



WEEKLY REPORT TO THE CITY COUNCIL

September 4, 2025

Members of the City Council
City of Tacoma, Washington

Dear Mayor and Council Members:

ITEMS OF INTEREST

1. Council Member Diaz provides the attached **Council Action Memorandum** for a Resolution authorizing a **Council Contingency Fund expenditure of \$20,000 to Fund Advocates for Immigrants in Detention Northwest for their Phone Call Fund to support their Welcome Center services.**
2. **Planning and Development Services Director Peter Huffman reports that on September 9, 2025, the City Council will consider a Resolution to set a public hearing on the Tideflats Subarea Plan and related amendments to the One Tacoma Comprehensive Plan** and Tacoma Municipal Code Title 13 Land Use Regulatory Code and Title 19 Shoreline Master Program. Staff is requesting the public hearing be set on October 28, 2025, to fulfill the 45-day public comment period as directed by the approved Intergovernmental Agreement and Work Plan that has guided the Tideflats Subarea Planning process. As part of the Council's consideration, four potential amendments to the public review documents, as sponsored by Mayor Woodards and Councilmember Walker, will be introduced at a study session earlier in the day on September 9, 2025. These potential amendments are attached for review. If approved, these will be incorporated into the exhibits for public review. For additional information on the Draft Subarea Plan, visit tacoma.gov/tideflatsplan or contact Stephen Atkinson, Principal Planner, at satkinson@tacoma.gov.
3. **Planning and Development Services Director Peter Huffman provides the attached memorandum in response to questions from the City Council at the Study Session on August 19, 2025,** related to the debrief on the public hearing for the proposed South Tacoma Groundwater Protection District (STGPD) code update.
4. Tacoma Interim Police Chief Jackson provides the following below response to **Council inquiries from the August 26, 2025, Study Session regarding the level of experience of lateral applicants and their eligibility for the lateral incentive program.**

Lateral applications are reviewed based upon the date received. Of the total applications so far, 22 are in the final stages of the hiring process. In this first batch of applications under review:

- 2 applicants do not meet the minimum qualifications (less than <1 of service) and will instead be processed as “exceptional” entry level officers
- 14 applicants have more than 6 years of experience
- 6 applicants have 1-5 years of experience

5. Tacoma Interim Police Chief Jackson provides the attached **Weekly Crime Report**.
6. **Environmental Services has submitted the attached letter to the Washington State Department of Ecology**. The letter represents Tacoma’s formal comments to Ecology on the draft 2025 Puget Sound Nutrient General Permit (PSNGP) and the 2025 Puget Sound Nutrient Source Reduction Plan. It highlights the City’s significant concerns with the proposed nutrient reduction requirements, which would necessitate unprecedented wastewater treatment upgrades—estimated at \$625 million to \$1.25 billion—placing substantial financial strain on ratepayers and potentially limiting the City’s ability to accommodate future growth. The document also addresses critical issues related to regulatory feasibility, energy demand, modeling assumptions, scientific foundations, and the need for more meaningful collaboration with Ecology. **Tacoma’s position strongly emphasizes the importance of a balanced, science-based, and financially sustainable approach that both protects Puget Sound and ensures the long-term viability of our utilities.**
7. Public Works Director Jeffrey Jenkins provides the **July 2025 Vision Zero Monthly Crash Report**.
8. Please see the attached City of Tacoma **Weekly Meeting Schedule**.
9. City Manager’s Office Constituent Relations Analyst Karyssa Mathison provides the attached **Constituent Intake Report**.
10. 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://cms.tacoma.gov/ncs/weeklydataupdate.pdf> and is updated weekly.**

Pierce County Human Services also uses the Homeless Management Information System to report daily availability throughout Pierce County. This information can be found at: <https://www.piercecountywa.gov/8220/Homeless-Emergency-Shelter-Availability> and shows the available beds open at shelters and is updated Monday - Friday by 10:00 a.m.
11. **Encampment Outreach**: For the week of **August 25 - 29, 2025**, the HEAL team visited **15 locations**. This resulted in **23 (8 new, and 15 repeat)** individuals contacted and referred to community services; **1 individual was placed into detox, and 6 individuals were placed in shelter**. This information can be found at: [HEAL Team Engagement Dashboard | Tacoma Open Data](#).

12. **Tacoma Rescue Mission Men's Expansion Project:** Tacoma Rescue Mission (TRM) has begun to prepare for their capital project to expand the single men's wing shelter at their downtown location. TRM has already began part of the project to improve their current facility and site preparation for expansion. TRM has scheduled to **break ground on September 6, 2025**, for expansion part of their work and expect to **finish with the total project in Summer of 2026**.

The funding for this project includes City of Tacoma's Grant Package for \$4 million in Community Project Funding from the U.S. Department of Housing and Urban Development (HUD) and \$3.5 million from the City's General Fund. This project Tacoma Rescue mission will **increase their capacity by 100 beds and will host a total of 260 beds**.

13. **Saint Vincent DePaul Expanding Services:** The City of Tacoma is partnering with **Saint Vincent de Paul (SVdP)** to expand day services in South Tacoma helping to fill gaps created by reductions in the current system and strengthen inclement weather response. **In August 2025**, at the Community Resource Center (**4009 South 56th St**), SVdP will:

- Expand operations from 5 to 7 days per week
- Bring in additional case management and site security support
- Expand hours during inclement weather from 10:00 a.m. - 3:00 p.m. to 9:30 a.m. – 7:00 p.m.

Starting this week, SVdP will:

- Extend regular hours from 10:00 a.m. – 3:00 p.m. to 9:30 a.m. – 4:00 p.m.
- Reestablish family day services at **5050 S Tacoma Way** in response to CCS's Family Housing Network Day Center closure, offering:
 - Hygiene facilities (restrooms, showers, laundry)
 - Additional case management services
 - Hygiene and inclement weather supplies

Additionally, the City is also working with SVdP to expand overnight shelter capacity during inclement weather response, which will support enhanced case management and oversight for the hotel program during acute events.

14. Goldin Doles, Media and Communications Digital Manager shares the "**Good News**" below.
- **Streets Initiative I Dollars at Work!** Construction is underway on the I-705 Stadium Spur ramps, improving safety and extending the life of this critical connection between downtown Tacoma, Stadium Way, and Schuster Parkway. What's being done:
 - New cement concrete overlay
 - Upgraded bridge deck expansion joints
 - A new crash attenuator for added safety
 - General ramp repairs + safety upgrades

- **Ramp Closures:**
Now – Sept 14: *Northbound off-ramps* from I-705 to Stadium Way & Schuster Pkwy
Sept 15 – Oct 19: *Southbound ramps* from Stadium Way & Schuster Pkwy to I-705
- Detours are in place (see maps at tacoma.gov/Spur-Stadium-Ramps). Other routes, including the A Street City Center exit, SR 509, South 21st St, and Port of Tacoma exits, will remain open. This \$5.4M project is fully funded through state and local sources, including Tacoma's voter-approved Streets Initiative I Fund. Thank you for your patience as we keep Tacoma's streets safe and moving!
- Join the Community's Police Advisory Committee for a community meeting on September 20, 2025, from 2 – 4 PM, at the Tacoma Public Library Moore Branch. One of the main responsibilities of the volunteer committee is to review officer complaints and commendations, and they want to help the community understand the process. Join to engage with this volunteer committee! More in the event page below.
- It has been an honor getting to know [Tacoma Police Department](#)'s Chief for a Day, Annabelle, and presenting her with a special recognition at last night's City Council meeting. We will be rooting for you, Annabelle, at the statewide Chief for a Day event on August 28!

STUDY SESSION / WORK SESSION

15. **The City Council Study Session of Tuesday, September 9, 2025, 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; passcode 89659 when prompted. This meeting will be broadcast on TV Tacoma.

City Council Study Session discussion items will include; (1) **State of the Court**; (2) **Homeless Strategy Update**; (3) **Tideflats Subarea Plan – Consideration of Amendments and Public Hearing Preparation** (4) **Other Items of Interest: Proposed Amendments Discussion**; (5) **Committee Reports**; (6) **Agenda Review and City Manager's Weekly Report**; (7) **Executive Session – Pending and Potential Litigation.**

On our first agenda item, staff from the **Tacoma Municipal Court** will provide and update on **the state of court.**

On our second agenda item, staff from the Neighborhood and Community Services Department will provide their **quarterly homeless strategy update.**

On our third agenda item, staff from the Planning and Development Services will discuss the **Tideflats Subarea Plan's consideration of Amendments and prepare for the public hearing.**

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

- Proposed Amendments Discussion

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,

A handwritten signature in black ink, appearing to read 'Hyun Kim', is written over a light gray rectangular background.

Hyun Kim
Interim City Manager

HK: ram



City of Tacoma

City Council Action Memorandum

TO: Hyun Kim, Interim City Manager
FROM: Council Member Olgy Diaz and Senior Council Policy Analyst Lynda Foster
COPY: City Clerk and City Council
SUBJECT: **Resolution – Contingency Fund Request to Advocates for Immigrants in Detention Northwest for their Phone Call Fund and to support their Welcome Center services – September 9, 2025**
DATE: August 27, 2025

SUMMARY AND PURPOSE:

A resolution authorizing an expenditure of \$20,000 from the Council Contingency Fund to Advocates for Immigrants in Detention Northwest (AIDNW) for their Phone Call Fund and to support their Welcome Center services.

[CM Olgy Diaz]

COUNCIL SPONSORS:

Council Members Joe Bushnell, Olgy Diaz, and Kristina Walker.

BACKGROUND:

This Sponsors' Recommendation is Based On:

Advocates for Immigrants in Detention Northwest (AIDNW) is a non-profit organization that serves immigrants detained in the Pacific Northwest through assistance, advocacy, and increased awareness. Through hands-on immigrant assistance programs, AIDNW's small staff and over 200 volunteers address the needs of detained persons held inside the Northwest ICE Processing Center (NWIPC), and upon release. The need for support of detainees within the NWIPC is rapidly increasing. According to Congresswoman Randall¹, the NWIPC number of detainees has increased significantly, from about 700 last November to 1,300 in April and 1,562 as of August 1. The facility's capacity is 1,575. Detainees are having to stay longer in the NWIPC, with certain detainees no longer eligible for a bond hearing as they fight deportation proceedings in court².

AIDNW Phone Call Fund

This request includes \$8,000 to AIDNW for their Phone Call Fund to support access to phone services for detainees in the NWIPC. The NWIPC requires detainees to utilize a private, for-profit phone service to place phone calls. AIDNW receives \$2,700 a month from a private donor for this program, but due to the increased population in the facility these funds are exhausted by the fifth day of the month. These allocated funds would be used by AIDNW to distribute phone money to low-income detainees in \$20 per month increments. Funds received can be used by detainees to call friends, family, and legal advocates.

Communication with the outside world is crucial for incarcerated people. This includes individuals facing deportation while detained in immigration detention centers, who do not have the right to court-appointed counsel. Having the ability to make a phone call in a detention center is essential for a variety of reasons. Individuals need to secure legal representation or advice, gather evidence to support their defenses against deportation, and receive needed emotional support from family and friends. Detained immigrants with legal representation are 10 times more likely to win their immigration cases compared to those who lack counsel and are seven times more likely to be released from custody than those without counsel³. In some cases, detainees can contact Northwest Immigrant Rights Project (NWIRP) for free, but not all detainees have NWIRP lawyers. Low-

¹ <https://www.king5.com/article/news/local/rep-emily-randall-ice-tacoma/281-df4d1df5-9c73-48d4-8e29-14560d220e8e>

² <https://www.washingtonpost.com/immigration/2025/07/14/ice-trump-undocumented-immigrants-bond-hearings/>

³ <https://www.aclu.org/news/immigrants-rights/without-access-to-counsel-detained-immigrants-face-increased-risks-of-prolonged-detention-and-unlawful-deportation>



income individuals detained in the NWIPC risk being unable to afford to pay for phone access and face reduced access to legal support and poor mental and emotional health impacts from isolation.

Welcome Center services

This request includes \$12,000 to AIDNW to support running their Welcome Center. Individuals released from the NWIPC are not offered resources to communicate with friends or family to pick them up, arrange transportation, or find housing. The NWIPC is in an isolated location without resources. This Welcome Center is located immediately outside the NWIPC and is staffed primarily with volunteers who warmly greet released immigrants and asylum seekers. At the Welcome Center, volunteers offer food, charge electronics like phones, and assist individuals in arranging where to go. In 2025, 59% of individuals released from the NWIPC were not from our region. Without the Welcome Center there to help connect these individuals to their friends and family, and to provide rides to places like the airport or train station, these individuals could end up isolated and homeless in the Tideflats. AIDNW will also assist local individuals in reuniting with friends and family, connecting to host homes if eligible, or transporting individuals to shelters. AIDNW has also served as the approved party to receive individuals who qualify for the Franco Qualified Representative Program (FQRP), a nationwide program to provide necessary services to detained individuals who have been found mentally incompetent to represent themselves. The compassionate support that AIDNW volunteers and staff offer to immigrants in detention, and at their release, relieves isolation and anxiety, connects them to community resources, and provides hope for new lives.

COMMUNITY ENGAGEMENT/ CUSTOMER RESEARCH:

In 2024, the City Council approved \$10,000 in contingency funds to support the AIDNW Phone Call fund in alignment with requests from the Commission for Immigrant and Refugee Affairs (CIRA) and community advocates. In 2025, community calls to support individuals in the NWIPC have increased. This proposal addresses the most pressing needs AIDNW identified.

2025 STRATEGIC PRIORITIES:

Equity and Accessibility: (Mandatory)

Approximately 7% of the US population, or 22.8 million people, are non-citizens. In 2017, nearly 260,000 people sought asylum, or protection from persecution, within the United States. These immigrant populations experience unique risks to health, including pre-migratory trauma, unsafe and stressful migration experiences, and post-migration discrimination. Human rights abuses can occur across this spectrum of the immigrant experience. Once in the United States, immigrants may experience fears of deportation or mistrust of health services, dissuading care-seeking behavior. Health outcomes associated with increased immigration enforcement and fear of deportation include increased cardiovascular risk factors, lower birth weights, and worsened mental health. In addition, these health behaviors and outcomes ripple throughout the communities to which immigrants belong. Twenty million children living in the United States have at least one immigrant parent, and more than 16.7 million people have at least one undocumented family member living with them, among whom nearly 50% are US born or naturalized citizens⁴. This already vulnerable population faces additional challenges if individuals find themselves in immigrant detention. According to the World Health Organization, immigration detention is harmful to health⁵.

Civic Engagement: *Equity Index Score: Moderate Opportunity*

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.

⁴ <https://www.ncbi.nlm.nih.gov/pmc/articles/PMC7348446/>

⁵ <https://www.who.int/europe/news/item/04-05-2022-immigration-detention-is-harmful-to-health---alternatives-to-detention-should-be-used>



Livability: *Equity Index Score:* Moderate Opportunity

Improve access and proximity by residents to diverse income levels and race/ethnicity to community facilities, services, infrastructure, and employment.

Improve health outcomes and reduce disparities, in alignment with the community health needs assessment and CHIP, for all Tacoma residents

Decrease the percentage of individuals who are spending more than 45% of income on housing and transportation costs.

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

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

Expanding phone access to the vulnerable population detained at the NWIPC will assist detainees in seeking and receiving legal counsel, and will also provide resources for detained individuals to maintain connections to individuals outside of the detention facility. Being able to connect with friends and family will allow detainees to coordinate logistics for their time in detention and release, as well as maintain critical connections that is essential for mental health. The Welcoming Center directly prevents individuals released from the NWIPC from homelessness and harm. Without people on site to welcome individuals and transport them to services, these individuals would be without resources in an incredibly isolated part of the City.

ALTERNATIVES:

Alternative(s)	Positive Impact(s)	Negative Impact(s)
1. Refer AIDNW to the standard funding cycles offered by the City.	Reviews this funding request against other applications.	The spike in detainees and increased need for support in 2025 was an unexpected development requiring urgent response.
2. Fund at a higher level	Addresses more than \$20,000 in need,	Reduces funding for other Council priorities.

EVALUATION AND FOLLOW UP:

AIDNW shall be provided information on how to apply to standard funding opportunities at the City of Tacoma.

STAFF/SPONSOR RECOMMENDATION:

The sponsors recommend approving this contingency fund request to provide \$20,000 to Advocates for Immigrants in Detention Northwest (AIDNW) for their Phone Call Fund to support access to phone services for detainees in the Northwest ICE Processing Center and to support running their Welcoming Center to connect individuals existing the NWIPC to critical resources.

FISCAL IMPACT:

Fund Number & Name	COST OBJECT (CC/WBS/ORDER)	Cost Element	Total Amount
1.1030- Council Contingency Fund	660000		\$20,000
2.			
TOTAL			\$20,000



City of Tacoma

City Council Action Memorandum

What Funding is being used to support the expense?

Council Contingency funds.

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

NO, PLEASE EXPLAIN BELOW

The Council Contingency Fund provides an established amount of funding each year for unbudgeted Council sponsored initiatives.

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

No

Will the legislation have an ongoing/recurring fiscal impact?

No

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

No

ATTACHMENTS:

List attachments using bullet points.

- Resolution

Contingency Commitments

	Funding Amount
2025	\$ 321,709.00
Resolution 41610	
Council Requested - Golden Gloves Sponsorship	\$ 10,000.00
Council Contingency fund expenditure of \$10,000 to support the 76 th Annual Golden Gloves Boxing Tournament in Tacoma.	
Substitute Ordinance 29002	
Grand Cinema Capital Campaign	\$ 50,000.00
Dedicate \$50,000 of the 2025-2026 Budget for Council Contingency to the Grand Cinema Capital Campaign for improvements to the Merlino Building.	
Substitute Ordinance 29002	
Rebuilding Hope Capital Campaign	\$ 25,000.00
Dedicate \$25,000 of the 2025-2026 Budget for Council Contingency for the Rebuilding Hope Capital Campaign.	
Resolution 41681	
Tacoma Porchfest	\$ 10,000.00
Council Contingency fund expenditure of \$10,000 to sponsor Tacoma Porchfest.	
Resolution 41968	
South Tacoma Green Blocks Program	\$ 15,000.00
Council Contingency Fund expenditure of \$15,000 to Supplement the \$30,000 South Tacoma Neighborhood Planning Booster funding to conduct a full green blocks-scale program in the South Tacoma Neighborhood.	
Resolution 41724	
Historical Society 2025 Destiny Dinner Sponsorship	\$ 10,000.00
Council Contingency Fund expenditure in the amount of \$10,000 to support the Tacoma Historical Society's 2025 Destiny Dinner.	
Resolution 41723	
BIPOC Health & Wellness Fair	\$ 5,000.00
A Council Contingency Fund expenditure in the amount of \$5,000 to support the 2025 BIPOC Health & Wellness Fair.	
Resolution 41140	
Grit of Destiny Sponsorship	\$ 15,000.00
A Council Contingency Fund expenditure of \$15,000 for a "Grit of Destiny: City of Tacoma" Documentary	
Resolution 411735	
	\$ 50,000.00
A Council Contingency Fund expenditure of \$50,000 for staffing and facilitation of the Tacoma Labor Standards Task Force.	
To Council September 9, 2025	
	\$ 20,000.00
A Council Contingency Fund expenditure of 20,000 to Advocates for Immigrants in Detention Northwest for their phone call fund.	
Starting Balance	\$ 321,709.00
Total Amount Allotted	\$ 210,000.00
Current Balance	\$ 111,709.00

**MOTION FOR COUNCIL CONSIDERATION
TIDEFLATS SUBAREA PUBLIC HEARING**

October 28, 2025

I move to amend Exhibit C in the Public Review Exhibits which includes proposed changes to Title 13, the Land Use Regulatory Code, to add a new mechanism for flexibility for landscaping and tree canopy standards for public agencies, allowing a public agency to develop an urban forestry plan to demonstrate overall compliance with landscaping and tree canopy standards and streamline permit review.

This option is intended to encourage public agencies to take a leadership role in implementing urban forestry goals and policies of the One Tacoma Plan. This flexibility can facilitate more intensive development of a particular development site, while meeting the urban forestry policies of the One Tacoma Plan and the standards of the landscaping code by planting the required landscaping at another site within the City of Tacoma and preferably within the same watershed, in the agency's permanent control.

To initiate this optional process, public agencies would submit a request to Planning and Development Services (PDS) to be designated as a self-managed agency, including the agency's urban forestry plan, an overview of

its urban forestry program, and an analysis demonstrating general consistency with the One Tacoma Plan and landscaping code.

**MOTION FOR COUNCIL CONSIDERATION
TIDEFLATS SUBAREA PUBLIC HEARING**

October 28, 2025

I move to amend Exhibit C in the Public Review Exhibits which includes proposed changes to Title 13, the Land Use Regulatory Code, to modify the use and development standards within the new STT (Seaport Transition – TOD District) to better align with standards applicable in other TOD districts:

1. Height Limit: Align the STT District's height limit with that of the Dome District's zoning (100 ft).
2. Pedestrian Streets: Designate the following as a "Pedestrian" street:
East 26th Street, from East L Street to Bay Street.
3. Design Review: Expand the applicability of the city's design review program to the STT District, mirroring the standards used in other TOD districts.
4. Minimum Parking Requirements: Eliminate minimum parking requirements for new development except where accessible parking is required.
5. Commercial parking lots: Prohibit new stand-alone commercial surface parking lots within the STT District.

6. Clarify the allowances for Transit Stations: Clarify that allowed transit stations include normal associated components, like pick-up/drop-off areas, bus connection facilities, rail tracks, and utility infrastructure.

**MOTION FOR COUNCIL CONSIDERATION
TIDEFLATS SUBAREA PUBLIC HEARING**

October 28, 2025

I move to amend Exhibit C in the Public Review Exhibits which includes proposed changes to Title 13, the Land Use Regulatory Code, to limit the expansion of pre-existing, nonconforming residential and civic/institutional uses within the Core Area of the Tideflats, where the expansion of such uses would be incompatible with heavy industrial and container port operations and pose a significant health risk. Text edits include:

1. Delete “Pre-existing uses” as a stand-alone use category and instead add notes to the right-hand column “Additional Regulations” to apply specific limitations on expansion of pre-existing uses.
2. Within the designated “Core Area” expressly prohibit the expansion of any nonconforming residential uses or expansion of bed capacity or living space associated with civic/institutional uses in the land use table.

