works, Environmental Services and Tacoma Public Utilities	Public Works - Josh Diekmann, Environmental Services - Mike Slevin, Tacoma Public Utilities - Jackie Flowers	
		Affordable Housing Action Strategy Update (AHAS)	Media and Communications - Jacques Colon, Ted Richardson CED- Felicia Medlen, CI - Steven Swada	
	City Council Meeting (hybrid Council Chambers /dial-in 5:00 PM)	Anti-Racist Transformation	Public Works - Josh Diekmann	

Economic Development Committee (EDC)

Committee Members: Blocker (Chair), Daniels (Vice-Chair), Diaz, Bushnell, Alternate-Rumbaugh Executive Liaison: Jeff Robinson; Coordinator - Cathy Sims		2nd, 4th, and 5th Tuesdays 10:00 a.m. Hybrid: In-Person & Virtual meeting	CBC Assignments: •Tacoma Arts Commission •Greater Tacoma Regional Convention Center Public Facilities District •City Events and Recognition Committee •Tacoma Creates Advisory Board •Equity in Contracting Advisory Committee
	Topic	Presenter	Description
September 27, 2022	City Events and Recognitions Committee (CERC) Interviews	Doris Sorum, City Clerk	
October 11, 2022	Update on Maritime Blue Incubator	Patricia Beard, Community and Economic Developmt	
	Port of Tacoma Update	Eric Johnson, the Port Executive Director	Current initiatives
October 25, 2022	The Future Foss Waterway Real Estate Developments. (Sites 9, 10 & 11)	Pat Beard, CED	

Infrastructure, Planning and Sustainability Committee (IPS)

Committee Members: Walker (Chair), Hines, Diaz & Ushka; Alternate-Bushnell Executive Liaison: Mike Slevin; Coordinator: Cathy Sims,			
		2nd and 4th Wednesdays 4:30pm Hybrid: In-Person & Virtual Meeting	CBC Assignments: •Sustainable Tacoma Commission •Planning Commission •Landmarks Preservation Commission •Board of Building Appeals •Transportation Commission
	Topic	Presenters	Description
September 28, 2022	Sustainable Tacoma Commission's Annual Report	Patrick Babbitt, Management Analyst II OEPS Sustainability	
	Climate Action Plan Budget Proposal	Jim Parvey, OEPS, Kristin Lynett, Management Analyst II, OEPS	
	ADU Update	Steven Antupit, Senior Planner, PDS and Elliott Barnett, Senior Planner, PDS	What came out of the developer round table that has to go to IPS? Utilities, permit waivers, over of what was given at GPFC & code /policy
October 12, 2022	Home In Tacoma – Phase 2: Zoning Framework Policy Options, Decision-Making Approach and Impacts Analysis Approach	Elliott Barnett, Senior Planner, PDS (confirmed)	Discuss the IPS Committee's role and schedule for developing Home In Tacoma – Phase 2 alternatives.
	Transfer of Development Rights (TDR) Update	Elliott Barnett, Senior Planner, PDS	Chair Walker/ VC Hines want to know how many people have taken advantage of it and how it worked.
October 26, 2022	Decarbonization Resolution Update	Jim Parvey, OEPS	
	Capital Facilities Program	Katie Johnston, OMB	

Government Performance and Finance Committee

Committee Members: Hines (Chair), Walker (Vice Chair), Rumbaugh, and Bushnell Alternate - Daniels Executive Liaison: Andy Cherullo; Coordinator - Claire Goodwin		1st and 3rd Tuesdays 10am Room 248	CBC Assignments: •Public Utility Board •Board of Ethics •Audit Advisory Board •Civil Service Board
	Topic	Presenter	Description
September 20, 2022	TPU Latest Update on Preliminary Budget/Rates	Jackie Flowers, Director Tacoma Public Utilities	An informational briefing on TPU's preliminary budget and rates.
	Accessory Dwelling Units (ADUs)	Stephen Antupit, Senior Planner, Planning and Development Services	A discussion on ADU policy options.
	Solid Waste Recycle Surcharge Update	Lewis Griffith, Division Manager, Environmental Services; Preston Peck, Management Analyst, Environmental Services	An informational briefing on the City's recycling surcharge in anticipation of City Council's consideration by the end of the year.
October 4, 2022	TPU Final Rates Proposal prior to Council Consideration	Jackie Flowers, Director Tacoma Public Utilities	An informational briefing on TPU's proposed budget and rates.
	Creation of Repair and Replacement Fund	Nick Anderson, Management Analyst; Katie Johnston, Budget Officer	Staff will present policy recommendations and propose funding sources for the creation of a fund dedicated for repair and replacement projects at municipal facilities.
	Amendments to Tacoma Municipal Code 6B.220 - For-Hire Regulations	Danielle Larson, Tax & License Division Manager; Andy Cherullo, Finance Director	Removing license regulations related to Transportation Network Companies (TNC) and Drivers as a result of State legislation pre-empting cities from regulating the TNC industry.
	Accessory Dwelling Units (ADUs)		
October 18, 2022	Accessory Dwelling Units (ADUs)		
	Review Senate Bill 5755 (2022)	Andy Cherullo, Finance Director; Jeff Robinson, Director, Community and Economic Director	Review legislation passed in 2022.

Community Vitality and Safety			
Committee Members: Ushka (Chair), Blocker (Vice-Chair), Rumbaugh, Daniels, Alternate-Hines		2nd and 4th Thursdays	CBC Assignments: Community's Police Advisory Committee • Human Services Commission • Human Rights Commission • Housing Authority • Commission on Disabilities • Library Board • Tacoma Community Redevelopment Authority • Commission on Immigrant and Refugee Affairs
Executive Liaison: Jacques Colon; Staff Support - Ted Richardson		4:30 p.m.	
		Room 248	
	Topic	Presenter	Description
September 22, 2022	AHAS Anti-Displacement Strategy Preview	Jacques Colon, 2025 Strategic Program Manager, MCO; Ted Richardson, AHAS Coordinator, MCO	Staff will preview the Anti-Displacement Strategy under development.
October 13, 2022			
October 27, 2022			