**MOTION FOR COUNCIL CONSIDERATION
TIDEFLATS SUBAREA PUBLIC HEARING**

October 28, 2025

I move to amend Exhibit C in the Public Review Exhibits which includes proposed changes to Title 13, the Land Use Regulatory Code, and Exhibit D which includes proposed changes to Title 19 Shoreline Master Program to correct clear errors in the code and make simple clarifications based on public review of the draft documents and address minor amendments for internal code consistency or consistency with policy intent.

Corrections include:

1. Typographical errors
2. Format and reference corrections
3. Spelling out acronyms

Clarifications include:

1. Clarifying that cross-laminated timber production is separate from sawmill and lumber yard use categories
2. Clarify that the “Nursery” use category refers to a plant nursery
3. Clarifying applicability of new Seaport zoning districts within the Shoreline Master Program
4. Adding names of waterways to maps
5. Clarify air quality submittal requirements for SEPA review

Internal consistency corrections include:

1. Ensuring consistent use definitions between Title 13 and Title 19
2. Applying size limitations on retail uses within the Subarea
3. Consistency in use of cargo/container terminology

**MOTION FOR COUNCIL CONSIDERATION
ORDINANCE NO. 29051**

September 9, 2025

I move as a substitute, Substitute Ordinance No. 29051, to incorporate staff-recommended revisions and corrections to the ordinance recitals and Exhibit A, including:

- Adding statements regarding the review process to the Recitals.
- Clarifying regulations to allow existing non-conforming underground storage tanks to be replaced, provided the replacement meets the standards for a new tank.
- Replacing waiver language with reference to the variance process.
- Clarifying the application of code to split parcels.
- Minor code cleanups based on public comments.

**MOTION FOR COUNCIL CONSIDERATION
ORDINANCE NO. 29051**

September 9, 2025

I move to amend Substitute Ordinance No. 29051 by adding an additional section to the "Be it ordained" portion of the Ordinance to call for a Memorandum of Understanding between the Tacoma-Pierce County Health Department and the City that defines the respective roles, coordination protocols, and joint implementation of the South Tacoma Ground Water Protection District Code and related stormwater management requirements as follows:

Section 3. That the City Manager, or their designee, is hereby directed to take all necessary steps to negotiate a Memorandum of Understanding between the City of Tacoma and the Tacoma-Pierce County Health Department and use best efforts to complete it within ninety (90) days following the effective date of this Ordinance. The purpose of such Memorandum shall be to define agency roles, coordination protocols, and joint implementation of the STGPD Code and related stormwater management requirements.



SUBSTITUTE
ORDINANCE NO. 29051

1 AN ORDINANCE regarding groundwater protections; amending Chapter 13.06
2 of the Municipal Code, relating to Zoning, by amending various sections
3 to implement the South Tacoma Groundwater Protection District Code
4 Update Work Plan, to strengthen groundwater protections, align with
best available science, and ensure consistency with state and local
regulations, as recommended by the Planning Commission.

5 WHEREAS the South Tacoma Groundwater Protection District ("STGPD")
6 was established in 1988 through Ordinance No. 24083 as an overlay zoning
7 district in response to the area's vulnerability to groundwater contamination, and
8

9 WHEREAS the district was created to safeguard the South Tacoma aquifer
10 system, a vital source of public drinking water, and

11 WHEREAS the original ordinance introduced a regulatory framework
12 governing land use, stormwater infiltration, and the handling, storage, and
13 disposal of hazardous substances, and also established technical standards,
14 identified prohibited uses, and included enforcement provisions, and
15

16 WHEREAS the City is proposing a targeted update to Tacoma Municipal
17 Code ("TMC") 13.06.070.D, which contains the primary regulatory provisions for
18 the STGPD, and

19 WHEREAS amendments are also proposed for TMC 13.06.040.J,
20 13.06.060, 13.06.090.B, and 13.06.090.J to align development standards such as
21 landscaping, tree canopy, and lot coverage requirements, with the goals outlined
22 in the updated STGPD Code Update Work Plan, and
23
24
25
26



1 WHEREAS these coordinated updates are intended to enhance
2 groundwater protection, address regulatory gaps, and ensure consistency with
3 current best available science and Washington State mandates, and
4

5 WHEREAS following a public hearing and deliberative process, the
6 Planning Commission reviewed the proposed amendments and formally
7 recommended their adoption, and the updated regulations are now before the City
8 Council for consideration, and
9

10 WHEREAS the scope of proposed updates includes:

11 (1) Prohibition of additional high impact land uses including underground
12 storage tanks and metal recycling/auto wrecking facilities;

13 (2) Improvements to enforcement and monitoring provisions;

14 (3) Defining the timing and frequency of future code review and updates
15 (also known as a Periodic Update);
16

17 ~~(4)~~ Evaluating the location of the STGPD code within the TMC and
18 exploring options for potential relocation;

19 ~~(5)~~(4) Enhancing integration between the STGPD Overlay Zone and the
20 Critical Areas Preservation Ordinance (TMC 13.11);

21 ~~(6)~~(5) Reviewing infiltration policy and impervious surface standards
22 stormwater treatment best management practices ("BMPs");
23

24 ~~(7)~~(6) Updating maps of the STGPD Overlay Zone;
25
26



~~(8)~~(7) Improving landscaping and tree canopy standards for industrial zones in STGPD, South Tacoma Manufacturing and Industrial Center (“STMIC”), and Tacoma Mall Regional Growth Center (“RGC”);

~~(9)~~(8) Improving general program awareness; and

~~(10)~~ ~~Strengthening inter-departmental coordination related to permitting and land use amendments, and~~

WHEREAS extensive engagement was conducted to ensure the proposed amendments to the STGPD code are informed by broad community input, technical expertise, and alignments with citywide goals, with outreach efforts focused on engaging residents, businesses, and partner agencies, and

WHEREAS between early 2024 and spring 2025, the City participated in nine wide ranging public events and forums to share information, gather feedback, and answer questions about the STGPD and its connection to public health, environmental protection, and land use policy; these events included:

(1) Spotlight on South Tacoma Series (January-March 2024):

Neighborhood-focused outreach that elevated local concerns and surfaced early feedback on groundwater protection;

(2) Sustainability Expos (April 13, 2024 and April 26, 2025): Opportunities to connect with hundreds of community members around sustainability, water protection, and environmental health;

(3) Día de los Niños/Eastside Mini-Olympic Games (May 4, 2024);

(4) Nine One Tacoma Visioning Workshops (May–June 2024) and Four One Tacoma Workshops (February–March 2025): Citywide



comprehensive planning events where groundwater protection and the STGPD code update were discussed alongside long-range planning goals;

(5) Ocean Fest (August 2024);

(6) South Tacoma Neighborhood Plan Steering Committee (August 22, 2024): Focused discussion on community priorities, including landscaping and tree canopy standards and land use compatibility;

(7) Tacoma Permit Advisory Group (September 18, 2024) and South Tacoma Business District Association (September 19, 2024): Targeted engagement with development, permitting and business stakeholders;

(8) Community Informational Meeting at STAR Center (May 15, 2025): A focused public meeting providing an overview of the STGPD code update, best available science, and ways to provide feedback on the draft code; and

(9) The South Tacoma Neighborhood Council (STNC), as the original applicant for the code amendment, was regularly informed and engaged throughout the process. Their input helped shape the initial work plan and direction of the STGPD code update, and

WHEREAS two advisory groups were also convened to provide focused guidance:

(1) STGPD Health Impact Assessment (HIA) Advisory Group: Formed by the Tacoma-Pierce County Health Department, brought together nine representatives from the public, businesses, and the STNC to ensure



the HIA reflected community health priorities. This group met five times between July 2024 and March 2025; and

(2) Tacoma Water Integrated Resource Plan (IRP) Public Advisory

Committee: Established to support the IRP update, this committee included representatives from local jurisdictions, the Washington State Department of Health, and a member of the STNC. This committee met five times between May 2024 and January 2025 to provide technical input on water supply and demand with consideration of future climate risks, and

WHEREAS feedback gathered through these engagement efforts played a significant role in shaping the draft STGPD code, particularly in identifying high impact uses and refining strategies to better protect South Tacoma's groundwater resources, and

WHEREAS as part of Tacoma Water's Integrated Resource Plan (IRP) update, a Best Available Science (BAS) review was conducted by Tacoma Water's consultant specific to the STGPD. The BAS review, which was presented to the Infrastructure, Planning, and Sustainability (IPS) Committee on January 22, 2025, directly informed the proposed code update, and

WHEREAS the Tacoma-Pierce County Health Department conducted a Health Impact Assessment (HIA) after the City Council allocated funding for this work as part of the STGPD Code Update Work Plan, and the HIA findings also directly informed the development of the proposed code amendments, and



WHEREAS additionally, the Planning Commission conducted a public hearing on the draft STGPD code on May 21, 2025, and during the public comment period leading up to the hearing, City staff hosted one in-person informational event to help community members learn about the draft code and prepare to provide comments, and

WHEREAS in total, 12 people attended these events, and 20 public comments were submitted by community members, business owners and partner agencies, and comments were provided to the Planning Commission through the official meeting packet and summarized in a public debrief presentation on June 4, 2025, both of which are available on the Planning Commission's webpage, and

~~WHEREAS prior to their final recommendation, the Planning Commission considered amendments to the public review draft based on public input and testimony~~ WHEREAS pursuant to TMC 13.05.030.D, the Planning Commission is authorized to recommend amendments to the City's land use regulations in order to implement the goals and policies of the Comprehensive Plan, and

WHEREAS prior to their final recommendation, the Planning Commission considered amendments to the public review draft based on public input and testimony, and

WHEREAS and the City Council conducted a public hearing on August 12, 2025, to accept public comments on the Planning Commission proposal, and

WHEREAS the City Council considered amendments to the draft STGPD code based on public input and testimony;



1 WHEREAS pursuant to TMC 13.05.030.D, the Planning Commission is
2 authorized to recommend amendments to the City's land use regulations in order
3 to implement the goals and policies of the Comprehensive Plan, and this
4 department's recommendation is to adopt the amendments to the STGPD as
5 recommended by the Planning Commission on June 18, 2025 Now, Therefore,
6

7 BE IT ORDAINED BY THE CITY OF TACOMA:

8 Section 1. That the City Council hereby adopts the Recitals of this
9 Ordinance as its formal legislative findings.
10

11 Section 2. That Chapter 13.06, "Zoning," of the Tacoma Municipal Code
12 is hereby amended, as set forth in the attached Exhibits "A," "B," "C," and "D."

13 Section 3. That the City Clerk, in consultation with the City Attorney, is
14 authorized to make necessary corrections to this ordinance, including, but not
15 limited to, the correction of scrivener's/clerical errors, references, ordinance
16 numbering, section/subsection numbers, and any references thereto.
17

18 Passed _____
19

20 _____
21 Mayor

22 Attest:
23

24 _____
25 City Clerk

26 Approved as to form:



- 1
- 2
- 3
- 4
- 5
- 6
- 7
- 8
- 9
- 10
- 11
- 12
- 13
- 14
- 15
- 16
- 17
- 18
- 19
- 20
- 21
- 22
- 23
- 24
- 25
- 26

Chief Deputy City Attorney

SUBSTITUTE Exhibit A

Tacoma Municipal Code - Chapter 13.06 – Zoning

* * *

13.06.070 Overlay Districts.

* * *

D. South Tacoma Groundwater Protection District (STGPD).

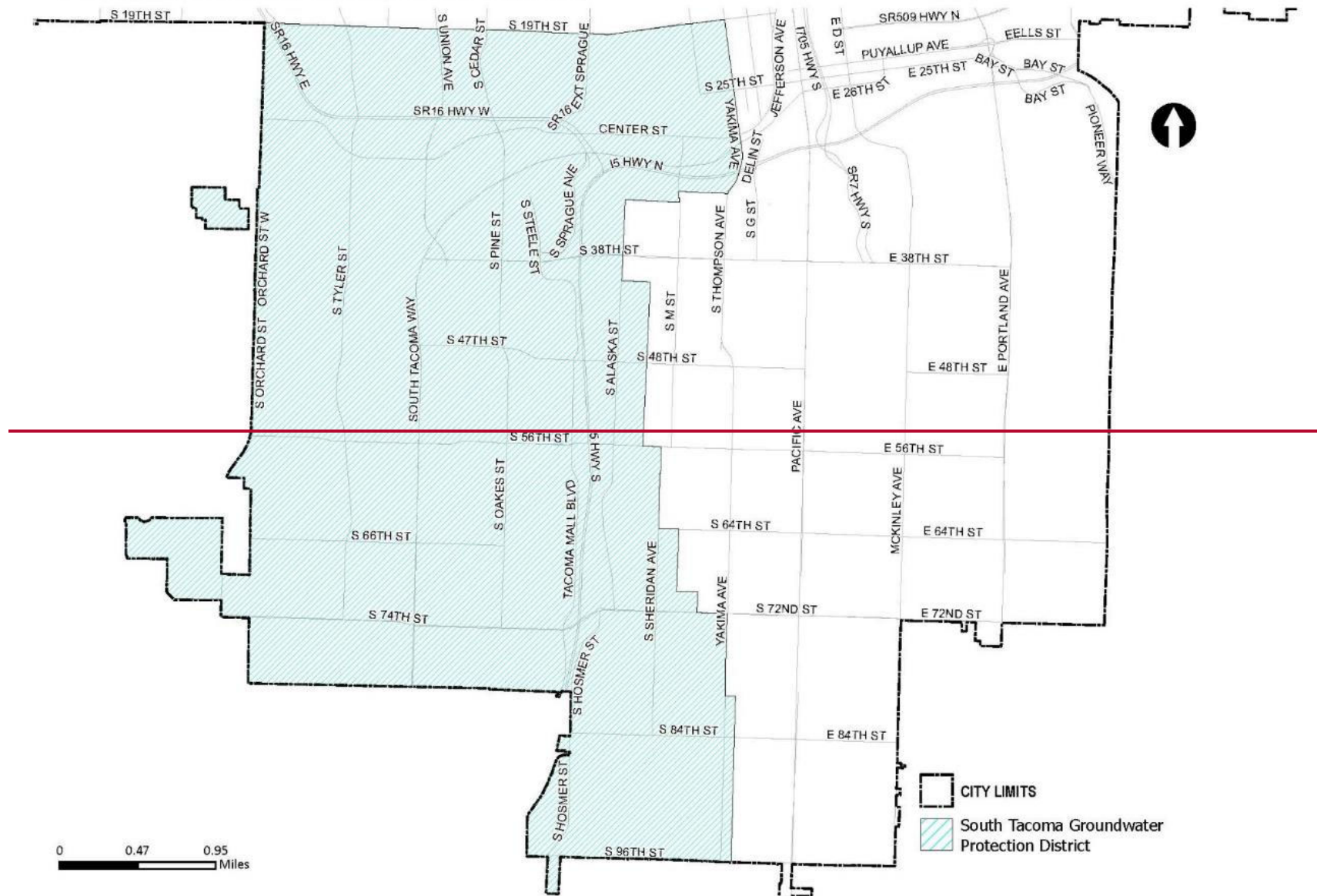
1. Applicability.

- a. The mandates of this chapter shall apply to new and existing developments and facilities, and to the alteration and/or expansion of existing uses, when such uses are listed in the “High Impact Use Table” and are located within the South Tacoma Groundwater Protection District (“STGPD”). ~~as defined herein.~~
- b. All property within the ~~South Tacoma Groundwater Protection District~~ STGPD, as defined in Section 13.06.090 ~~070(D)(27)~~, shall comply with the requirements of this chapter, the zoning requirements of the ~~South Tacoma Groundwater Protection District~~ STGPD, the Critical Areas Preservation code, and any additional requirements of the zoning district where the property is presently located or may be located in the future. As an overlay district, STGPD regulations shall apply in addition to other city regulations, and in the event of conflict with other regulations, the provisions of this chapter the stricter provisions shall control.

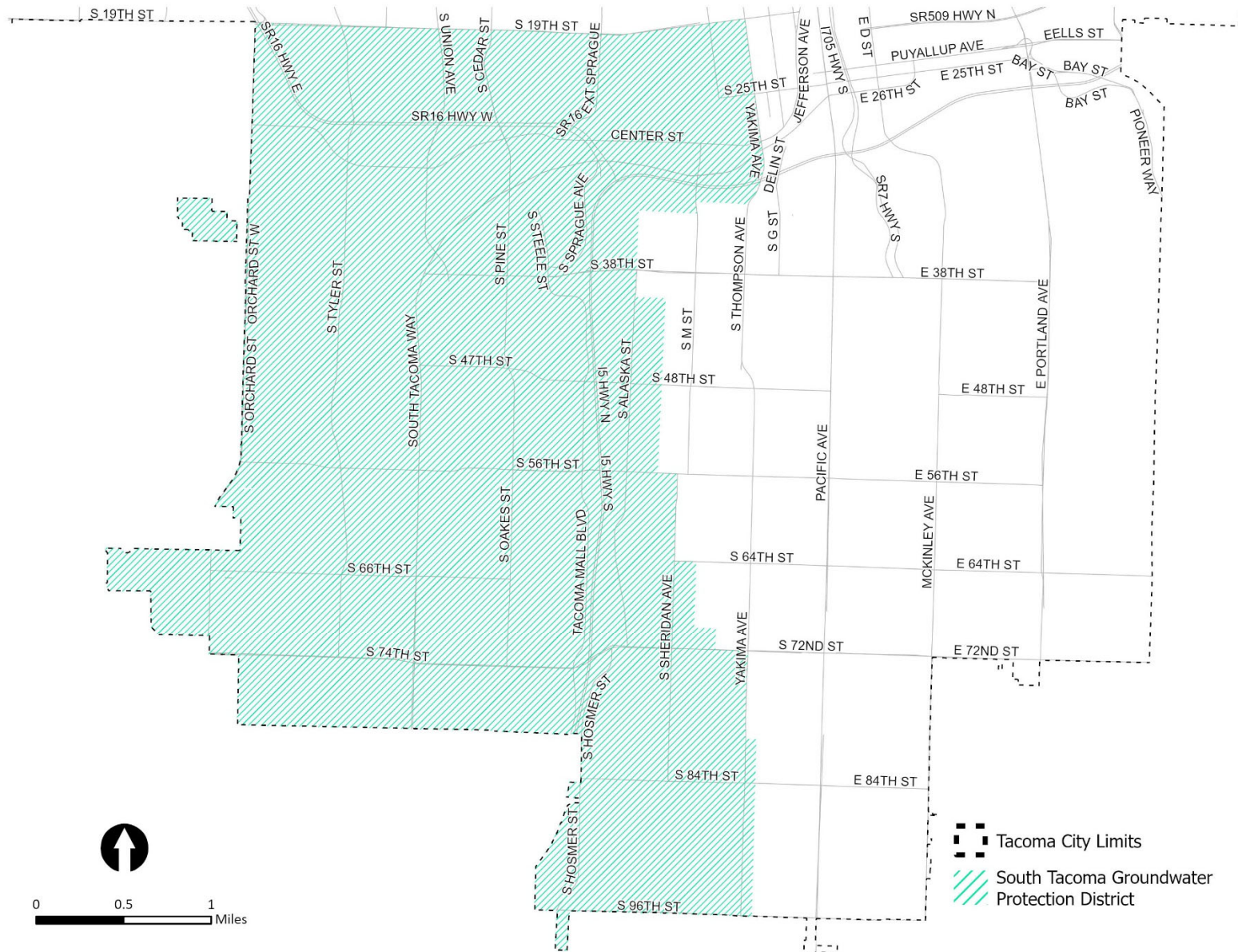
c. Map.

City of Tacoma | Planning and Development Services

South Tacoma Groundwater Protection District (STGPD)



Revised Date: 1/6/2023



2. Background, purpose, and intent.

The Growth Management Act (GMA) mandates the designation and protection of critical areas to prevent harm to the community from natural hazards and to preserve natural resources. Per RCW 36.70A.030 (11), there are five types of critical areas, including Critical Aquifer Recharge Areas (CARAs).

CARAs are defined under WAC 365-190-100 as areas with a critical recharging effect on aquifers used for potable water, including areas where an aquifer that is a source of drinking water is vulnerable to contamination that would affect the potability of the water or is susceptible to reduced recharge. Section 13.01.110A of TMC, defines CARAs as areas that, due to the presence of certain soils, geology, and surface water act to recharge groundwater by percolation.

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 ~~5040~~ 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.

The accidental or improper release of hazardous substances through spillage, leaks, or discharges from local industry has ~~It has been identified as 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~~ In response, the City of Tacoma found that it was necessary and in the public interest to establish the South Tacoma Groundwater Protection District in 1988, ~~due to the large number of potential contamination sources and hazardous substances within the aquifer recharge system and the possibility of further contamination.~~

The ~~South Tacoma Groundwater Protection District~~ STGPD 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. This increased level of protection will 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 intends to establish ~~orderly~~ procedures that reduce ~~the~~ risks to public health and safety, ~~as well as impacts and~~ to the ~~existing~~ groundwater supply. These procedures shall ensure that within the ~~South Tacoma Groundwater Protection District~~ STGPD, 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.

3. Declaration of policy.

In order for the City of Tacoma to maintain its groundwater resources within the ~~South Tacoma Groundwater Protection District~~ STGPD as near as reasonably possible to their natural condition of purity, it is the policy of the City of Tacoma to establish strict performance standards which will reduce or eliminate threats to this resource from improper handling, storage, and disposal of hazardous substances by businesses. The City of Tacoma shall require the use of all practical methods and procedures for protecting groundwater, while encouraging appropriate commercial and industrial uses to locate and conduct business within the ~~South Tacoma Groundwater Protection District~~ STGPD. The Tacoma-Pierce County Health Department ("TPCHD") will shall be responsible for implementing the ~~South Tacoma Groundwater Protection District~~ STGPD regulations established in TMC 13.06.070(D). Tacoma Planning and Development Services shall not make changes or amendments to TMC 13.06.070(D) without documented coordination with TPCHD and Tacoma Water. The Tacoma-Pierce County Board of Health may adopt regulations consistent with this section. It is recommended that the TPCHD work cooperatively through education with owners and operators of regulated facilities to voluntarily reach compliance before initiating penalties or other enforcement action.

4. General provisions.

a. District Designated (Location).

The STGPD is part of Central Pierce County Sole-Source Aquifer. For the purposes of this chapter and to carry out these regulations, the boundaries of the ~~South Tacoma Groundwater Protection District~~ STGPD are delineated on ~~the~~ a map referenced in Section 13.06.070(D)(1)(c). Planning and Development Services shall maintain this map. The boundaries may be updated and supplemented as necessary to reflect the best available science, development, and zoning changes. The City of Tacoma and Planning and Development Services shall review the STGPD boundaries at least every ten years to ensure accuracy and relevance. ~~;~~ ~~and accompanying legal descriptions now or hereafter updated and supplemented, which are made part hereof by this reference. Planning and Development Services shall maintain this map. Note: Copies of the map are available from Planning and Development Services. The boundaries of the South Tacoma Groundwater Protection District will be reviewed by the Department and the City of Tacoma not less frequently than every ten years to account for best available science, development, and zoning changes.~~ The physical boundaries of the ~~South Tacoma Groundwater Protection District~~ STGPD are ~~further more particularly~~ described in the General Guidance and Performance Standards.

b. District Designated (~~Environmentally Sensitive Area~~ Critical Area).

Pursuant to RCW 36.70A.030 (11), RCW 36.70A.060 and Ecology's Chapter 197-11-908 WAC and TMC Section 13.11 2.908 of this title, as may be amended from time to time, the area described above is hereby designated as a Critical Area due to its an environmentally (geohydrologically)-sensitive area geohydrological sensitivity. ~~;~~

c. Development and Adoption of Technical Standards.

The TPCHD shall ~~hereafter~~ maintain a document entitled "General Guidance and Performance Standards for the South Tacoma Groundwater Protection District" (hereinafter referred to as the "General Guidance and Performance Standards"). These standards shall prescribe the minimum acceptable best management practices ~~and design solutions~~ which are consistent with the requirements of this chapter. This document, to the extent that it assists in meeting the purposes and intent of this chapter and ~~TMC Chapter 13.11 (Critical Areas Preservation)~~ the Critical Areas Preservation Ordinance, is incorporated herein as though fully set forth. This document is available from the TPCHD. Periodically, the TPCHD shall review these standards to ~~assure that~~ ensure improvements in technology are considered and that the standards are consistent with this chapter.

d. Application Process:

Facilities that use, store, dispose or otherwise handle hazardous substance(s) and/or have a stormwater infiltration unit on-site, and are not categorically exempt under section 13.06.070, D.8, must complete and submit an STGPD permit application to the TPCHD. Application forms shall contain information prescribed by the TPCHD.

~~d. Permits.~~

~~Applications for permits shall be filed with the TPCHD. Application forms shall contain information prescribed by the TPCHD.~~

e. Fees.

At the time of ~~filing such~~ application submission, the applicant shall pay a fee in an amount sufficient to pay the costs of issuing the permits, ~~and~~ conducting an initial inspection, and one follow-up inspection under this chapter. Fees for permits, permit renewals, and other services rendered under this program shall be included in the TPCHD Department's fee schedule, as approved annually by the Tacoma-Pierce County Board of Health. The approved fee schedule is available from the TPCHD Department.

f. Cost Recovery.

In the event that violations of this chapter require the TPCHD or Planning and Development Services Director to spend more time (including but not limited to repeat inspections, spill response, remedial action plan review, or other enforcement actions) at a regulated facility than anticipated in the permit fee, permit renewal fee, or other properly established fee, the TPCHD may bill ~~such~~ the regulated facility for additional time ~~to the regulated facility~~ at an hourly rate approved annually by the Tacoma-Pierce County Board of

Health. ~~Such a~~The bill shall ~~be accompanied by~~include a detailed description of the time and activities for which the regulated facility is being billed. Failure to pay cost-recovery bills shall be considered a violation of this chapter.

5. ~~Prohibited~~ High Impact Uses.

a. ~~a. The following “high impact” uses of land shall hereafter be prohibited from locating within the boundaries of the South Tacoma Groundwater Protection District. Exceptions will be considered by Planning and Development Services, in consultation with the TPCHD, only upon conclusive demonstration that the high impact use will result in no greater threat to the groundwater resource than that posed by a compliant nonprohibited use.~~

~~(1) Chemical manufacture and reprocessing.~~

~~(2) Creosote/asphalt manufacture or treatment.~~

~~(3) Electroplating activities.~~

~~(4) Manufacture of Class 1A or 1B flammable liquids as defined in the Fire Code.~~

~~(5) Petroleum and petroleum products refinery, including reprocessing.~~

~~(6) Wood products preserving.~~

~~(7) Hazardous waste treatment, storage, or disposal facilities. (“Designated Facility” per Ecology’s Chapter 173303 WAC et seq.).~~

~~(8) Underground storage tanks (see e. below).~~

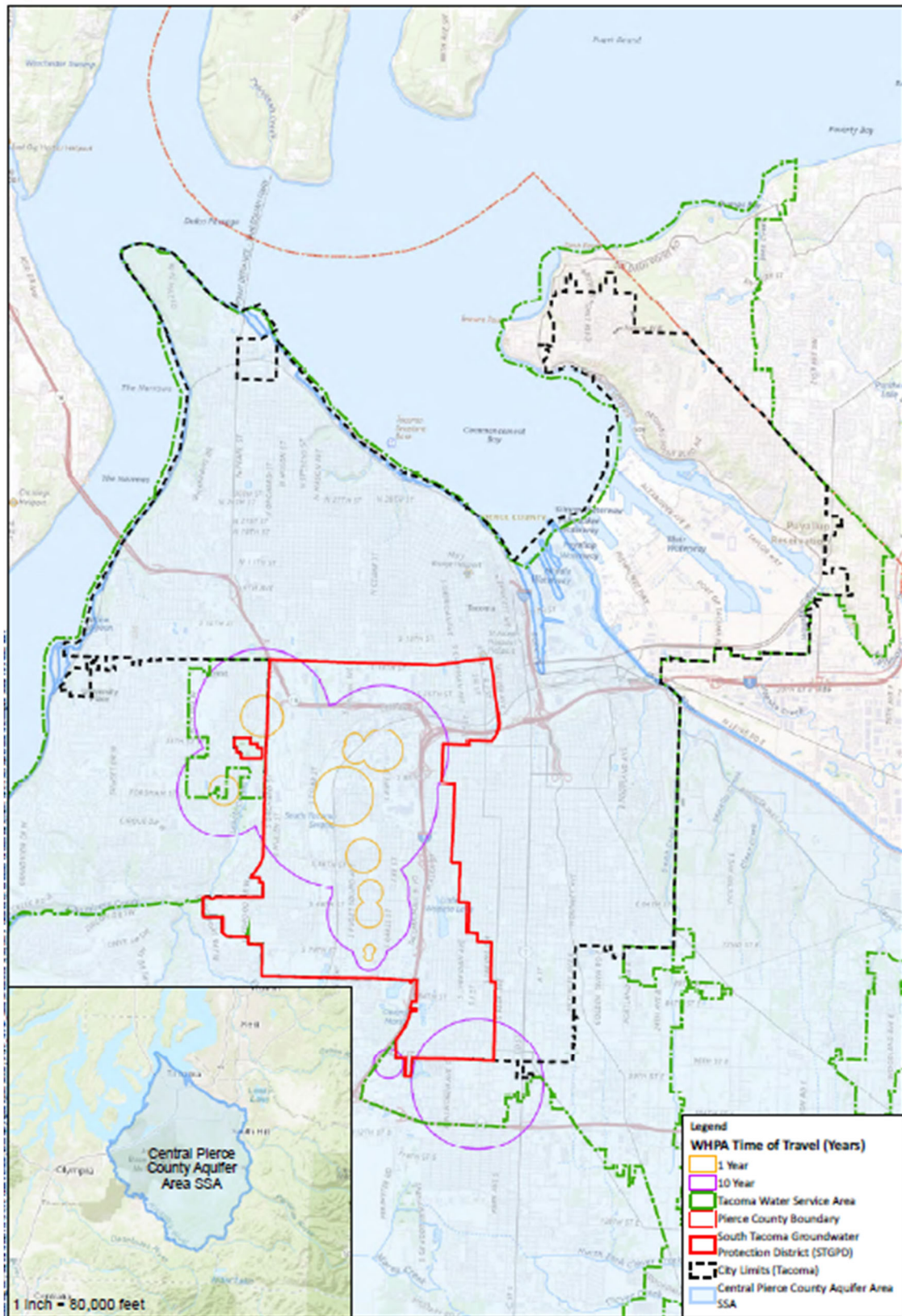
~~(9) Metal recycling/auto wrecking facilities (see e. below).~~

~~b. The Director of Planning and Development Services, or designee, shall consult the North American Industry Classification System (“NAICS”) Manual for assistance in reviewing and making use interpretations pursuant to this subsection.~~

Map of Wellhead Protection Areas and Time of Travel Zones

The following map (Figure 1) identifies the boundaries of the STGPD, including the 1-Year and 10-Year Time of Travel Zones and associated Wellhead Protection Areas (WHPAs). This map shall be used in conjunction with the High Impact Use Table to determine use restrictions based on location. The City shall maintain the official GIS version of this map, which may be updated as necessary to reflect best available science and changes to the aquifer system.

Figure 1. STGPD Wellhead Protection Areas and Time of Travel Zones



b. The High Impact Use Table below identifies the new, expanded, or altered land uses and activities that are restricted or prohibited within the STGPD and WHPAs. The table distinguishes between different zones of protection, including the 1-Year and 10-Year Time of Travel Zones within designated WHPAs, and the remaining areas of the STGPD outside those zones. The Director of Planning and Development Services, or designee, shall consult the North American Industry Classification System (“NAICS”) Manual for assistance in reviewing and making use interpretations pursuant to this subsection.

High Impact Use Table abbreviation:

P: Permitted use, subject to STGPD permit and requirements of this title

N: Prohibited use

High Impact Use Table – STGPD

<u>Restricted Uses and Activities¹</u>	<u>Wellhead Protection Areas</u>		
	<u>1-Year Time of Travel Zone</u>	<u>10- Year Time of Travel Zones</u>	<u>Remaining STGPD Area (Outside WHPAs)</u>
<u>Agricultural Uses</u>	<u>N</u>	<u>N</u>	<u>P</u>
<u>Animal slaughter and fat rendering facilities</u>	<u>N</u>	<u>N</u>	<u>N</u>
<u>Asphalt plants/cement and concrete plants</u>	<u>N</u>	<u>N</u>	<u>N</u>
<u>Boat refinishing</u>	<u>P</u>	<u>P</u>	<u>P</u>
<u>Cemeteries and funeral facilities</u>	<u>N</u>	<u>P</u>	<u>P</u>
<u>Chemical manufacture and reprocessing.</u>	<u>N</u>	<u>N</u>	<u>N</u>
<u>Chemical storage facilities (not include fuel)</u>	<u>N</u>	<u>N</u>	<u>N</u>
<u>Chemical/hazardous waste reprocessing and disposal</u>	<u>N</u>	<u>N</u>	<u>N</u>
<u>Coal Facility</u>	<u>N</u>	<u>N</u>	<u>N</u>
<u>Creosote/asphalt manufacture or treatment.</u>	<u>N</u>	<u>N</u>	<u>N</u>
<u>Drycleaner facilities</u>	<u>N</u>	<u>N</u>	<u>N</u>
<u>Electroplating activities</u>	<u>N</u>	<u>N</u>	<u>N</u>
<u>Fire training center</u>	<u>N</u>	<u>N</u>	<u>N</u>
<u>Greenhouse – commercial/nursery – wholesale/retail</u>	<u>N</u>	<u>P</u>	<u>P</u>
<u>Hazardous waste treatment, transfer, storage, or disposal facilities including radioactive wastes (“Designated Facility” per Ecology’s Chapter 173-303 WAC et seq.).</u>	<u>N</u>	<u>N</u>	<u>N</u>
<u>Infiltration of reclaimed water</u>	<u>N</u>	<u>N</u>	<u>N</u>
<u>Landfill—demolition (inert), municipal sanitary waste, solid waste, wood waste, hazardous waste</u>	<u>N</u>	<u>N</u>	<u>N</u>
<u>Machine shops, fabricating, metal processing with etchers and chemicals</u>	<u>N</u>	<u>P</u>	<u>P</u>
<u>Manufacture of Class 1A or 1B flammable liquids as defined in the Fire Code.</u>	<u>N</u>	<u>N</u>	<u>N</u>
<u>Mining and quarrying</u>	<u>N</u>	<u>N</u>	<u>N</u>
<u>Metal recycling/auto wrecking facilities</u>	<u>N</u>	<u>N</u>	<u>N</u>
<u>Pesticide/fertilizer storage facilities</u>	<u>N</u>	<u>N</u>	<u>N</u>

<u>Petroleum and petroleum products refinery, including reprocessing and petroleum fuel facilities.</u>	<u>N</u>	<u>N</u>	<u>N</u>
<u>Pulp and Paper Mill</u>	<u>N</u>	<u>N</u>	<u>N</u>
<u>Railroad yards-cargo transfer areas</u>	<u>N</u>	<u>P</u>	<u>P</u>
<u>Sewage lift stations</u>	<u>N</u>	<u>P</u>	<u>P</u>
<u>Smelting</u>	<u>N</u>	<u>N</u>	<u>N</u>
<u>Solid waste processing/handling/transferring/recycling</u>	<u>N</u>	<u>P</u>	<u>P</u>
<u>Storage Tanks – above ground (hazardous substances)</u>	<u>N</u>	<u>P</u>	<u>P</u>
<u>Storage Tanks – underground (hazardous substances)</u>	<u>N²</u>	<u>N²</u>	<u>N²</u>
<u>Vehicle and boat repair/service/garages/body shops</u>	<u>N</u>	<u>P</u>	<u>P</u>
<u>Wood products preserving</u>	<u>N</u>	<u>N</u>	<u>N</u>
<u>Footnotes:</u> 1. In addition to use restrictions under base zoning, the above uses are subject to additional limitations or prohibitions within the STGPD. 2. USTs are prohibited in all areas of the STGPD. An exception may be granted for USTs associated with Essential Public Facilities, as described in RCW 36.70A.200(1). Such uses require an STGPD Permit. <u>Existing USTs may be replaced so long as the replacement meets the standards TMC 13.06.070.D.10.</u>			

c. Split Parcels:

When a parcel is located in more than one zone or protection area within the STGPD:

1. The portion of the parcel within the 1-Year Time of Travel Zone shall be subject to all regulations applicable to that zone.
2. The portion of the parcel within the 10-Year Time of Travel Zone shall be subject to all regulations applicable to that zone.
3. The portion of the parcel within the remainder of the STGPD outside of Time of Travel zones shall be subject to all regulations applicable to that area.

d. The uses and activities listed in the High Impact Use Table shall not be allowed within the STGPD if Planning and Development Services, in consultation with other qualified experts, determines that the proposed use poses a risk to groundwater quality, consistent with the provisions of this chapter.

e. Pre-existing Nonconforming Uses and Structures

An established use or existing structure that was lawfully permitted prior to adoption of this ordinance, but that does not comply with the provisions of this chapter, may continue subject to TMC Chapter 13.11, Critical Areas Preservation, and Section 13.06.010.L. Continued operation is permitted as long as the use or structure does not result in contamination of the site or the groundwater, as determined by the TPCHD regulations and other applicable environmental regulations and agencies.

e.f. The ~~above high impact~~ uses listed in the High Impact Use Table shall ~~should~~ be periodically reviewed and revised, ~~updated, and amended, if needed as appropriate,~~ by Planning and Development Services or its successor agency, in consultation with the TPCHD, Environmental Services, and Tacoma Water. This review shall occur at least once every ten years, in accordance with the Growth Management Act (RCW 36.70A.130) periodic update cycle, using Best Available Science (BAS) ~~in order to take into account to evaluate other~~ potential high impact uses or improvements in technology, pollution control, and management.

d. Permanent or temporary storage of hazardous substances on sites with pervious surfaces, the disposal of hazardous substances, and the disposal of solid waste is prohibited, unless such discharge or disposal is specifically in accordance with a valid discharge permit, is approved for discharge into the City's municipal wastewater system pursuant to Chapter 12.08 of the Tacoma Municipal Code as may be amended ~~from time to time~~ or is conducted in compliance with the requirements of a solid waste handling permit issued by the TPCHD.

~~e. Per Ordinance No. 28872, the establishment of new underground storage tanks and metal recycling/auto wrecking facilities are temporarily prohibited. Expansion of existing underground storage tanks and metal recycling/auto wrecking facilities is prohibited, except insofar as existing uses may conduct normal maintenance, repair, and replacement activities, and may conduct site and facility improvements for the purpose of complying with building code, stormwater management requirements, or other environmental requirements that reduce risks to groundwater resources. (Code Reviser's note: Interim land use regulations effective Mar. 20, 2023, for an initial period of up to one year, per Ord. 28872; six-month extensions were passed per Ord. 28958 and Ord. 28977.)~~

6. Stormwater infiltration.

a. Infiltration shall be considered the preferred method of stormwater management in aquifer recharge areas, provided that the quality of the infiltrated water is sufficient to protect groundwater resources.

b. Infiltration of runoff from non-pollution generating hard or pervious surfaces is not restricted in the STGPD and will continue to be regulated per the requirements of the City of Tacoma's Stormwater Management Manual (SWMM).

c. Stormwater from pollution-generating surfaces may be allowed to infiltrate under specific circumstances and ~~shall may~~ be subject to additional treatment and monitoring requirements as described in City Policy ESD17-1, "South Tacoma Groundwater Protection District Infiltration Policy," dated January 9, 2017, or as hereafter amended from time to time. If a property owner proposes to infiltrate and in the opinion of the City of Tacoma Planning and Development Services and Environmental Services, or its successor agency, infiltration would be an appropriate and reasonable stormwater management technique for the site, then City of Tacoma Environmental Services, with concurrence of the TPCHD, may approve the stormwater management system subject to construction permit review and approval of a design by a licensed professional engineer.

d. In determining the feasibility of stormwater infiltration, City and TPCHD staff shall consider known soil assessments where available or, where soil assessments have not been conducted, shall require an assessment of soil contaminants to determine the risk to groundwater.

~~b.e.~~ If approved, additional and/or more restrictive design criteria, treatment, monitoring, and permitting requirements may be imposed upon the facilities. A Covenant and Easement Agreement, ~~to-allowing~~ for periodic inspection and/or sampling of a regulated facility, shall will be required for private facilities. Sampling may be performed by Environmental Services, Tacoma ~~Public Utilities~~ Water, or the TPCHD. The Covenant and Easement Agreement shall be recorded ~~to-on~~ the property title.

~~e.f.~~ Facilities with onsite stormwater infiltration facilities shall will be considered regulated facilities within the ~~South Tacoma Groundwater Protection District~~ STGPD. Such regulated facilities will be permitted and receive inspections by the TPCHD, or Environmental Services, ~~or Tacoma Public Utilities~~ to verify maintenance of the facility, business practices, ~~or-and compliance with~~ other requirements outlined in the General Guidance and Performance Standards.

~~d.g.~~ Existing stormwater infiltration facilities installed before December 31, 2006, shall be exempt from the requirements of this section, except that a change of use or change of ownership shall trigger review and additional requirements, as appropriate.

~~e.h.~~ If ownership or site operations change at a facility with a stormwater infiltration facility, the new operations shall be reviewed by Environmental Services and the TPCHD, or their successor agencies, to ensure continued use of the stormwater infiltration facility does not present a risk to groundwater quality. If continued use of the stormwater infiltration facility is not acceptable under the new operations, a new

private stormwater management system and/or public storm system extension and connection may be required to be designed and constructed pursuant to the City of Tacoma Stormwater Management Manual to permit new operations on the site.

7. Permits – Construction, modification, operation, change in use.

a. It is a violation of this chapter for any person to construct, install, substantially modify, or change the use of a facility or regulated facility as defined herein, or part thereof, without a valid permit or authorization issued by or acceptable to the TPCHD. ~~A permit issued for a facility will include appropriate conditions and limitations as may be deemed necessary to implement the requirements of this chapter.~~

b. It is a violation of this chapter for any person to use, cause to be used, maintain, fill, or cause to be filled any facility with a hazardous substance without having registered the facility on forms provided by the TPCHD and without having obtained or maintaining a valid permit issued by the TPCHD to operate such facility or part thereof.

c. No permit or authorization to operate a regulated facility as required herein shall be issued by the TPCHD or shall be satisfactory to the TPCHD unless and until the prospective permittee, at a minimum:

- (1) Provides a listing to the TPCHD of all of the hazardous substances and amounts to be stored, used, or handled at the facility; and
- (2) Demonstrates that the facility complies with all the provisions of this chapter and the standards set forth in the General Guidance and Performance Standards.

d. It is a violation of this chapter for any person in possession of or acting pursuant to a permit or authorization issued to allow or cause another person to act, in any matter contrary to any provision of said permit or authorization.

8. Exemptions.

The following facilities shall be exempt from all provisions of this chapter:

a. Any handling, storing, disposing, or generating of 220 pounds (100 kilograms) or less of a hazardous substance per month or batch unless specifically ruled otherwise by the TPCHD on a case-by-case basis.

b. Farm or residential tanks of 1,100 gallons or less capacity used for storing motor fuel and heating oil tanks for non-commercial purposes. Any small quantity of hazardous substances intended solely for personal use.

~~c. Existing on-site tanks of 1,100 gallons or less capacity which store heating oil, motor diesel, or new (non-waste) lubricating oils, subject to documentation that the tank meets the integrity standards contained in the General Guidance and Performance Standards or established by Underwriters Laboratories or another nationally recognized independent testing organization.~~

~~d.~~ Gasoline or diesel tanks attached to private or commercial motor vehicles and used directly in the propulsion of that vehicle, including tank trucks in transit.

~~e. All petroleum underground or aboveground storage tanks and/or other containers of 660 gallons or less capacity per tank, or 1,100 gallons total, which are privately stored and intended for personal use.~~

~~f.~~ A pipeline facility (including gathering lines) regulated under: (1) the Natural Gas Pipeline Safety Act of 1968 reauthorized in 1996 as the Accountable Pipeline Safety and Partnership Act as may be amended from time to time, or (2) the Hazardous Liquid Pipeline Safety Act of 1979 as may be amended from time to time; or which is an interstate pipeline facility regulated under State laws comparable to the provisions of law referred to in (1) and (2) above.

~~g.~~ The City's municipal sewer system, in accordance with Chapter 12.08 of Tacoma Municipal Code as may be amended from time to time.

~~h.~~ Any municipal solid waste landfill or other regulated solid waste handling activities, when permitted and operated in compliance with Chapter 173-351 WAC et seq. or 173-350 WAC et seq. as adopted locally by the Tacoma-Pierce County Health Department Board of Health, and as may be amended from time to time.

ig. The application of fertilizer, plant growth retardants and pesticides in accordance with label directions and requirements of the Washington State Department of Agriculture.

j. ~~A retail business use, as defined in Section 13.01.090.R, unless otherwise included as a regulated facility.~~

k. ~~Any small quantity of hazardous substance intended solely for personal use, unless specifically ruled otherwise by the TPCHD on a case-by-case basis, in accordance with the General Guidance and Performance Standards.~~

h. Septic tank On-site sewage system

9. Hazardous substance storage and management.

Owners and operators of regulated facilities shall ~~as applicable:~~

- a. Store hazardous substances in ~~a containers~~ that are ~~is~~ in good condition.
- b. Label containers in a manner that adequately identifies the major risk(s) associated with the ir contents ~~of the containers~~. Labels shall not be obscured, removed, or otherwise unreadable.
- c. Remove or destroy labels from empty containers ~~that will~~ no longer ~~be~~ used for hazardous substance storage, and label such containers as "Empty" or otherwise provide a clear indication acceptable to the TPCHD that the containers are not useable.
- d. Use ~~a containers~~ made of, or lined with, materials that will not react with, and are otherwise compatible with; the hazardous substance being stored.
- e. Always have containers closed except when it is necessary to add or remove hazardous substances.
- f. Maintain a minimum 30-inch separation between rows of containers holding hazardous substances and ensure that each ~~a~~ row of drums is no more than two drums deep.
- g. Provide and maintain containment systems for container storage areas that are capable of collecting and holding spills and leaks with sufficient capacity to contain 10 percent of the volume of all containers, or 100 percent of the volume of the largest container, whichever is greater.
- h. Store all hazardous substance containers in a covered area where they will not be degraded by the weather or exposed to stormwater.
- i. At closure of the facility, all hazardous substances ~~and residues~~ must be removed from the containment system. Remaining containers, liners, bases, and soil containing or contaminated with hazardous substances or residues must be decontaminated or removed to the satisfaction of the TPCHD.
- j. Ensure that business practices and stormwater infiltration facility maintenance minimizes potential releases of hazardous substances to the environment.
- k. Comply with additional storage and management requirements that may be required by t ~~The TPCHD may require additional storage and management requirements~~ on a case-by-case basis as deemed necessary to reduce risks to public health and safety and to the existing groundwater supply.

10. Underground storage tanks.

a. ~~New~~ Replacement of Existing Underground Storage Tanks.

- (1) Existing underground storage tanks may be replaced. Any underground storage tank installed to replace an existing tank for the storage of hazardous substances. All new underground storage tanks used, or to be used, for the underground storage of hazardous substances shall be designed and constructed ~~so as~~ to:

- (a) Prevent releases due to corrosion or structural failure for the operational life of the tank;
- (b) Be cathodically protected against corrosion, constructed of noncorrosive material, steel clad with a noncorrosive material, or designed in a manner to prevent the release, or threatened release, of any stored substance; and

(c) Use material in the construction or lining of the tank which is compatible with the substance to be stored.

(2) Design, construction, installation, repair, monitoring, release detection, corrosion, and compatibility standards for underground storage tanks installed as replacements ~~new underground storage tanks~~, including piping, shall be in accordance with the requirements and standards set forth in the General Guidance and Performance Standards and the rules of the Department of Ecology's 173-360A WAC as may be amended from time to time, whichever is more stringent; and shall further comply with all applicable permit requirements of the Tacoma Fire Department.

(3) All new underground storage tanks installed as replacements must use release detection method(s) specified in the General Guidance and Performance Standards.

b. Existing Underground Storage Tanks.

All existing underground storage tanks must comply with the release detection requirements, including the compliance schedule, in the General Guidance and Performance Standards.

c. Underground Storage Tank Closures.

(1) No person shall abandon or close an underground storage tank, temporarily or otherwise, except as provided in this subsection and in compliance with the General Guidance and Performance Standards and the TPCHD's Environmental Health Code Chapter 4 ~~(UST regulation, (BOH Resolution 88-1056, as may be amended from time to time))~~.

(2) An underground storage tank that is temporarily closed, but that the operator intends to return to use within one year, shall continue to be subject to all the permit, corrosion protection, and release detection requirements of this chapter and those established pursuant to the General Guidance and Performance Standards. If the underground storage tank is out of service for more than one year, TPCHD, in consultation with the regulated facility owner or operator, will determine whether to implement final closure of the tank or grant an additional one-year period of temporary closure. The TPCHD will not allow an underground storage tank at a regulated facility to exist in a temporary closure state for a period greater than two years.

(3) No person shall permanently close an underground storage tank unless the person undertakes all of the following actions:

(a) Notifies the TPCHD and other appropriate agencies at least 60 days in advance of any closing and obtains the proper authorization or permit according to the ~~Board of Health Resolution 88-1056~~ TPCHD Environmental Health Code Chapter 4, as may be amended from time to time.

(b) Demonstrates to the TPCHD that all residual amounts of the hazardous substance which were stored in the tank prior to its closure have been removed and properly disposed.

(c) Permanently removes the tank unless the tank is located under a permanent building and cannot be removed without removing the building.

11. Aboveground storage tanks.

a. New Aboveground Storage Tanks.

(1) All new aboveground storage tanks shall be fabricated, constructed, installed, used, and maintained to prevent the release of a hazardous substance to the ground, groundwaters, and surface waters of the ~~South Tacoma Groundwater Protection District~~. STGPD.

(2) All new aboveground storage tanks shall be installed, used, and maintained with an impervious containment area enclosing or underlying the tank ~~or part thereof~~, conforming to the requirements set forth in the General Guidance and Performance Standards.

b. Existing Aboveground Storage Tanks.

(1) It shall be a violation of this chapter to substantially modify or cause the substantial modification of any existing aboveground storage facility or part thereof without obtaining a permit or authorization

from the TPCHD and the Fire Department and without complying with the provisions of this section and the General Guidance and Performance Standards.

(2) Inspections, release detection, and corrective action requirements for aboveground storage tanks shall be followed as set forth in this chapter and the General Guidance and Performance Standards.

c. Aboveground Storage Tank Closures.

(1) No person shall abandon or close an aboveground storage tank, temporarily or otherwise, except as provided in this section and in compliance with the General Guidance and Performance Standards.

(2) No person shall close an aboveground storage tank unless the person demonstrates to the TPCHD that all residual amounts of the hazardous substance that were stored in the tank prior to its closure have been removed and properly disposed.

12. Inspections and testing.

a. Any owner or operator of a regulated facility shall, upon request of any representative of the TPCHD, Planning and Development Services, the Environmental Services, Tacoma Water Department, or the Tax and License Division of the Finance Department, or their successor agencies whose duties entail enforcing the provisions of this chapter, ~~furnish~~ provide information relating to the regulated facility, conduct monitoring or testing, and permit such representative ~~to have access to~~ the facility and to copy all records relating to the hazardous substances or stormwater infiltration facility at all reasonable times. ~~For the purpose of~~ To implementing this chapter, including determining whether a facility is a regulated facility, representatives of the above-referenced departments are hereby authorized to:

(1) Enter ~~at reasonable times~~ any property, regulated facility, establishment or other place where tank(s) or hazardous substances in regulated quantities, or stormwater infiltration facilities are located, at reasonable times;

(2) Inspect and obtain samples of any known or suspected hazardous substances at the facility; and

(3) Conduct monitoring or testing of the tanks and/or hazardous substances containers, associated equipment, contents, or surrounding soils, air, surface water, stormwater or groundwater.

b. During inspections the TPCHD will, to the degree practical, provide education and technical assistance and work cooperatively to help the regulated facility's owner or operator achieve voluntary compliance before initiating enforcement action, imposing penalties, or seeking other remedies.

c. Each inspection shall be commenced and completed with reasonable promptness. If the above-referenced department representative obtains any samples prior to leaving the premises, they shall give to the owner or operator a receipt describing the sample(s) obtained and, if requested, a portion of each sample equal in volume or weight to the portion retained. If any analysis is made of the sample(s), a copy of the results of the analysis shall be furnished promptly to the owner or operator. Copies of TPCHD inspection forms and reports will be provided to the regulated facility owner or operator upon request.

d. In addition to, ~~or instead of,~~ the inspections specified in subsection a. above, the TPCHD may require the owner or operator of an underground storage tank or aboveground storage tank to employ, periodically, a service provider certified by the International Code Council to conduct an audit or assessment of the tank(s) to determine whether the facility complies with the design and construction standards of subsection 13.06.070.D.10 (Underground Storage Tanks) and 13.06.070.D.11 (Aboveground Storage Tanks), whether the owner or operator has monitored and tested the tank required by this permit, and whether the tank is in a safe operating condition. The inspector shall prepare an inspection report with recommendations concerning the safe storage of hazardous substances at the regulated facility. The report shall contain recommendations consistent with the provisions of this chapter where appropriate. A copy of the report shall be filed with the TPCHD at the same time the inspector submits the report to the owner or operator of the regulated facility. The owner or operator shall file with the TPCHD a plan to implement all recommendations contained in the report, along with any additional requirements imposed by the TPCHD within 30 days after receiving the report or within 30 days of receiving additional requirements imposed by the TPCHD, whichever is later. Alternatively, the owner or operator may demonstrate within the same period, to the satisfaction of the TPCHD, why one or more of these recommendations should not be implemented.

13. Spill prevention and management.

a. General guidance and performance standards.

Owners and operators of regulated facilities including businesses, wholesale distributors, processors, and manufacturers, must adopt and comply with appropriate spill or leak prevention and management practices in accordance with the General Guidance and Performance Standards. Regulated facilities will be evaluated by the TPCHD during an initial inspection, routine inspections (not less frequently than biennially) and ~~and subsequent inspections (not less frequently than biennially)~~ in response to spills or releases to the environment, or as a result of substantial modification or changes in operation, to determine if additional requirements are necessary to comply with appropriate spill prevention and management standards.

b. Spill Prevention Requirements.

Owners and operators of regulated facilities must prepare and follow a schedule for the following activities as set forth in the General Guidance and Performance Standards:

(1) Facility Inspection

- (a) Loading, unloading, and transfer areas
- (b) Container storage, handling, and integrity
- (c) Container labeling
- (d) Secondary containment
- (e) Bulk storage

(2) Employee training

(3) Recordkeeping and hazardous substances inventory

c. Spill Management Requirements.

~~Before obtaining a~~ As part of the South Tacoma Groundwater Protection District-STGPD permitting process, owners and operators of regulated facilities must prepare and submit a written spill management plan, which explains the procedures ~~to that will~~ be followed in response to an unexpected release of hazardous substances. The spill management plan must contain facility and site-specific information, an inventory or description of spill response equipment, and response procedures, all in accordance with the General Guidance and Performance Standards.

14. Release reporting, investigation, corrective actions.

a. Release Reporting.

~~The~~ Owners and operators of a regulated facility shall report to the TPCHD and Environmental Services within 24 hours, unless otherwise indicated:

(1) All belowground releases of a hazardous substance in any quantity, including:

- (a) Testing, sampling, or monitoring results from a release detection method that indicates a release may have occurred.
- (b) Unusual operating conditions, such as the erratic behavior of product-dispensing equipment, the sudden loss of product from the underground storage tank, an unexplained presence of water in the tank, or the physical presence of the hazardous substance or an unusual level of vapors on the site that are of unknown origin.
- (c) Impacts in the surrounding area, such as evidence of hazardous substances or resulting vapors in soils, basements, sewer and utility lines, and nearby surface water.
- (d) Other conditions as may be established by the TPCHD and incorporated into the General Guidance and Performance Standards.

The TPCHD, in administering and enforcing this section, may, if appropriate, take into account types, classes, and ages of underground storage tank(s). In making such distinctions, the TPCHD

may take into consideration factors including, but not limited to: location of the tank(s), soil conditions, use of the tank(s), history of maintenance, age of the tank(s), current industry-recommended practices, hydrogeology, water table, size of the tank(s), quantity of hazardous substance periodically deposited in or dispensed from the regulated facility, the technical capability of the owners and operators, the compatibility of the hazardous substance, and the materials of which the tank(s) is fabricated.

(2) All above-ground releases of petroleum to land in excess of 25 gallons, or less than 25 gallons if the release reaches a pervious surface or drain or the owners and operators are unable to contain or clean up the release within 24 hours.

(3) All above-ground releases which result in a sheen on the surface water or stormwater.

(4) All above-ground releases to land or surface waters of hazardous substances other than petroleum in excess of the reportable quantity established under 40 CFR 302 as may be amended from time to time for the released substance shall be reported immediately.

(5) Any known or suspected discharge of hazardous substance to a stormwater infiltration facility.

(6) The owners or operators shall provide, within 30 days, any additional information on corrective action as may be required by the TPCHD and referenced in the General Guidance and Performance Standards.

b. Investigation and Confirmation.

Unless corrective action is initiated by the owner or operator or is otherwise directed by the TPCHD, all suspected releases requiring reporting, as set forth above, must be immediately investigated by the owner or operator. ~~using an appropriate procedure as set forth by the TPCHD in accordance with the General Guidance and Performance Standards.~~ Such procedures may include, but shall not be limited to, the following:

(1) A site-specific investigation of surrounding soils, groundwater, wastewater, sewer and other utility lines and structures, and nearby surface water.

(2) An investigation of the secondary containment area, if applicable.

(3) Testing of the tank(s) and piping for tightness or structural soundness.

Confirmation of a release by one of these methods will require the owner and operator to comply with the requirements for corrective action as set forth below.

c. Corrective Action.

All owners or operators of a regulated facility shall, in response to a suspected or confirmed release, comply with the directives and requirements of the TPCHD in accordance with the General Guidance and Performance Standards.

d. A report to the TPCHD shall not be deemed compliance with any reporting requirements of any federal, ~~or state~~ or local law.

15. Recordkeeping.

a. A regulated facility must maintain written records of the following:

(1) Hazardous ~~Waste-Substance~~ Disposal Records. Hazardous ~~waste-substance~~ disposal records documenting proper disposal must be retained for at least five years from the date the waste was accepted by the transporter. Records may include but are not limited to manifests, bills of lading, and receipts. (Note: The TPCHD encourages businesses to retain hazardous waste disposal or recycling records indefinitely.)

(2) Release Detection Method Records. Records documenting the equipment manufacturer or installer's leak detection devices performance, including all monitoring or sampling results and tank tightness test results must be retained for a period of no less than five years. ~~All monitoring or~~

~~sampling results must be maintained for at least one year. Tank tightness test results must be kept until the tank is tested again.~~

(3) Corrosion Protection System Records. Reporting periods for corrosion protection systems must be retained for a minimum of ~~one~~ five years or as proposed by the Environmental Protection Agency pursuant to 40 CFR 280 as may be amended from time to time.

(4) Tank Repair Records. Records demonstrating that the tank was properly repaired and passed ultrasonic and vacuum tests must be retained until closure.

(5) Facility and Underground Storage Tank Closure Records. Records showing samples collected during the closure process must be kept for ~~one~~ three years in the case of a temporary closure and ~~three~~ five years in the case of a permanent closure.

(6) Stormwater Infiltration Facility Records. Operation and maintenance inspections by owner or stormwater management professionals.

b. Any other recordkeeping requirement that may be required by a permit issued pursuant to this chapter or as established in the General Guidance and Performance Standards.

(1) All records required by this subsection must be maintained:

(a) On-site and be immediately available for inspection; or

(b) At a readily available alternative site and be provided for inspection by the TPCHD within 24 hours; and

(c) Retained for no less than five years, unless otherwise specified.

c. All records and information are subject to public disclosure unless protected from disclosure by RCW 42.~~56.230~~17.310 as may be amended from time to time, RCW 19.108 et seq., or other state or federal law.

d. Excavation operations within the boundaries of this district shall be subject to the permit requirements and standards contained in Titles 2 and 3 ~~Section 3.06.040 or 2.02.480~~ of the City Code as considered appropriate.

16. ~~Waivers~~Variances.

Any request for deviation from the requirements of this chapter shall be processed in accordance with the variance procedures set forth in TMC 13.05.010.B. Any person may apply to the TPCHD for a waiver of any requirement imposed by this chapter or any regulation, standard, or ruling generated hereunder; provided, that the waiver request does not conflict with any other local, State, or Federal requirement. In determining whether a waiver is appropriate, the TPCHD shall require an applicant to demonstrate by clear and convincing evidence that, because of special circumstances, not generally applicable to other property or facilities, including size, shape, design, topography, location, or surroundings, the application of the standards of this chapter would be unnecessary to adequately protect the soil and groundwaters of the South Tacoma Groundwater Protection District from an unauthorized release, or that strict application would create practical difficulties not generally applicable to other facilities or properties, and that the proposed alternative method or process will still adequately protect the soil and groundwaters of the South Tacoma Groundwater Protection District.

17. Deferral.

The TPCHD may, at its discretion, elect to defer enforcement of specific ~~South Tacoma Groundwater Protection District~~ STGPD requirements if other state, local, or federal regulations or permits provide an equivalent or superior level of environmental protection. Such deferrals shall be subject to periodic review by the TPCHD and may be revoked or modified upon a finding that an equivalent or superior level of environmental protection is no longer provided.

18. Enforcement Responsibility.

a. It shall be the duty of the TPCHD Director, the Planning and Development Services Director, or their designees, to enforce and administer the provisions of this chapter, except that:

- (1) It shall be the duty of the Director of ~~the Environmental Services Department~~, or designee, to enforce the specific provisions of Section 13.06.070.D.6 of this chapter.
- (2) It shall be the duty of the Tax and License Division of the Finance Department of the City or any successor department to suspend or revoke a business license when deemed necessary by the TPCHD and the Tax and License Division pursuant to Section 13.06.070.D.25.(b) of this chapter.
- (3) It shall be the duty of the Legal Department of the City or any successor department to enforce the criminal penalties as set forth in Section 13.06.070.D.24 of this chapter.

19. Enforcement Process.

a. Each violation requires a review of all relevant facts ~~in order to~~ to determine the appropriate enforcement response. When enforcing the provisions of this Chapter the TPCHD Director or the Planning and Development Services Director shall, as practical, seek to resolve violations without resorting to formal enforcement measures. When formal enforcement measures are necessary, the TPCHD Director or the Planning and Development Services Director shall seek to resolve violations administratively prior to imposing civil penalties or seeking other remedies. The TPCHD Director or the Planning and Development Services Director shall generally seek to gain compliance via civil penalties prior to pursuing criminal penalties. The TPCHD Director or the Planning and Development Services Director will consider a variety of factors when determining the appropriate enforcement response, including but not limited to:

- (1) severity, duration, and impact of the violation(s);
- (2) compliance history, including any similar violations at the same facility or caused by the same operator;
- (3) economic benefit gained by the violation(s);
- (4) intent or negligence demonstrated by the person(s) responsible for the violation(s);
- (5) responsiveness in correcting the violation(s); and,
- (6) other circumstances, including any mitigating factors.

b. Voluntary Compliance.

The TPCHD Director or the Planning and Development Services Director may pursue a reasonable attempt to secure voluntary compliance by contacting the owner or other person responsible for the violation, explaining the violation and requesting compliance. This contact may be in person or in writing or both.

c. Notice of Violation.

When the TPCHD Director or the Planning and Development Services Director determines that a violation has occurred or is occurring the TPCHD Director, or the Planning and Development Services Director may issue a Notice of Violation to the person(s) responsible for the violation. A Notice of Violation may be issued without having attempted to secure Voluntary Compliance based upon an assessment of the factors listed in section 13.06.070.D.19.a above.

(1) Documentation of Violations.

A Notice of Violation shall: include a description of the regulated facility; document the nature of the violation(s); cite the particular section(s) or provision(s) of this Chapter or of the General Guidance and Performance Standards which has been violated; describe the required corrective action(s); specify a date or time by which the violation(s) must be corrected; describe penalties and other remedies available pursuant to this chapter; and, describe applicable administrative review or appeal processes.

(2) Service of Notice of Violation.

(a) Whenever service is required or permitted to be made upon a person responsible for the violation represented by an attorney, the service shall be made upon the attorney unless otherwise ordered by the court. Service upon the attorney or upon a person responsible for the violation shall be made by delivering a copy ~~to him~~ or by mailing it to them at their last known address or, if no address is known, filing with the clerk of the court an affidavit of attempt to serve. Delivery of a copy within this Chapter

means: handing it to the attorney or to the person responsible for the violation; or leaving it at their office with their clerk or other person in charge thereof; or, if there is no one in charge, leaving it in a conspicuous place therein.

(b) If service is made by mail, the papers shall be deposited in the post office addressed to the person on whom they are being served, with the postage prepaid. The service shall be deemed complete upon the third day following the day upon which they are placed in the mail, unless the third day falls upon a Saturday, Sunday, or legal holiday, in which event service shall be deemed complete on the first day other than a Saturday, Sunday or legal holiday, following the third day.

(c) Proof of service of all papers permitted to be mailed may be by written acknowledgement of service, by affidavit of the person who mailed the papers, or by certificate of an attorney. If by personal service or by posting, proof of service may be by written declaration, under penalty of perjury, executed by the person affecting the service, declaring the time and date of service and the manner in which the service was made. If by posting the written declaration shall include the facts showing that due diligence was used in attempting to serve the person(s) responsible for the violation personally or by mail.

20. Administrative Review.

a. Any person to whom a Notice of Violation or civil penalty has been issued may request an administrative review of the Notice of Violation or civil penalty.

b. A request for an Administrative Review shall be filed with the TPCHD no later than 14 days following the date of the Notice of Violation or the first assessed civil penalty. The request shall be in writing and shall state the reasons the [TPCHD or the Planning and Development Services](#) Director should review the Notice of Violation or issuance of the civil penalty. Failure to state a basis for the review shall be cause for dismissal of the review.

c. Following review of the information provided the [TPCHD Director or the Planning and Development Services](#) Director shall determine whether a violation occurred. The [TPCHD Director or the Planning and Development Services](#) Director may affirm, vacate, suspend, or modify the Notice of Violation or the amount of any monetary penalty assessed. The [TPCHD Director or the Planning and Development Services](#) Director's written decision shall be delivered to the appellant by first-class mail and by certified mail, return-receipt requested.

21. Appeals.

a. Procedures for appeals to the Tacoma-Pierce County Board of Health's Hearing Examiner from any ruling or decision of the TPCHD pursuant to this Chapter shall be taken in accordance with Tacoma-Pierce County Board of Health Resolution No. 2002-3411 as may be amended from time to time.

b. Procedures for appeals to the City of Tacoma Hearing Examiner from any ruling or decision by the [Planning and Development Services](#) Director ~~of Planning and Development Services~~ or the Tax and License Division shall be taken in accordance with Chapter 1.23 TMC as may be amended from time to time.

c. Criminal appeals may be taken in accordance with the law.

22. Penalties.

Any person responsible for a violation shall be subject to civil and/or criminal (misdemeanor) penalties or additional enforcement procedures on each offense. Each day that a violation continues, or that a person responsible for a violation fails to comply with any of the provisions of this Chapter or refuses or neglects to obey any of the orders, rules or regulations issued by the TPCHD or the Tacoma-Pierce County Health Department Board of Health may be considered a separate violation. Imposition of penalties or other enforcement action under this Chapter does not preclude other violations or penalties of law that may be available pursuant to various Federal and State statutes or other laws.

23. Civil Penalty.

a. Any person responsible for a violation may be assessed one or more civil penalties.

b. Determination of civil penalty.

The person(s) responsible for a violation shall incur a monetary penalty for each violation as follows:

- (1) First day of each violation: \$250.00
- (2) Second day of each violation: \$500.00
- (3) Each additional day of each violation beyond two days: \$500 per day

c. Collection of monetary penalties.

(1) The monetary penalty constitutes a personal obligation of the person to whom a Notice of Violation is directed. Any monetary penalty assessed must be paid within 10 calendar days from the date of notice from the TPCHD that penalties are due.

(2) The [TPCHD Director or the Planning and Development Services](#) Director or designee is authorized to take appropriate action to collect the monetary penalty.

d. Continued Duty to Correct.

Payment of a monetary penalty pursuant to this Chapter does not relieve the person(s) responsible for the violation of the duty to correct the violation(s).

24. Criminal Penalty – Misdemeanor.

In addition to or as an alternative to the civil penalty provided herein or by law any person responsible for a violation may be guilty of a misdemeanor. Each violation may be prosecuted by the authorities of the city in the name of the people of the state of Washington or the city of Tacoma. The maximum misdemeanor penalty, upon conviction thereof, shall be punished by a fine in any sum not exceeding \$1,000.00, or by imprisonment in the Pierce County Jail for a term not exceeding 90 days, or by both such fine and imprisonment.

25. Other Remedies.

The TPCHD, [Planning and Development Services, and Environmental Services](#) reserves the right to pursue other remedies in order to reduce or eliminate threats to the groundwater resource from improper handling, storage, and disposal of hazardous substances by regulated businesses. Pursuit of other remedies shall generally be reserved for instances in which civil penalties have not been or are deemed unlikely to be effective. Other remedies include, but are not limited to:

a. Utility Holds.

Pursuant to Chapter 12.10 TMC, the [TPCHD Director or the Planning and Development Services](#) Director may request that water service to a regulated facility be discontinued.

b. Revocation or suspension of City-issued licenses.

The [TPCHD Director or the Planning and Development Services](#) Director may request suspension or revocation of City-issued licenses, including but not limited to the Business License issued by the Tax and License Division of the Finance Department or its successor department.

c. Petition for revocation of permits or licenses issued by state or federal agencies.

The [TPCHD Director or the Planning and Development Services](#) Director may petition state or federal permitting agencies to suspend or revoke permits or licenses held by persons responsible for violations or issued to regulated facilities.

d. Stop Work Order/ Stop Use Order:

The TPCHD Director or the Planning and Development Services Director may issue a Stop Work or Stop Use Order consistent with the authority and procedures outlined in TMC Section 1.82.060.

26. General program awareness:

The City of Tacoma, in collaboration with TPCHD, shall implement innovative public outreach efforts to educate businesses and residents on best practices for CARA protection and promote water conservation and water use efficiency programs.

27. Definitions

~~13.01.090~~ South Tacoma Groundwater Protection District Definitions.

For the purpose of Chapter 13.06, Section 13.06.070.D, South Tacoma Groundwater Protection District (STGPD), the following words and terms are defined as follows:

~~13.01.090.A~~

“Abandoned tank” means an aboveground storage tank, underground storage tank, or other container used for storage of hazardous substances left unused for more than one year, without being substantially emptied or permanently altered structurally to prevent reuse.

“Aboveground storage tank” means a device meeting the definition of “tank” in this section and that is situated in such a way that the entire surface area of the tank is completely above the plane of the adjacent surrounding surface and the entire surface area of the tank (including the tank bottom) is able to be visually inspected as defined in Chapter 173-303 WAC.

“Act” means doing or performing something.

“Aquifer” means a geological formation, group of formations, or part of a formation capable of yielding a significant amount of groundwater to wells or springs.

~~13.01.090.C~~

“Container” means any portable device in which a material is stored, transported, treated, disposed of, or otherwise handled.

“Contamination” means the degradation of any component of the environment by a release of hazardous substance in sufficient quantity to impair its usefulness as a resource or to be a hazard.

“Closure” means to cease a facility’s operations related to hazardous substances by complying with the closure requirements in this Chapter and the General Guidance and Performance Standards or to take an underground storage tank out of operation permanently, in accordance with Washington Administrative Code (“WAC”) 173-360-385, the Washington State Department of Ecology’s Underground Storage Tank regulations, and the Tacoma-Pierce County Board of Health Resolution 88-1056, all as may be amended from time to time.

~~13.01.090.D~~

“Development” means the construction, reconstruction, conversion, structural alteration, relocation, or enlargement of any building or structure; any use or change in use of any building or land; any extension of any use of land, or any clearing, grading, or other movement of land for which permission may be required pursuant to this chapter.

~~“Director” means the Director of Health at Tacoma Pierce County Health Department, or designee(s).~~

“Disposal” means the discharging, discarding, or abandoning of hazardous ~~waste~~-substance or the treatment, decontamination, or recycling of such ~~waste~~-substance once they have been discarded or abandoned. This includes the discharge of any hazardous ~~waste~~-substance into or on any land, air, or water.

~~13.01.090.E~~

“Ecology” means the Washington State Department of Ecology. “Environment” means any air, land, water, or groundwater.

~~13.01.090.F~~

“Facility” means all structures, contiguous land, appurtenances, and other improvements on or under the land within the South Tacoma Groundwater Protection District used as a stormwater infiltration facility, or for recycling, reusing, reclaiming, transferring, storing, treating, disposing, or otherwise handling a hazardous

substance which is not specifically excluded by the exemptions contained in Section 13.06.070.D.

“Final Closure” means the proper permanent removal of an underground storage tank that is no longer in service.

~~13.01.090.G~~

“General Guidance and Performance Standards” means the Health Department’s most recent publication of the technical standards document “General Guidance and Performance Standards for the South Tacoma Groundwater Protection District.”

“Groundwater” means water in a saturated zone or stratum beneath the surface of land or below a surface water body.

~~13.01.090.H~~

“Hazardous substance(s)” means 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 fraction 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.

“Hard surface” means an impervious surface, a permeable pavement, or a vegetated roof.

“High-impact use” means a business establishment that is considered to be hazardous and/or noxious due to the probability and/or magnitude of its effects on the environment. For purposes of this chapter, these uses or establishments possess certain characteristics, which pose a substantial or potential threat or risk to the quality of the ground and surface waters within the South Tacoma Groundwater Protection District.

~~13.01.090.I~~

“Impervious surface” means a non-vegetated surface area which either prevents or retards the entry of water into the soil mantle as under natural conditions prior to development. A non-vegetated surface area which causes water to run off the surface in greater quantities or at an increased rate of flow from the flow present under natural conditions prior to development. Common impervious surfaces include, but are not limited to, rooftops, walkways, patios, driveways, parking lots, or storage areas, concrete or asphalt paving, gravel roads, packed earthen materials, and oiled, macadam, or other surfaces which similarly impede the natural infiltration of stormwater.

~~13.01.090.M~~

“Manifest” means the shipping document, prepared in accordance with the requirements of Department of Ecology’s 173-303- 180 WAC as may be amended from time to time, which is used to identify the quantity, composition, origin, routing, and destination of a hazardous waste while it is being transported to a point of transfer, disposal, treatment, or storage.

“Misdemeanor” means any crime punishable by a fine not exceeding \$1,000, or imprisonment not exceeding 90 days, or both, unless otherwise specifically defined.

~~13.01.090.O~~

“Omission” means a failure to act.

“On-site” means the same or geographically contiguous property which may be divided by public or private right of way, provided that the entrance and exit between the properties is at a cross-roads intersection, and access is by crossing as opposed to going along the right of way. Noncontiguous properties owned by the same person but connected by a right of way, which they control and to which the public does not have access, are also considered on-site property.

“Operator” means the person responsible for the overall operation of a facility.

13.01.090.P

“Pervious surface” means any surface material that allows stormwater to infiltrate into the ground. Examples include lawn, landscape, pasture, native vegetation areas, and permeable pavements.

“Person” means any individual, trust, joint stock company, corporation (including government corporation), partnership, association, consortium, joint venture, commercial entity, state, municipality, commission, political subdivision of a state, interstate body, the federal government, or any department or agency of the federal government.

“Person responsible for the violation” means any person that commits any act or omission which is a violation or causes or permits a violation to occur or remain on the property or regulated facility, and includes but is not limited to owners(s), lessor(s), tenant(s), or other person(s) entitled to control, use, and/or occupy property or the regulated facility where a violation occurs, and any person who aids and abets in a violation.

“Pollution-generating hard surface (PGHS)” means those hard surfaces considered to be a significant source of pollutants in stormwater runoff. PGHS includes permeable pavement subject to vehicular use. See the listing of surfaces under pollution- generating impervious surface.

“Pollution-generating impervious surface (PGIS)” means those impervious surfaces considered to be a significant source of pollutants in stormwater runoff. Such surfaces include those that are subject to: regular vehicular use; industrial activities (involving material handling, transportation, storage, manufacturing, maintenance, treatment or disposal); or storage of erodible or leachable materials, waste or chemicals, and which receive direct rainfall or the run-on or blow-in of rainfall.

Metal roofs are also considered to be PGIS unless they are coated with an inert, non-leachable material. Roofs that are subject to venting significant amounts of dusts, mists, or fumes from manufacturing, commercial, or other indoor activities are considered PGIS.

“Pollution-generating pervious surfaces (PGPS)” means any non-impervious surface subject to vehicular use, industrial activities (involving material handling, transportation, storage; manufacturing; maintenance; treatment; or disposal); or storage of erodible or leachable materials, wastes, or chemicals, and which receive direct rainfall or runoff or blow-in of rainfall, use of pesticides and fertilizers, or loss of soil. Typical PGPS include lawns and landscaped areas, including: golf courses, parks, cemeteries, and sports fields (natural and artificial turf).

13.01.090.R

“Recharge areas” means areas of permeable deposits exposed at the surface which transmit precipitation and surface water to the aquifer.

“Regulated facility” means any facility with one or more of the following: underground storage tank(s), aboveground storage tank(s), hazardous substances at regulated quantities, or stormwater infiltration facility subject to regulation under Section 13.06.070.D.

“Release” means any intentional or unintentional entry of any hazardous substance into the environment, including but not limited to the abandonment or disposal of containers of hazardous substances.

Should the definition of “release” in RCW 70A.305.020(32) be amended from time to time, then such amendment is incorporated herein by reference as if set forth at length. ~~means intentional or unintentional entry, spilling, leaking, pouring, emitting, emptying, discharging, injecting, pumping, escaping, leaching, dumping, or disposing of a hazardous substance, as defined in this section, into the environment and includes the abandonment or discarding of barrels, containers, and other receptacles containing hazardous substances. Should the definition of “release” in RCW 70.105D.020(20) be amended from time to time, then such amendment is incorporated herein by reference as if set forth at length~~

“Release detection” means a method or methods of determining whether a release or discharge of a hazardous

substance has occurred from a regulated facility into the environment.

“Retail business use” means a use in which individually packaged products or quantities of hazardous substances are ~~rented or~~ sold at retail to the general public and are intended for personal or household use.

13.01.090.S

“Solid waste” means all putrescible and non-putrescible solid and semi-solid waste, including, but not limited to, garbage, rubbish, ashes, industrial waste, swill, sewage sludge, demolition and construction wastes, abandoned vehicles or parts thereof, contaminated soils and contaminated dredged material, and recyclable materials [as defined in Chapter 173-350 WAC](#).

“Stormwater” means that portion of precipitation, including snowmelt, that does not naturally percolate into the ground or evaporate, but flows via overland flow, interflow, pipes, and other features of a stormwater drainage system into a receiving water or stormwater facility.

“Stormwater infiltration facility” means a component of the stormwater system designed to fully or partially infiltrate stormwater runoff into the native underlying soils.

“Substantial modifications” means the construction of any additions to an existing facility, or restoration, refurbishment, or renovation which:

1. Increases or decreases the in-place storage capacity of the facility;
2. Alters the physical configuration;
3. Impairs or affects the physical integrity of the facility or its monitoring systems; or
4. Alters or changes the designated use of the facility.

“Surface water” means water that flows across the land surface, in natural channels not considered a stormwater conveyance system, or is contained in depressions in the land surface, including but not limited to wetlands, ponds, lakes, rivers, and streams.

13.01.090.T

“Tank” means a stationary device designed to contain an accumulation of hazardous substances, and which is constructed primarily of non-earthen materials ([e.g. concrete, steel, plastic](#)) to provide structural support [as defined in Chapter 173-360A-0150 WAC](#).

“Temporary closure” means to take a tank out of service for more than one month and less than one year.

“TMC” means the Tacoma Municipal Code.

“TPCHD” means the Tacoma-Pierce County Health Department.

“Underground storage tank” means any one or a combination of tanks (including underground pipes connected thereto) which are used to contain or dispense an accumulation of hazardous substances, and the volume of which (including the volume of underground pipes connected thereto) is 10 percent or more beneath the surface of the ground, [as defined in Chapter 173-360 WAC](#). Specific exemptions to this definition are contained in Section 13.06.070.D.

13.01.090.V

“Violation” means an act or omission contrary to the requirement of the chapter, and includes conditions resulting from such an act or omission.

W

[“Wellhead Protection Area” is defined as the surface and subsurface area surrounding a water well or wellfield, supplying a public water system, through which contaminants are reasonably likely to move toward and reach such water well or wellfield. The Washington State Department of Health outlines that Wellhead Protection Areas are delineated into zones based on the time it takes for groundwater to travel to the well. These zones include 6-month, 1-year, 5-year, and 10-year time-of-travel \(TOT\) areas. Each zone represents the estimated time for a particle of water, or a potential contaminant, to reach the well from that boundary.](#)



TO: Hyun Kim, Interim City Manager
FROM: Maryam Moeinian, Senior Planner, Planning and Development Services
Peter Huffman, Director, Planning and Development Services
SUBJECT: South Tacoma Groundwater Protection District Code Update
DATE: August 20, 2025

The City Council held a study session on August 19, 2025, to debrief on the public hearing for the proposed South Tacoma Groundwater Protection District (STGPD) code update. Council Members asked several questions about cleanup sites, storage tanks, and potential impacts to businesses and residents. Below are some of the questions and responses to help provide clarity as this process moves forward.

Q: How many Model Toxics Control Act (MTCA) cleanup sites are currently within the STGPD boundary?

We currently estimate 49 sites within the STGPD boundary. Of these, three are in long-term monitoring (cleanup complete), about 15 are awaiting cleanup, and the remainder are in active cleanup stages. For more information about the MTCA program, or to view maps of specific sites and details on contamination and clean-up status, please visit [Department of Ecology's Model Toxic Control Act](#) website.

Q: Is there a limit on the size of aboveground storage tanks (ASTs)?

Yes. The Fire Code regulates ASTs based on the material being stored (e.g., flammable liquids, gases, toxics, corrosives, oxidizers, cryogenics). In general, most hazardous material ASTs are limited to 2,000 gallons, except in industrial zones where larger tanks may be allowed. These rules apply citywide and are not specific to the STGPD boundary.

However, it is important to note that the Fire Code ([Tacoma Municipal Code 3.02.395](#)) generally prohibits installation of ASTs storing Class I and II liquids (such as gasoline and diesel) outside of industrial districts, unless specifically approved by the Fire Code Official. Even where allowed, ASTs face additional challenges that make them more difficult and costly to develop compared to USTs, such as:

- **Setbacks:** ASTs require significantly larger setbacks from property lines, rights-of-way, nearby buildings, and other tanks, meaning gas stations need much larger sites than those using underground storage tanks (USTs).
- **Safety risks:** ASTs are more vulnerable to vehicle impacts, projectile damage, and fire exposure, which increases explosion risks. For this reason, large flammable liquid tanks (such as those used by gas stations) are typically installed underground to better address fire and life safety concerns.
- Because of these limitations, while ASTs may technically be permitted under certain conditions, they are often impractical or economically unfeasible for gas stations, particularly in urban settings like Tacoma.

Q: How many underground storage tanks (USTs) are in the STGPD, and how will the proposed prohibition affect residents?

There are currently 22 underground storage tanks (mostly at gas stations) within the STGPD. Of these, 11 are within the 10-year time of travel zone and 5 are within the 1-year time of travel zone.

The draft code would prohibit new USTs throughout the STGPD. This means new gas stations that rely on USTs would not be permitted. Instead:

- New gas stations using aboveground tanks could be allowed in most of the STGPD, but not within the 1-year time of travel zone. However, as noted above, opening a new gas station with ASTs is very unlikely.
- Existing gas stations with permitted USTs may continue operating under “nonconforming use” provisions ([Tacoma Municipal Code 13.06.010.L](#)). They may conduct routine maintenance and limited expansion, as long as they do not contaminate groundwater.

With regards to potential limitations on new gas stations, impacts to businesses and access to this service, within the currently proposed code structure the City Council could choose to restrict new USTs from the 1-year time of travel zone, the 10-year time of travel zone, or the entire STGPD. Any of those options would be more restrictive than the prior regulations and neighboring jurisdictions. The Planning Commission discussed the challenge of balancing protection with the economic, investment, equity and access challenges of such restrictions and chose to recommend the most cautious/protective of those options.

PROJECT INFORMATION:

The proposed STGPD code, work plan, moratorium and other relevant materials are available for public review at: www.tacoma.gov/stgpd

Stephen Atkinson, Principal Planner, satkinson@tacoma.gov
Maryam Moeinian, Senior Planner, mmoeinian@tacoma.gov
Adam Nolan, Senior Planner, anolan@tacoma.gov



Citywide Weekly Briefing for 25 August 2025 to 31 August 2025

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. Beginning 1 October 2022, there was a change in how TPD reports certain Aggravated Assaults and Destruction offenses.

Offense Breakdown	7 Days		28 Days		Year to Date		7 Days	28 Days	YTD
	25-Aug-2024	25-Aug-2025	04-Aug-2024	04-Aug-2025	01-Jan-2024	01-Jan-2025			
	31-Aug-2024	31-Aug-2025	31-Aug-2024	31-Aug-2025	31-Aug-2024	31-Aug-2025			
Persons	103	85	369	341	2922	2813	17.5%▼	7.6%▼	3.7%▼
Assault	93	79	332	308	2645	2544	15.1%▼	7.2%▼	3.8%▼
Homicide (doesn't include Negligent/Justifiable)	1	0	1	1	15	15	100.0%▼	0.0%	0.0%
Kidnapping/Abduction	4	2	14	14	72	56	50.0%▼	0.0%	22.2%▼
Sex Offenses, Forcible	5	4	22	18	188	198	20.0%▼	18.2%▼	5.3%▲
Property	408	226	1511	1048	13448	9548	44.6%▼	30.6%▼	29.0%▼
Arson	0	4	13	9	88	72	NC	30.8%▼	18.2%▼
Burglary/Breaking and Entering	28	19	127	87	1028	819	32.1%▼	31.5%▼	20.3%▼
Counterfeiting/Forgery	0	0	1	2	45	29	0.0%	100.0%▲	35.6%▼
Destruction/Damage/Vandalism of Property	119	61	418	265	3666	2613	48.7%▼	36.6%▼	28.7%▼
Fraud	12	6	61	40	423	352	50.0%▼	34.4%▼	16.8%▼
Larceny/Theft	172	89	632	369	5504	4006	48.3%▼	41.6%▼	27.2%▼
Motor Vehicle Theft	62	28	187	213	2138	1252	54.8%▼	13.9%▲	41.4%▼
Robbery	9	12	45	38	295	216	33.3%▲	15.6%▼	26.8%▼
Stolen Property	4	6	21	20	219	136	50.0%▲	4.8%▼	37.9%▼
Society	11	18	52	71	432	677	63.6%▲	36.5%▲	56.7%▲
Drug/Narcotic	4	12	20	42	239	443	200.0%▲	110.0%▲	85.4%▲
Pornography/Obscene Material	1	1	2	1	11	21	0.0%	50.0%▼	90.9%▲
Prostitution	2	1	2	3	4	11	50.0%▼	50.0%▲	175.0%▲
Weapon Law Violations	4	4	28	25	178	202	0.0%	10.7%▼	13.5%▲
Citywide Totals	522	329	1932	1460	16802	13038	37.0%▼	24.4%▼	22.4%▼

NC = Noncalculable

Last 7 Days

Notes:

- There were no Homicide offense(s) during the last 7 days.
- 59.5% (47/79) of the Assaults were coded Simple Assault.
- There were 54 DV-related offenses.
- 74.1% (40/54) of the DV-related offenses were Persons.
- 45.6% (36/79) of the Assaults were DV-related.
- DV-related Offenses: 67 ≥ 54
- There were 3 Gang-Related offense(s) during the last 7 days.
- Theft from Motor Vehicle: 67 ≥ 28

Top 5 Locations - Compared to last year

- 4502 S Steele St: 12 ≥ 11
- 1502 S 25th St: 0 ≥ 4
- 2602 Westridge Ave W: 2 ≥ 4
- 4505 S 19th St: 0 ≥ 4
- S 56th St & S Warner St: 0 ≥ 3
- 709 S 55th St: 0 ≥ 3
- 411 E 69th St: 0 ≥ 3
- There were 8 additional locations with 3.

Top 5 Offense Locations - Compared to last year

- Street/Right Of Way: 75 ≥ 73
- Single Family Residence: 85 ≥ 59
- Parking Lot: 102 ≥ 49
- Apartment: 64 ≥ 49
- Other Business: 14 ≥ 10



Sector 1 Weekly Briefing for 25 August 2025 to 31 August 2025

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. Beginning 1 October 2022, there was a change in how TPD reports certain Aggravated Assaults and Destruction offenses.

Offense Breakdown	7 Days		28 Days		Year to Date		7 Days	28 Days	YTD
	25-Aug-2024	25-Aug-2025	04-Aug-2024	04-Aug-2025	01-Jan-2024	01-Jan-2025			
	31-Aug-2024	31-Aug-2025	31-Aug-2024	31-Aug-2025	31-Aug-2024	31-Aug-2025			
Persons	35	28	107	100	752	720	20.0%▼	6.5%▼	4.3%▼
Assault	31	26	94	91	669	636	16.1%▼	3.2%▼	4.9%▼
Homicide (doesn't include Negligent/Justifiable)	1	0	1	0	5	4	100.0%▼	100.0%▼	20.0%▼
Kidnapping/Abduction	2	1	5	5	24	16	50.0%▼	0.0%	33.3%▼
Sex Offenses, Forcible	1	1	7	4	54	64	0.0%	42.9%▼	18.5%▲
Property	134	60	432	280	3691	2847	55.2%▼	35.2%▼	22.9%▼
Arson	0	1	7	2	45	22	NC	71.4%▼	51.1%▼
Burglary/Breaking and Entering	8	9	37	36	291	251	12.5%▲	2.7%▼	13.7%▼
Counterfeiting/Forgery	0	0	0	1	3	3	0.0%	NC	0.0%
Destruction/Damage/Vandalism of Property	55	21	157	81	1280	934	61.8%▼	48.4%▼	27.0%▼
Fraud	0	2	4	7	58	85	NC	75.0%▲	46.6%▲
Larceny/Theft	54	17	177	81	1394	1064	68.5%▼	54.2%▼	23.7%▼
Motor Vehicle Theft	15	5	31	53	506	372	66.7%▼	71.0%▲	26.5%▼
Robbery	2	3	16	15	72	65	50.0%▲	6.3%▼	9.7%▼
Stolen Property	0	2	2	4	34	39	NC	100.0%▲	14.7%▲
Society	1	4	8	19	98	156	300.0%▲	137.5%▲	59.2%▲
Drug/Narcotic	0	2	2	15	55	102	NC	650.0%▲	85.5%▲
Pornography/Obscene Material	0	0	0	0	3	3	0.0%	0.0%	0.0%
Prostitution	0	1	0	1	1	5	NC	NC	400.0%▲
Weapon Law Violations	1	1	6	3	39	46	0.0%	50.0%▼	17.9%▲
Sector Totals	170	92	547	399	4541	3723	45.9%▼	27.1%▼	18.0%▼

NC = Noncalculable

Last 7 Days

Notes:

- There were no Homicide offense(s) during the last 7 days.
- 57.7% (15/26) of the Assaults were coded Simple Assault.
- There were 19 DV-related offenses.
- 68.4% (13/19) of the DV-related offenses were Persons.
- 46.2% (12/26) of the Assaults were DV-related.
- DV-related Offenses: 15 ↗ 19
- There were no Gang-Related offense(s) during the last 7 days.
- Theft from Motor Vehicle: 31 ↘ 8

Top 5 Locations - Compared to last year

- 1502 S 25th St: 0 ↗ 4
- 1321 Martin Luther King Jr Way: 0 ↗ 2
- 1202 Martin Luther King Jr Way: 0 ↗ 2
- 1112 S M St: 0 ↗ 2
- 1512 Court F: 0 ↗ 2
- 1717 S J St: 6 ↘ 2
- 1402 Earnest S Brazill St: 0 ↗ 2
- There were 10 additional locations with 2.

Top 5 Offense Locations - Compared to last year

- Street/Right Of Way: 32 ↘ 26
- Apartment: 24 ↘ 21
- Parking Lot: 42 ↘ 10
- Single Family Residence: 11 ↘ 7
- Restaurant/Fast Food Establishment: 0 ↗ 2
- Other Business: 6 ↘ 2
- Alley: 2 ↔ 2
- There were 5 additional locations with 2.



Sector 2 Weekly Briefing for 25 August 2025 to 31 August 2025

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. Beginning 1 October 2022, there was a change in how TPD reports certain Aggravated Assaults and Destruction offenses.

Offense Breakdown	7 Days		28 Days		Year to Date		7 Days	28 Days	YTD
	25-Aug-2024	25-Aug-2025	04-Aug-2024	04-Aug-2025	01-Jan-2024	01-Jan-2025			
	31-Aug-2024	31-Aug-2025	31-Aug-2024	31-Aug-2025	31-Aug-2024	31-Aug-2025			
Persons	20	12	78	64	727	643	40.0%▼	17.9%▼	11.6%▼
Assault	18	12	69	56	646	578	33.3%▼	18.8%▼	10.5%▼
Homicide (doesn't include Negligent/Justifiable)	0	0	0	1	2	3	0.0%	NC	50.0%▲
Kidnapping/Abduction	1	0	3	2	21	10	100.0%▼	33.3%▼	52.4%▼
Sex Offenses, Forcible	1	0	6	5	57	52	100.0%▼	16.7%▼	8.8%▼
Property	109	58	442	274	3642	2369	46.8%▼	38.0%▼	35.0%▼
Arson	0	1	3	3	14	12	NC	0.0%	14.3%▼
Burglary/Breaking and Entering	7	2	23	9	234	177	71.4%▼	60.9%▼	24.4%▼
Counterfeiting/Forgery	0	0	0	0	16	5	0.0%	0.0%	68.8%▼
Destruction/Damage/Vandalism of Property	31	18	124	70	988	670	41.9%▼	43.5%▼	32.2%▼
Fraud	5	1	27	14	150	89	80.0%▼	48.1%▼	40.7%▼
Larceny/Theft	38	23	171	94	1555	1002	39.5%▼	45.0%▼	35.6%▼
Motor Vehicle Theft	26	9	78	73	590	342	65.4%▼	6.4%▼	42.0%▼
Robbery	1	3	11	5	59	43	200.0%▲	54.5%▼	27.1%▼
Stolen Property	0	1	3	5	25	16	NC	66.7%▲	36.0%▼
Society	1	1	14	4	66	48	0.0%	71.4%▼	27.3%▼
Drug/Narcotic	1	0	8	0	38	16	100.0%▼	100.0%▼	57.9%▼
Pornography/Obscene Material	0	0	0	0	1	2	0.0%	0.0%	100.0%▲
Prostitution	0	0	0	0	0	0	0.0%	0.0%	0.0%
Weapon Law Violations	0	1	6	4	27	30	NC	33.3%▼	11.1%▲
Sector Totals	130	71	534	342	4435	3060	45.4%▼	36.0%▼	31.0%▼

NC = Noncalculable

Last 7 Days

Notes:

- There were no Homicide offense(s) during the last 7 days.
- 33.3% (4/12) of the Assaults were coded Simple Assault.
- There were 3 DV-related offenses.
- 66.7% (2/3) of the DV-related offenses were Persons.
- 16.7% (2/12) of the Assaults were DV-related.
- DV-related Offenses: 16 ▾ 3
- There were 2 Gang-Related offense(s) during the last 7 days.
- Theft from Motor Vehicle: 13 ▾ 11

Top 5 Locations - Compared to last year

- 4505 S 19th St: 0 ↗ 4
- 2602 Westridge Ave W: 2 ↗ 4
- 31 Broadway: 0 ↗ 3
- 1201 S Puget Sound Ave: 0 ↗ 3
- 110 N Tacoma Ave: 0 ↗ 2
- 5202 S 12th St: 0 ↗ 2
- 2805 N Proctor St: 0 ↗ 2
- There were 7 additional locations with 2.

Top 5 Offense Locations - Compared to last year

- Parking Lot: 18 ▾ 15
- Street/Right Of Way: 25 ▾ 13
- Apartment: 21 ▾ 12
- Single Family Residence: 25 ▾ 9
- Grocery Store: 1 ↗ 4



Sector 3 Weekly Briefing for 25 August 2025 to 31 August 2025

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. Beginning 1 October 2022, there was a change in how TPD reports certain Aggravated Assaults and Destruction offenses.

Offense Breakdown	7 Days		28 Days		Year to Date		7 Days	28 Days	YTD
	25-Aug-2024	25-Aug-2025	04-Aug-2024	04-Aug-2025	01-Jan-2024	01-Jan-2025			
	31-Aug-2024	31-Aug-2025	31-Aug-2024	31-Aug-2025	31-Aug-2024	31-Aug-2025			
Persons	14	21	64	83	648	669	50.0%▲	29.7%▲	3.2%▲
Assault	13	19	56	73	601	608	46.2%▲	30.4%▲	1.2%▲
Homicide (doesn't include Negligent/Justifiable)	0	0	0	0	1	1	0.0%	0.0%	0.0%
Kidnapping/Abduction	0	0	2	3	11	13	0.0%	50.0%▲	18.2%▲
Sex Offenses, Forcible	1	2	6	7	34	47	100.0%▲	16.7%▲	38.2%▲
Property	80	64	340	256	3288	2241	20.0%▼	24.7%▼	31.8%▼
Arson	0	1	0	2	15	14	NC	NC	6.7%▼
Burglary/Breaking and Entering	7	4	36	18	263	168	42.9%▼	50.0%▼	36.1%▼
Counterfeiting/Forgery	0	0	0	1	13	13	0.0%	NC	0.0%
Destruction/Damage/Vandalism of Property	14	11	67	61	738	539	21.4%▼	9.0%▼	27.0%▼
Fraud	3	1	16	10	115	89	66.7%▼	37.5%▼	22.6%▼
Larceny/Theft	41	39	164	120	1469	1107	4.9%▼	26.8%▼	24.6%▼
Motor Vehicle Theft	9	5	39	33	514	233	44.4%▼	15.4%▼	54.7%▼
Robbery	3	2	10	5	75	40	33.3%▼	50.0%▼	46.7%▼
Stolen Property	2	0	7	3	74	23	100.0%▼	57.1%▼	68.9%▼
Society	5	7	13	21	127	171	40.0%▲	61.5%▲	34.6%▲
Drug/Narcotic	2	5	4	11	74	108	150.0%▲	175.0%▲	45.9%▲
Pornography/Obscene Material	1	1	2	1	4	16	0.0%	50.0%▼	300.0%▲
Prostitution	0	0	0	2	0	3	0.0%	NC	NC
Weapon Law Violations	2	1	7	7	49	44	50.0%▼	0.0%	10.2%▼
Sector Totals	99	92	417	360	4063	3081	7.1%▼	13.7%▼	24.2%▼

NC = Noncalculable

Last 7 Days

Notes:

- There were no Homicide offense(s) during the last 7 days.
- 73.7% (14/19) of the Assaults were coded Simple Assault.
- There were 17 DV-related offenses.
- 76.5% (13/17) of the DV-related offenses were Persons.
- 63.2% (12/19) of the Assaults were DV-related.
- DV-related Offenses: 11 ↗ 17
- There were no Gang-Related offense(s) during the last 7 days.
- Theft from Motor Vehicle: 13 ↘ 8

Top 5 Locations - Compared to last year

- 4502 S Steele St: 12 ↘ 11
- 1710 S 55th St: 0 ↗ 3
- 7002 Tacoma Mall Blvd: 0 ↗ 3
- 1913 S 72nd St: 0 ↗ 3
- S 56th St & S Warner St: 0 ↗ 3
- 7414 S Hosmer St: 0 ↗ 3

Top 5 Offense Locations - Compared to last year

- Single Family Residence: 14 ↗ 21
- Parking Lot: 30 ↘ 18
- Street/Right Of Way: 3 ↗ 11
- Apartment: 8 ↔ 8
- Department Store: 4 ↗ 8



Sector 4 Weekly Briefing for 25 August 2025 to 31 August 2025

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. Beginning 1 October 2022, there was a change in how TPD reports certain Aggravated Assaults and Destruction offenses.

Offense Breakdown	7 Days		28 Days		Year to Date		7 Days	28 Days	YTD
	25-Aug-2024	25-Aug-2025	04-Aug-2024	04-Aug-2025	01-Jan-2024	01-Jan-2025			
	31-Aug-2024	31-Aug-2025	31-Aug-2024	31-Aug-2025	31-Aug-2024	31-Aug-2025			
Persons	34	24	120	94	793	781	29.4%▼	21.7%▼	1.5%▼
Assault	31	22	113	88	727	722	29.0%▼	22.1%▼	0.7%▼
Homicide (doesn't include Negligent/Justifiable)	0	0	0	0	7	7	0.0%	0.0%	0.0%
Kidnapping/Abduction	1	1	4	4	16	17	0.0%	0.0%	6.3%▲
Sex Offenses, Forcible	2	1	3	2	43	35	50.0%▼	33.3%▼	18.6%▼
Property	85	44	297	238	2826	2091	48.2%▼	19.9%▼	26.0%▼
Arson	0	1	3	2	14	24	NC	33.3%▼	71.4%▲
Burglary/Breaking and Entering	6	4	31	24	240	223	33.3%▼	22.6%▼	7.1%▼
Counterfeiting/Forgery	0	0	1	0	13	8	0.0%	100.0%▼	38.5%▼
Destruction/Damage/Vandalism of Property	19	11	70	53	660	470	42.1%▼	24.3%▼	28.8%▼
Fraud	4	2	14	9	100	89	50.0%▼	35.7%▼	11.0%▼
Larceny/Theft	39	10	120	74	1085	833	74.4%▼	38.3%▼	23.2%▼
Motor Vehicle Theft	12	9	39	54	528	305	25.0%▼	38.5%▲	42.2%▼
Robbery	3	4	8	13	89	68	33.3%▲	62.5%▲	23.6%▼
Stolen Property	2	3	9	8	86	58	50.0%▲	11.1%▼	32.6%▼
Society	4	6	17	27	141	302	50.0%▲	58.8%▲	114.2%▲
Drug/Narcotic	1	5	6	16	72	217	400.0%▲	166.7%▲	201.4%▲
Pornography/Obscene Material	0	0	0	0	3	0	0.0%	0.0%	100.0%▼
Prostitution	2	0	2	0	3	3	100.0%▼	100.0%▼	0.0%
Weapon Law Violations	1	1	9	11	63	82	0.0%	22.2%▲	30.2%▲
Sector Totals	123	74	434	359	3760	3174	39.8%▼	17.3%▼	15.6%▼

NC = Noncalculable

Last 7 Days

Notes:

- There were no Homicide offense(s) during the last 7 days.
- 63.6% (14/22) of the Assaults were coded Simple Assault.
- There were 15 DV-related offenses.
- 80.0% (12/15) of the DV-related offenses were Persons.
- 45.5% (10/22) of the Assaults were DV-related.
- DV-related Offenses: 25 ↘ 15
- There was 1 Gang-Related offense(s) during the last 7 days.
- Theft from Motor Vehicle: 10 ↘ 1

Top 5 Locations - Compared to last year

- 709 S 55th St: 0 ↗ 3
- 411 E 69th St: 0 ↗ 3
- 9314 S Ash St: 0 ↗ 3
- 2201 S 96th St: 0 ↗ 3
- 7250 Pacific Ave: 4 ↘ 2
- 1635 E 59th St: 0 ↗ 2
- 9518 S Ash St: 0 ↗ 2
- There were 6 additional locations with 2.

Top 5 Offense Locations - Compared to last year

- Street/Right Of Way: 15 ↗ 23
- Single Family Residence: 35 ↘ 22
- Apartment: 11 ↘ 8
- Parking Lot: 12 ↘ 6
- Grocery Store: 1 ↗ 4



Submitted via Public Comment Portal

Jon Kenning
Water Quality Program
State of Washington Department of Ecology
P.O. Box 47696
Olympia, WA 98504-7696

August 27, 2025

Re: City of Tacoma Comments on Draft 2025 Puget Sound Nutrient Reduction Plan

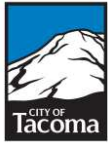
Dear Mr. Kenning:

The City of Tacoma (Tacoma, City) appreciates the opportunity to comment on the Washington State Department of Ecology (Ecology) draft 2025 Puget Sound Nutrient Reduction Plan (2025 Reduction Plan) and June 2025 Puget Sound Nutrient Source Reduction Project Vol 2: Model Updates and Optimization Scenarios, Phase 2 (“Bounding Scenarios Phase 2”).¹ The City operates two wastewater treatment plants discharging to Commencement Bay in Puget Sound and therefore has both a significant stake in, and serious concerns about, Ecology’s proposed nutrient regulation pathway.

Protecting environmental health is a longstanding priority for Tacoma. For more than a decade, the City has been a leader and steadfast partner in regional efforts to find the right balance between nutrient management, protecting the health of Puget Sound, ensuring prudent public-utility management, affordability, managing for growth, and evolving science. The City continues to advocate for sustainable, long-term solutions grounded in reliable science and the best available data – solutions that deliver measurable environmental gains while maintaining cost sustainability for ratepayers, particularly when proposed actions could have a negative effect on housing supply and affordability and potentially limit the resources the utilities have to respond to other environmental concerns, including contaminants of emerging concern (CECs).

For decades, Puget Sound clean water utilities, including the City, have met or bettered regulatory requirements for secondary treatment, wet weather controls, stormwater management (including toxics reduction), and beneficial use of biosolids. These responsibilities demand complex and coordinated planning, funding, construction, operation, and maintenance –

¹ [Puget Sound Nutrient Source Reduction Project. Volume 2: Model Updates and Optimization Scenarios, Phase 2](#)



representing billions in infrastructure investment. Any new regulatory mandates with substantial technical, operational, and economic impacts must be rigorously evaluated for achievability and costs versus benefits. Addressing uncertainty through permit structures that enable adaptive management is essential to ensure investments remain targeted, effective, and yield tangible results.

The City supports water quality standards, including natural conditions provisions, for dissolved oxygen and temperature that are protective of aquatic life and grounded in sound science. Updated biologically based dissolved oxygen standards should be developed in tandem with natural conditions provisions, recognizing that the latter apply only when numeric criteria cannot be met. In some cases, this integrated approach could eliminate the need for separate application of natural conditions criteria because dissolved oxygen conditions could be assessed by monitoring in the field rather than requiring hypothetical computer simulations.

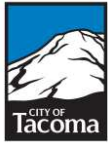
After reviewing Ecology's recent nutrient draft documents², the City provides the executive summary below outlining its principal concerns, with detailed comments attached.

1. Significant Cost Implications – Massive Investment Required

The June 2025 Draft Puget Sound Nutrient Reduction Plan (2025 Reduction Plan) introduces stricter limits than those found in both iterations of the Puget Sound Nutrient General permits (2022 and 2025). Attempting to comply with these limits would require unprecedented upgrades to Tacoma's wastewater treatment plants – a major investment borne by ratepayers. As part of its compliance with the requirements of the 2022 General Permit, the City began a Nutrient Reduction Evaluation (Nutrient Evaluation, or "NRE") to explore treatment alternatives. When the 2022 PSNGP was later invalidated, the City continued working on the NRE, including developing preliminary cost projections and estimating the potential impact on wastewater utility rates.

Under the invalidated 2022 General Permit, the City was required to evaluate treatment technologies to achieve All Known, Available, and Reasonable Treatment (AKART) for its two specific wastewater treatment plants as well as a specified Total Inorganic Nitrogen (TIN) seasonal (April through October) effluent limit of 3 mg/L. The City also evaluated treatment technologies to achieve the changed effluent limits presented at the Nutrient Forum in March

² 2025 Draft Puget Sound Nutrient General Permit and draft Fact Sheet (June 18); Draft Puget Sound Nutrient Reduction Plan (June 12); Puget Sound Nutrient Source Reduction Project Volume 2: Model Updates and Optimization Scenarios, Phase 2 (June 12)



2025. The estimated capital cost to upgrade both of Tacoma’s wastewater treatment plants to meet the 3/5/8 mg/L limits for TIN and 8 mg/L for carbonaceous biological oxygen demand (CBOD) is **\$625 million to \$1.25 billion**. The average monthly wastewater utility bill would rise from the current rate of **\$68 to \$419 by 2050** – exclusive of additional costs required to replace aging infrastructure or ongoing costs to operate/maintain these systems once they are installed. The new proposed limits in the 2025 Reduction Plan, based on Total Nitrogen (TN) versus TIN and the addition of CBOD, go beyond those studied in the NRE, meaning costs would likely rise even higher, with upgrades that may not be financially or technically feasible.

Given these projected impacts, the City respectfully requests that Ecology carefully reconsider the financial and technical challenges detailed here in order to strike the right balance between achieving environmental goals and implementing practical, affordable solutions in partnership with stakeholders.

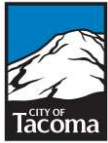
2. Regulatory Strain on Households and Utilities

Without substantial external funding or a reassessment of requirements, the proposed regulations would impose a severe financial strain on ratepayers in Tacoma and across the Puget Sound region – while jeopardizing the City’s ability to comply. Existing federal and state funding falls far short of what’s needed to upgrade more than 50 wastewater treatment plants in Puget Sound by 2050. The United States Environmental Protection Agency (EPA) considers wastewater bills unaffordable when they exceed two percent of household income. Under the updated NRE limits alone, the share of “burdened” Tacoma households – those paying above that threshold – is projected to skyrocket from **14 percent (12,000 households) to 67 percent (60,000 households) by 2050**.

This sharp increase in in burdened households underscores the urgent need for additional funding sources or more achievable regulatory targets to avoid placing an untenable burden on our community.

3. Balancing Nutrient Limits with Growth Obligations

If Ecology’s 2025 Reduction Plan moves forward without changes to the draft, it would cap effluent flows at 2014 flow conditions as well as currently perceived “limit of technology” treatment levels. In turn, this would force Tacoma to undertake upgrades far beyond those in its existing Engineering and Facility planning documents or even its current draft NRE while still meeting its legal obligations under the Growth Management Act and National Pollutant Discharge Elimination System (NPDES) permits to provide capacity for future growth. These caps ignore permitted design flows, risk locking in constraints under anti-backsliding rules, and could leave the City unable to serve growth or result it being in violation of its permits until



2050, if nutrient reduction is successfully implemented by then. This is a pivotal concern that should prompt Ecology to reconsider its regulatory approach – seeking a fact-based understanding of what is both technically and financially achievable, how long it realistically takes, and collaborating with utilities to develop feasible solutions.

4. Power Demand Impacts of Nutrient Treatment Upgrades

As part of its NRE, the City assessed the energy impacts of proposed nutrient treatment upgrades to meet the proposed nutrient regulations for the 3/5/8 mg/L limits for TIN and 8 mg/L for CBOD. The preliminary evaluation indicated that power consumption will increase by approximately **2.8 times at the Central Treatment Plant (CTP)** and **3.6 times at the North End Treatment Plant (NETP)**—a significant demand increase on the local power grid.

Preliminary discussions with Tacoma Power revealed a lack of awareness about the scale of these projected increases, underscoring a critical coordination gap between regulatory planning and utility infrastructure readiness. With over 50 regional wastewater treatment plants expected to implement similar upgrades by 2050 under the 2025 Puget Sound Nutrient Reduction Plan (PSNRP), the cumulative energy demand could be substantial.

This challenge is compounded by broader regional electrification trends, including transportation, heating, and data center growth, which are already straining power utilities. Uncoordinated wastewater-related energy demands risk exacerbating grid reliability, cost, and capacity issues.

The City urges the Washington State Department of Ecology to proactively collaborate with regional power providers to assess and plan for the cumulative energy impacts of nutrient reduction regulations. A coordinated, forward-looking approach is essential to ensure infrastructure readiness and avoid unintended consequences.

5. Modeling Concerns and the Need for a Stronger Scientific Foundation

Ecology's evaluation of compliance with the State's Dissolved Oxygen Standard relies heavily on its application and interpretation of the Salish Sea Model. However, the transparency and rigor of this application are insufficient to support defensible regulatory decisions. Greater clarity is needed on the model's input data assumptions and the scientific basis for Ecology's conclusions about dissolved oxygen impairment in Puget Sound, including but not limited to:

- The use of non-representative wastewater treatment plant effluent data (limited to monthly, quarterly, or annual samples)
- The treatment of scientific uncertainties within the model



- The process for identifying the dominant species or beneficial use relevant to impairment determinations
- The geographic and ecological basis for where the standard should apply to protect that species or use

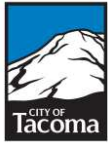
While the underlying Salish Sea Model has undergone peer review, it is the City’s understanding that Ecology’s specific application – such as input assumptions, calibration choices, and postprocessing steps – has not been subjected to a robust independent review. For the modeling effort to be credible, its methods, datasets, and analytical choices should be fully documented, publicly accessible, and reproducible so other experts can replicate the results and further examine the issues. Many of the documents only recently became accessible after the publication of the draft documents in June 2025 and realistically, cannot be accessed without sophisticated computer software and equipment. Ecology has not allowed Tacoma sufficient time to fully understand the model updates and implications for the 2025 Reduction Plan.

6. Concerns Regarding the Dissolved Oxygen Standard

The City joins other concerned entities in objecting to the continued use of the current dissolved oxygen water quality criteria adopted in 1967 without any demonstrated scientific foundation. In the more than five decades since its adoption, substantial statutory and regulatory frameworks have been enacted, yet no updated standard has been developed to meet these binding requirements. Maintaining outdated and/or unsubstantiated standards is inconsistent with both sound science and the legal requirement that there be a scientific basis for state water quality standards. At a practical level, applying the current dissolved oxygen standard will result in wastewater treatment plants investing billions of dollars to meet scientifically unsupported criteria. This is particularly concerning given that wastewater treatment plants contribute only 7 percent of the total nitrogen load to Puget Sound, raising serious questions about whether such costly upgrades and investment would yield any measurable improvement in dissolved oxygen levels or any tangible benefit to aquatic species, which remains unknown.

7. Need for a Targeted Reasonable Potential Analysis

The Bounding Scenarios Reports (Phase 1 and 2) suggest that Ecology did not conduct a facility specific or watershed level assessment to determine whether each wastewater treatment plant has a reasonable potential to cause or contribute to DO impairment – whether through nearfield or farfield impacts. Federal regulation (40 CFR 122.44(d)(1)(iii)) requires that a Reasonable Potential Analysis account for “the variability of the pollutant or pollutant parameter in the effluent.”



For TIN, variability cannot be accurately determined from the limited 2014 monthly, quarterly, or annual nutrient data available from wastewater treatment plants. Despite requiring Puget Sound wastewater treatment plants to collect expanded monitoring data since 2022, Ecology has not incorporated this more robust dataset into its current regulatory approach. This omission undermines both the precision and defensibility of the proposed limits, and underscores the need for a targeted, data driven Reasonable Potential Analysis before advancing new requirements.

8. Basing Regulatory Decisions on Approved Policy and the Latest Science

Ecology's decision to advance nutrient reduction modeling (e.g. Salish Sea Model) using the unapproved Natural Conditions Provision, while significant new research on nutrient dynamics in Puget Sound remains unincorporated, poses both scientific and procedural risks. Proceeding under a provision that has not yet received EPA approval jeopardizes the credibility and durability of the resulting limits, especially if subsequent federal review requires changes. At the same time, bypassing newly available, peer reviewed science risks adopting measures that are less effective, misaligned with true environmental drivers, or unnecessarily costly. Ecology should reconsider its reliance on the unapproved provision, integrate the latest findings into its modeling, and meaningfully collaborate with leading research institutions, including the University of Washington's Puget Sound Institute and the Washington State Academy of Sciences, to ensure regulatory actions are both scientifically defensible and consistent with EPA's requirements for the State's natural condition provision.

9. Evaluating Nutrient Reduction Plans as an Alternative to TMDLs

The City recognizes that the State has discretion under the Clean Water Act to address nutrient impairments through mechanisms other than a formal Total Maximum Daily Load (TMDL), such as an Advanced Restoration Plan, provided the chosen approach is transparent, science based, and capable of achieving water quality objectives. While an Advanced Restoration Plan can offer flexibility in implementation and allow for adaptive management as new data emerges, its success depends on clear technical justification, equitable allocation of responsibilities, and strong stakeholder engagement. A well-designed plan should incorporate the best available science, reflect real world feasibility, and establish measurable milestones to ensure progress toward dissolved oxygen and other water quality goals. However, concerns have been raised that the approach proposed by Ecology effectively skips incremental, achievable steps without assessing effectiveness for feedback and adjustment and moves directly to requirements that exceed current technological limits, creating questions about feasibility and cost effectiveness.

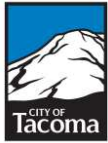


10. Request for More Meaningful Collaboration and Partnership

We appreciate that Ecology has offered meetings and opportunities for public comment. The City's experience, however, is that those opportunities occur after decisions have already been made by Ecology and have less flexibility to be responsive to public comment. Although the public process box is checked, the opportunities for real collaboration and engagement have not been achieved. Consequently, we are losing opportunities to strike a balance for viable and cost-effective alternatives that may be equally effective. The City has and continues to request more meaningful collaboration to tackle the complicated issues surrounding nutrient reduction. By way of more recent examples, Ecology staff indicated during the March 2025 Nutrient Forum that Ecology intends to issue the finalized 2025 PSNGP and 2025 Reduction Plan by the end of the year (2025). However, we did not receive any further details until the draft documents were issued for public comment in June 2025. This proposed accelerated timeline undermines the opportunity for meaningful engagement and transparency to address the following significant concerns:

- **Conflicting effluent limits** between the draft General Permit and the draft nutrient reduction plan, which creates confusion and complicates planning and implementation of treatment plant upgrades.
- **An insufficient stakeholder process**, with only a brief Public Comment Period from mid- June through August, including a partial denial for a reasonable extension to the end of September, to evaluate and respond to more than 2,500 pages of technical and regulatory material.
- **Limited dialogue at the August 11 Nutrient Forum**, where Ecology did not facilitate substantive discussion. Instead, participants were directed to submit concerns via written comments.
- **Unresolved issues from prior processes**, including concerns raised by Utilities during the previous PSNGP development and appeal (which were not addressed by the Pollution Control Hearings Board (PCHB)) and continue to be concerns in the draft 2025 PSNGP.
- **Delayed Technical Advisory Committee engagement**, scheduled after regulatory commitments and implementation timelines – extending to 2050 – are already in place.

This lack of a comprehensive and inclusive process is a recurring concern throughout the City's comments below. Accordingly, the City respectfully requests that Ecology commit to a robust, transparent, and more collaborative stakeholder process to ensure the best, most achievable path forward is developed in partnership with affected communities and utilities prior to finalizing in



December. The City requests that Ecology meet with all of the partners on a regular (at least monthly) basis prior to finalizing the 2025 General Permit and the 2025 Reduction Plan.

11. Technical Advisory Committee

Tacoma looks forward to participating in the Technical Advisory Committee (TAC) that was outlined in Appendix H of the 2025 Reduction Plan. The City requests that Ecology convene the TAC promptly and before finalizing the 2025 Reduction Plan. Given the limited opportunities for input during the draft phase, establishing the TAC now in a collaborative environment would allow for meaningful contributions and result in a more robust final 2025 Reduction Plan. This approach would demonstrate Ecology's genuine interest in feedback from utilities

Thank you for your consideration. Please see the attached document for the City's more detailed comments. We trust our comments are useful. If you have any questions or would like additional information please contact Teresa Peterson, P.E. at 253-591-5766 or tpeterson@tacoma.gov.

Sincerely,

DocuSigned by:

Ramiro Chavez

1FE94B0C44CE498...

Ramiro A. Chavez, P.E., PgMP

Director/City Engineer City of Tacoma, Environmental Services

Initial
CMS

Attached: Puget Sound Nutrient Reduction Plan – Draft City of Tacoma Comments

Department of Ecology Puget Sound Nutrient Regulations City Comment Letters

City of Tacoma | Environmental Services Department

Environmental Services Director Briefing

August 25, 2025

Teresa Peterson, P.E.

Cassandra Moore



Protecting Puget Sound: Finding the Right Balance



Affordability

Significant impacts on:

- Housing supply and affordability
- Utility Rates



Growth

Impacts to issuing housing permits.



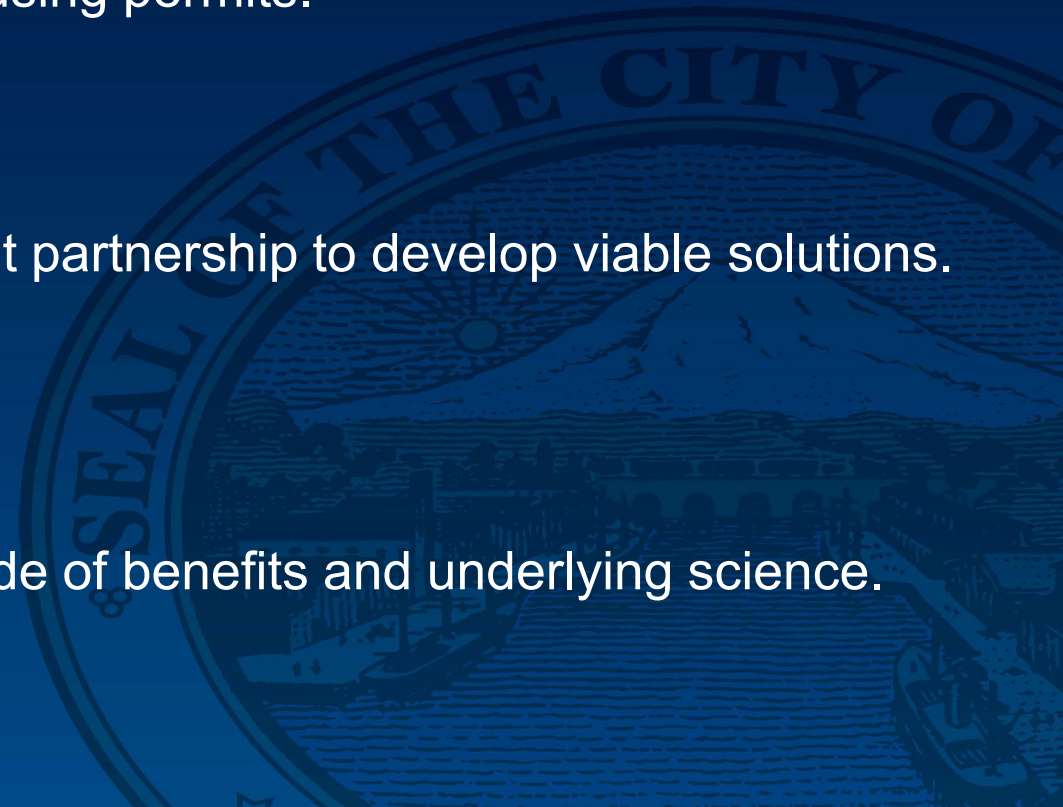
Partnership

We need a transparent partnership to develop viable solutions.



Benefits

Dispute over magnitude of benefits and underlying science.



Nutrients Letters Topics

- Cost Implications
- Burdened Households
- Growth Obligations
- Power Demand Impacts
- Modeling Concerns and Science Foundation
- Dissolved Oxygen Standard
- Targeted Reasonable Potential Analysis
- Basing Regulatory Decisions on Approved Policy and the Latest Science
- Evaluating Alternative to TMDLs
- Request for More Meaningful Collaboration and Partnership
- Technical Advisory Committee
- Additional Items



Significant Cost Implications – Massive Investment Required

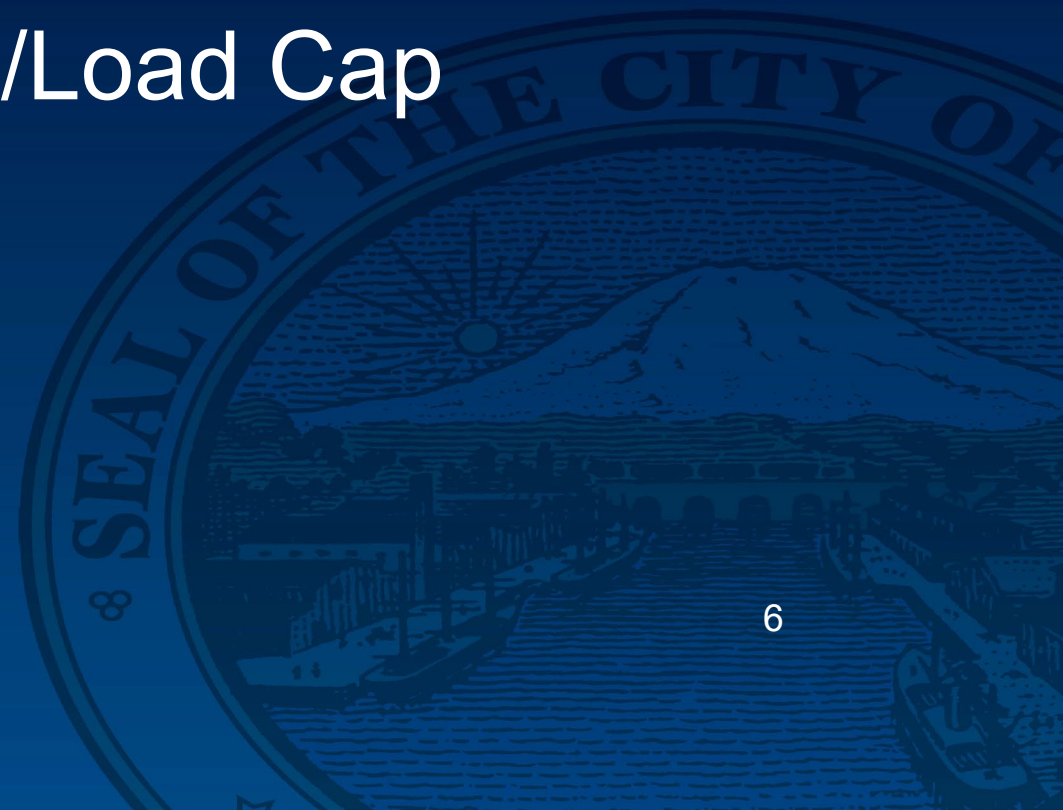
- NRE: 3 mg/L TIN Seasonal
- Forum: 8/5/3 mg/L and 8 mg/L CBOD
- \$625M to \$1.25B
- \$68 to \$419 by 2050 *median capital only
- Reduction Plan Shift to Total Nitrogen
 - Reverse Osmosis

Regulatory Strain on Households and Utilities

- EPA Affordability Metric: 2% of household income
- Current: 14% (12,000 households)
- Capital Increase for Solids + Nutrients:
 - 67% (60,000 households)

Balancing Nutrient Limits with Growth Obligations

- NRE: 3 mg/L TIN Seasonal
- Reduction Plan: 2014 Flow/Load Cap
- Growth Management Act
- Anti-Backsliding Concerns
- Corrective Actions

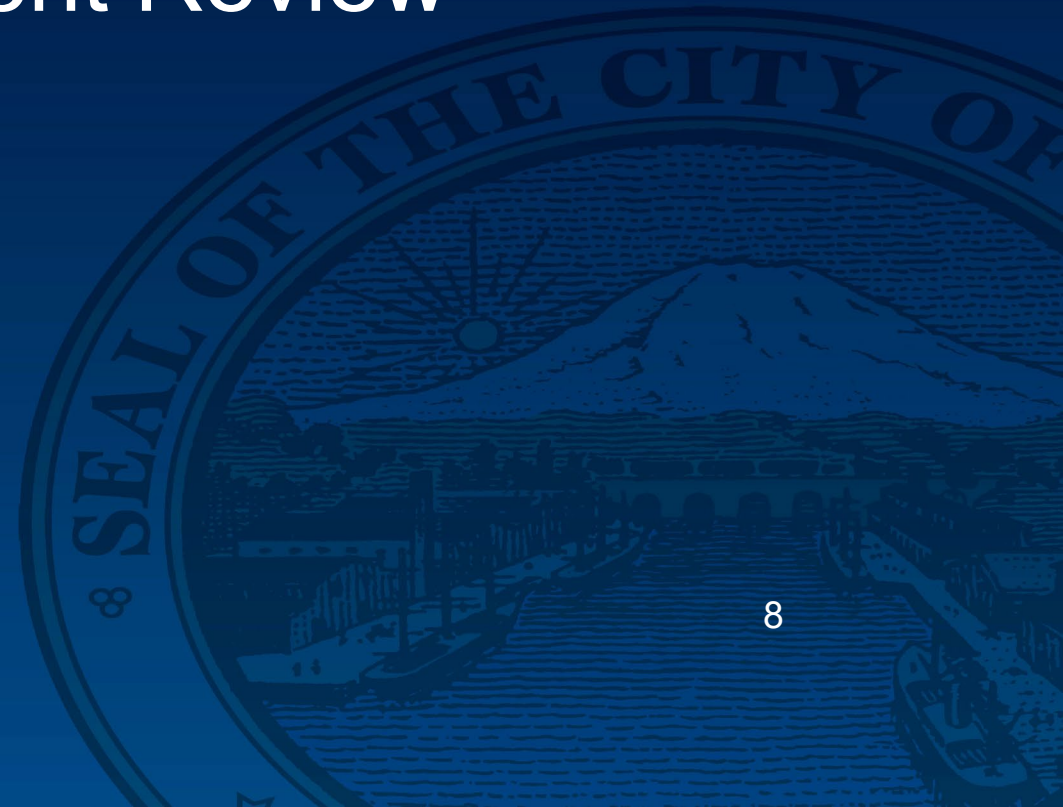


Power Demand Impacts from Nutrients

- Estimated Increase in Demand:
 - Central Treatment Plant: 2.8 times
 - North End Treatment Plant: 3.6 times
 - Will likely be higher
- 50+ Wastewater Plants with similar increases
- Regulations implementation target – 2050
- Challenge with broader regional power demands
- More coordination needed with Power Utilities

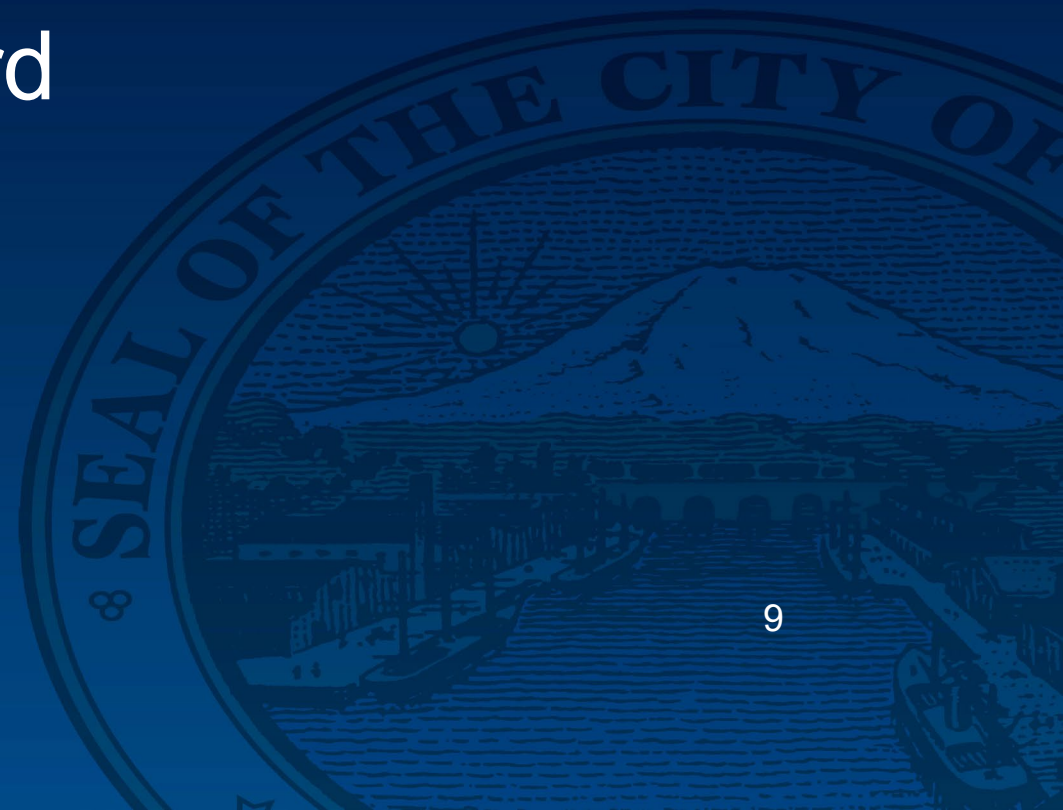
Modeling Concerns and the Need for a Stronger Scientific Foundation

- Need for Robust Independent Review
- Application of Standard
- Modeling



Concerns Regarding the Dissolved Oxygen Standard

- 1967 Standard is outdated
- Need for biological standard
- Need for scientific basis



Need for a Targeted Reasonable Potential Analysis

- Bounding Scenarios Reports (1 and 2)
 - Need for facility specific evaluation
 - Limited data sets used
 - Available data from PSNGP

Basing Regulatory Decisions on Approved Policy and the Latest Science

- Unapproved Natural Conditions Provision
 - No EPA Approval
 - Used in Analysis
- New Science Available
- Collaboration needed with UW PSI and WA Academy of Sciences

Evaluating Nutrient Reduction Plans as an Alternative to TMDLs

- Need for more:
 - Flexibility
 - Incremental steps
 - Science
 - Feasibility discussions



Request for More Meaningful Collaboration and Partnership

- Lost opportunity for meaningful partnership
- Intent to Issue by 12/2025
- Conflicting Effluent Limits
- Unresolved Issues
- Delayed Technical Advisory Committee
- Request for Monthly Meetings

Technical Advisory Committee

- Reduction Plan – Appendix H
- Request to Convene before Finals
- Request for Involvement
- “This approach would demonstrate Ecology's genuine interest in feedback from utilities.”

Additional Items

- Regulation Shifts: TN and CBOD
- Reference to Tetra Tech Report
- Financial Capability Guidance
- Lack of Funding
- De Facto Moratoriums
- Conflicting Deadlines
- Science and Collaboration
- Other Issues



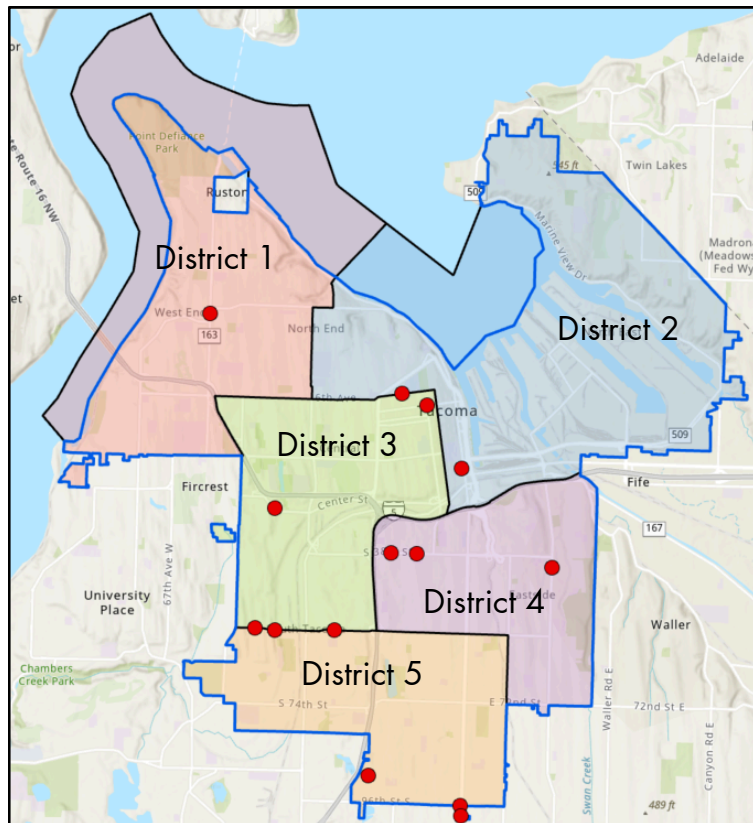


Vision Zero Monthly Crash Report

July 2025

THE DATA IS BASED UPON A TIME-SPECIFIC QUERY FROM THE WASHINGTON STATE PATROL - COLLISIONS ANALYSIS TOOL. THE DATA IS DYNAMIC AND IS SUBJECT TO CHANGE AND/OR REVISION.

July 2025 Fatal and Serious Injury Crashes by Council District



 Fatal or Serious Injury Crash

July Crash Summary

There were 306 total collisions in July:

- 10 collisions involved a pedestrian
- 6 collisions involved a bicyclist
- 14 collisions resulted in a serious injury or fatality

To see the Vision Zero data dashboard or to learn more about Vision Zero, visit: cityoftacoma.org/visionzero

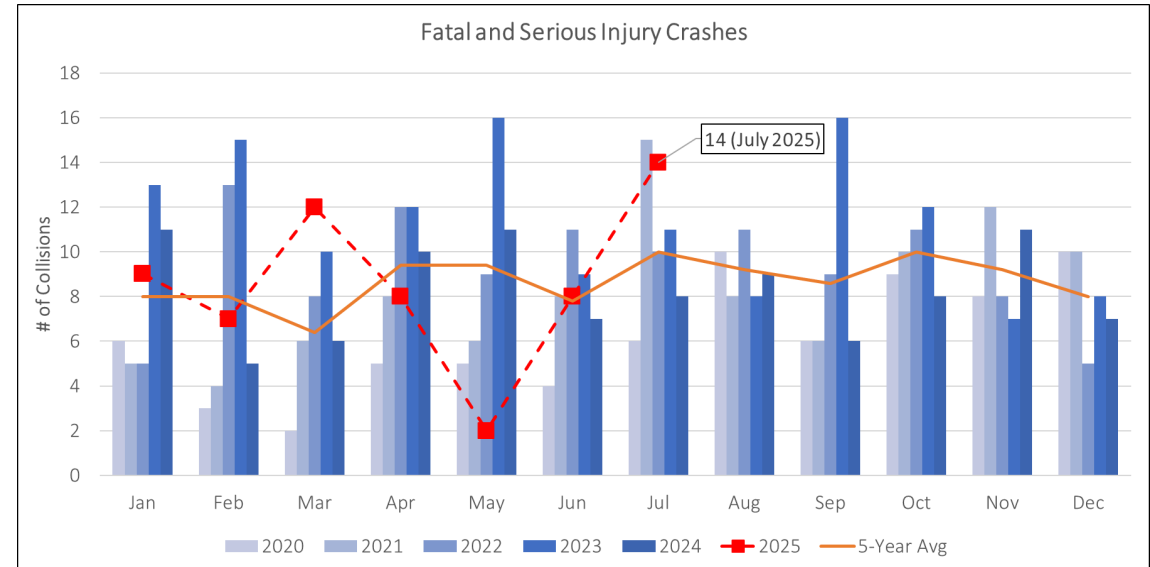
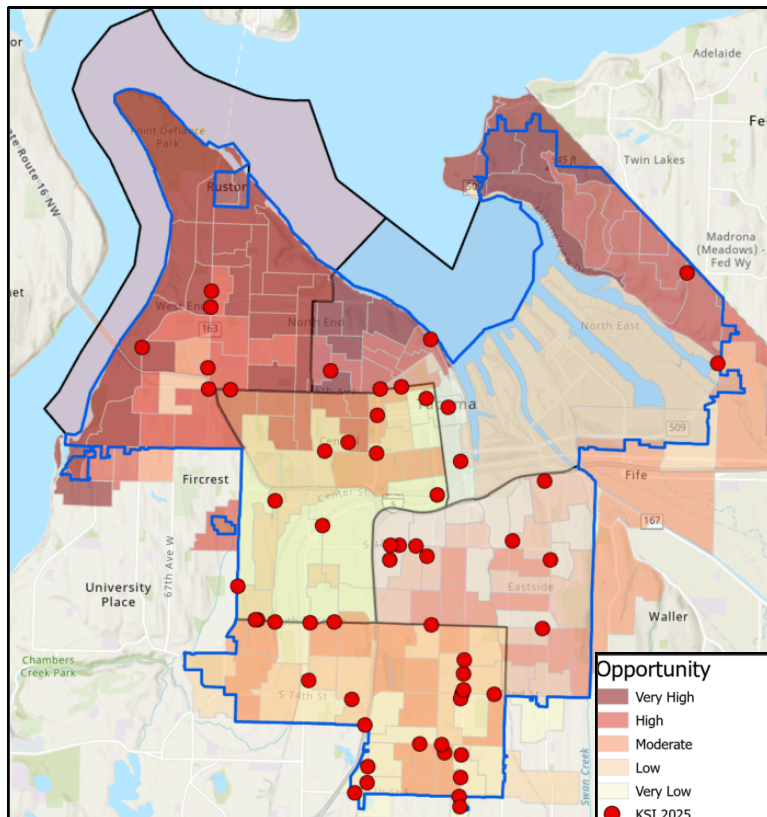
Primary Street	Secondary Street	Victim Age Range	Injury Level	Mode
S 56th St	S Gove St	21 - 24	Fatal	Motorist
S 56th St	S Junette St	18 - 20	Serious Injury	Pedestrian
S 38th St	S M St	41 - 45	Serious Injury	Pedestrian
S 96th St	Pacific Ave	41 - 45	Serious Injury	Bicyclist
Center St	S Tyler St	36 - 40	Serious Injury	Motorist
S Alaska St	S 38th St	61 - 65	Serious Injury	Motorist
		46 - 50	Serious Injury	Motorist
6th Ave	S M St	56 - 60	Serious Injury	Motorist
Yakima Ave	S 9th St	71 - 75	Serious Injury	Motorist
S Tyler St	S 56th St	51 - 55	Serious Injury	Motorist
Pacific Ave	S 98th St	25 - 30	Serious Injury	Motorist
E Portland Ave	E 40th St	36 - 40	Serious Injury	Motorist
		31 - 35	Serious Injury	Motorist
N Pearl St	N 30th St	21 - 24	Serious Injury	Motorist
Commerce St	S 23rd St	36 - 40	Serious Injury	Motorist
S Hosmer St	S 90th St	61 - 65	Serious Injury	Motorist



Vision Zero Cumulative and Trends

*City of Tacoma's Goal
Zero fatal and serious injury
traffic crashes by 2035*

2025 Year to Date Fatal and Serious Injury Crashes (Opportunity Index Overlay)



All Crashes (Annual Totals)				
Mode Type	5-Year Avg		Last 12 Months	
	Total	%	Total	%
Bicyclist	35	1%	37	1%
Motorist	3832	96%	3487	95%
Pedestrian	121	3%	150	4%

Fatal and Serious Injury Crashes (Annual Totals)				
Mode Type	5-Year Avg		Last 12 Months	
	Total	%	Total	%
Bicyclist	5	5%	4	4%
Motorist	77	74%	69	68%
Pedestrian	22	21%	28	28%

Above 5-Year Average
Below 5-Year Average

Federal law 23 United States Code Section 407 governs use of the data in this report. Under this law, data maintained for purposes of evaluating potential highway safety enhancements "...shall not be subject to discovery or admitted into evidence in a federal or state court proceeding or considered for other purposes in any action for damages arising from any occurrence at a location mentioned or addressed in such reports, surveys, schedules, lists, or data." If you should attempt to use the information in this report in an action for damages against City, the State of Washington, or any other jurisdiction involved in the locations mentioned in the data, these entities expressly reserve the right, under Section 407, to object to the use of the data, including any opinions drawn from the data.



Tacoma City Council Constituent Intake Website Data Report: September 2025

Total Request
Submissions

828

Total Submissions

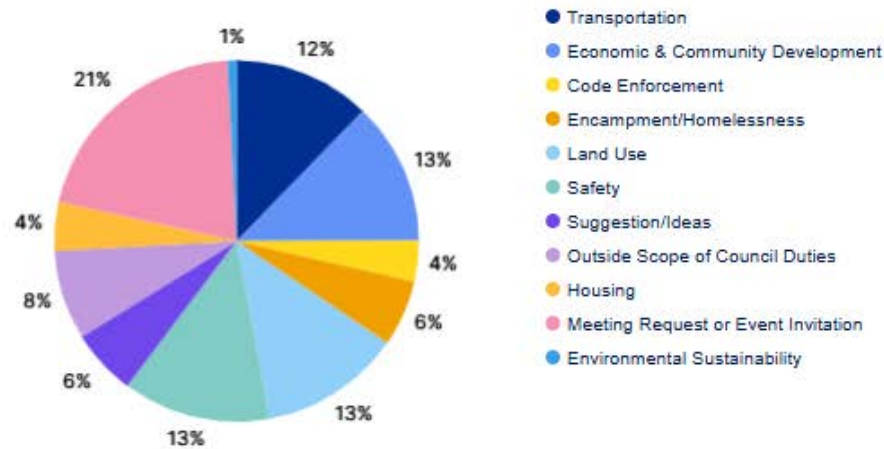
Request
Submissions

587

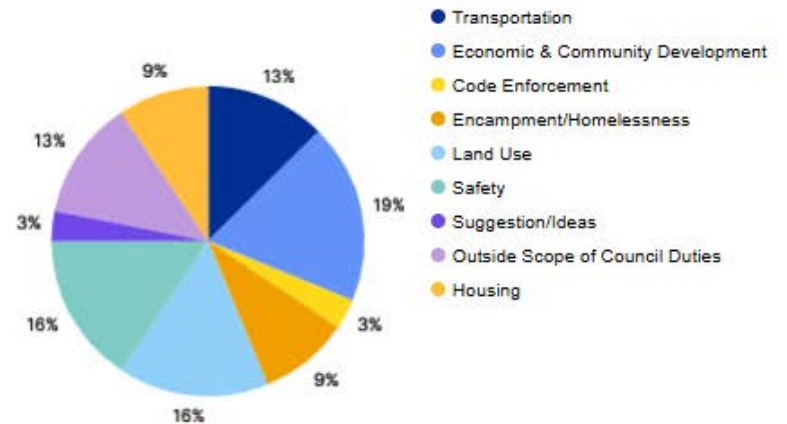
Inquiries that include
+1 Council Member

Topic Codes

Summary

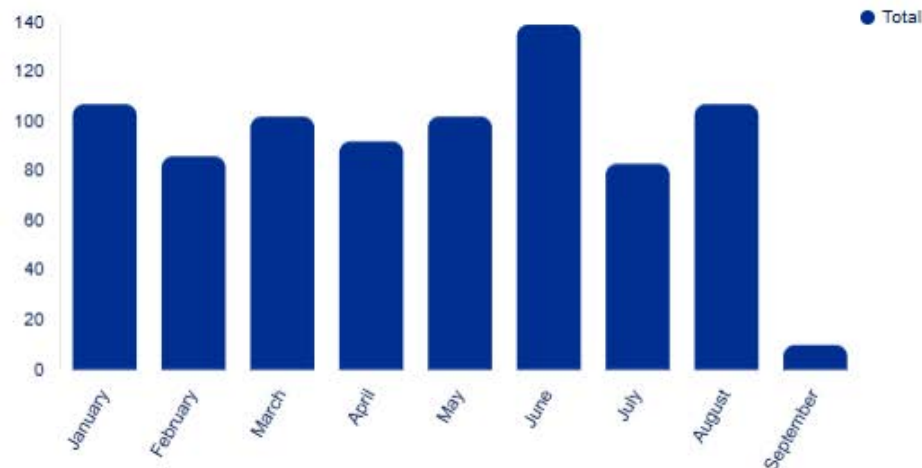


Last 14 Days

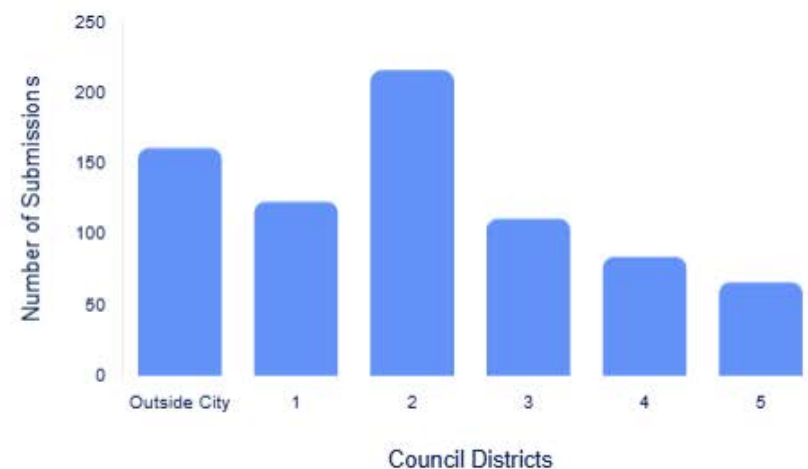


Submission Summary

Submissions by Month



Submissions by Council District





MEETINGS FOR THE WEEK OF SEPTEMBER 8, 2025 THROUGH SEPTEMBER 12, 2025

TIME	MEETING	LOCATION
MONDAY, SEPTEMBER 8, 2025		
5:00 PM	Local Improvement District (L.I.D.) Hearings*	747 Market St., Municipal Bldg., Council Chambers Visit https://tacoma.gov/hearingexaminer
5:00 PM	Tacoma Arts Commission	747 Market St., Municipal Bldg., Conf. Rm. 248 Join Zoom Meeting at: https://zoom.us/j/91664469812 Telephonic: Dial 253-215-8782 Meeting ID: 916 6446 9812 Passcode: 376093
5:30 PM	Human Rights Commission Study Session	747 Market St., Municipal Bldg., Conf. Rm. 243 Join Zoom Meeting at: http://zoom.us/j/85915410975 Telephonic: Dial 253-215-8782 Meeting ID: 859 1541 0975 Passcode: 166967 Contact Vicky McLaurin at HRCandCIRA@tacoma.gov
6:00 PM	Community's Police Advisory Committee	747 Market St., Municipal Bldg., Conf. Rm. 220-A Join Zoom Meeting at: https://zoom.us/j/89777781982 Telephonic: Dial 253-215-8782 Meeting ID: 897 7778 1982 Passcode: 572221 Contact Ted Richardson at trichardson@tacoma.gov
6:30 PM	Human Rights Commission	747 Market St., Municipal Bldg., Conf. Rm. 243 Join Zoom Meeting at: http://zoom.us/j/85915410975 Telephonic: Dial 253-215-8782 Meeting ID: 859 1541 0975 Passcode: 166967 Contact Vicky McLaurin at HRCandCIRA@tacoma.gov
TUESDAY, SEPTEMBER 9, 2025		
9:00 AM	Hearing Examiner's Hearing*	747 Market St., Municipal Bldg., Council Chambers Visit www.cityoftacoma.org/hearingexaminer
10:00 AM	Economic Development Committee	747 Market St., Municipal Bldg., Conf. Rm. 248 Join Zoom Meeting at: https://zoom.us/j/88227539908 Telephonic: Dial 253-215-8782 Meeting ID: 882 2753 9908 Passcode: 614650
11:15 AM	Bid Opening**	3628 S. 35th St., Public Utilities Bldg., ABN-M1 Join Zoom Meeting at: https://zoom.us/j/88402680573 Telephonic: Dial 253-215-8782 Meeting ID: 884 0268 0573 Passcode: 070737 Contact Lisa Yost at 253-502-8468
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 10, 2025

- NOON Transit Oriented Development (TOD) Task Force 747 Market St., Municipal Bldg., Conf. Rm. 138
Join Zoom Meeting at: <https://zoom.us/j/85831009869>
Telephonic: Dial 253-215-8782
Meeting ID: 858 3100 9869
- 3:00 PM Public Utility Board Study Session 3628 S. 35th St., Public Utilities Bldg., Conf. Rm. LT1
Join Zoom Meeting at: <https://zoom.us/j/81336402669>
Telephonic: Dial 253-215-8782
Meeting ID: 813 3640 2669
- 4:30 PM Infrastructure, Planning, and Sustainability Committee 747 Market St., Municipal Bldg., Conf. Rm. 248
Join Zoom Meeting at: <https://zoom.us/j/87829056704>
Telephonic: Dial 253-215-8782
Meeting ID: 878 2905 6704 Passcode: 614650
- 5:30 PM Landmarks Preservation Commission 747 Market St., Municipal Bldg., Conf. Rm. 243
Join Zoom Meeting at: <https://zoom.us/j/89120046605>
Telephonic: Dial 253-215-8782
Meeting ID: 891 2004 6605
- 6:00 PM Human Services Commission 747 Market St., Municipal Bldg., Conf. Rm. 138
Join Zoom Meeting at: <https://zoom.us/j/83364476695>
Telephonic: Dial 253-215-8782
Meeting ID: 833 6447 6695 Passcode: 002323
- 6:30 PM Public Utility Board Meeting – CANCELLED

THURSDAY, SEPTEMBER 11, 2025

- 7:30 AM Tacoma Community Redevelopment Authority Board – CANCELLED
- 9:00 AM Hearing Examiner's Hearing* 747 Market St., Municipal Bldg., Council Chambers
Visit <https://tacoma.gov/hearingexaminer>
- 1:00 PM Tacoma Employees' Retirement System Board – CANCELLED
- 4:30 PM Community Vitality and Safety Committee 747 Market St., Municipal Bldg., Conf. Rm. 248
Join Zoom Meeting at: <https://zoom.us/j/85961604917>
Telephonic: Dial 253-215-8782
Meeting ID: 859 6160 4917 Passcode: 614650
- 4:00 PM Tacoma Area Commission on Disabilities 747 Market St., Municipal Bldg., Conf. Rm. 243
Join Zoom Meeting at: <https://zoom.us/j/87500730041>
Telephonic: Dial 253-215-8782
Meeting ID: 875 0073 0041 Passcode: 931997
- 5:00 PM Land Use Public Meeting*** 747 Market St., Municipal Bldg., Council Chambers
Contact Shirley Schultz at sschultz@tacoma.gov

FRIDAY, SEPTEMBER 12, 2025

- 8:00 AM Joint Municipal Action Committee 747 Market St., Municipal Bldg., Conf. Rm. 248
Join Zoom Meeting at: <https://zoom.us/j/84064886981>
Telephonic: Dial 253-215-8782
Meeting ID: 840 6488 6981
- 10:30 AM Operational Strategy and Administrative Committee 747 Market St., Municipal Bldg., Conf. Rm. 243
Join Zoom Meeting at: <https://zoom.us/j/91923690364>
Telephonic: Dial 253-215-8782
Meeting ID: 919 2369 0364 Passcode: 614650



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. 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. Contact the Finance Procurement and Payables Office at 253-502-8468 or www.tacomapurchasing.org to confirm whether Bid Opening will be held.

*** Land Use Public Meetings meet on an as-needed basis. Contact Division Manager Shirley Schultz at 253-345-0879 to confirm whether a meeting will be held this week.

Date	Meeting	Subject	Department	Background
September 9, 2025	Study Session (Hybrid Council Chambers / Dial-in 12:00 p.m.)	State of the Court	City of Tacoma Municipal Judges	Staff from the Municipal Court will provide an update on the State of the Court
		Homeless Strategy Update	Neighborhood and Community Services - Caleb Carbone	Staff from NCS will provide their quarterly update on the City's Homeless Strategy.
		Tideflats Subarea Plan - Consideration of Amendments and Public Hearing Prep		This meeting is intended to brief the City Council on the Planning Commission's proposed amendments to the Tideflats Steering Committee Draft Subarea Plan, the Draft Planned Action Ordinance (RCW 43.21c.440), and proposed amendments to Tacoma Municipal Code (TMC) Chapter 13.06 Zoning and Title 19 Shoreline Master Program, and for direction on City Council-led amendments, to be included in the resolution to set the public hearing for October 28, 2025.
	City Council Meeting (hybrid Council Chambers /dial-in 5:00 PM)			
September 16, 2025	Study Session (Hybrid Council Chambers / Dial-in 12:00 p.m.)	Alternative Response Quarterly Update	Neighborhood and Community Services - Vicky McLaurin, TFD - Chief Sionna Stallings - Ala' ilima, TPD - Interim Chief Jackson	Quarterly update on the status of the three Alternative Response projects being led by Fire, Police, and Neighborhood and Community Services: Behavioral Health Response Team (HOPE), Community Safety Officers, Homelessness Response
		HB 2015 - Public Safety Enhancement Sales Tax	Finance - Andy	
	City Council Meeting (hybrid Council Chambers /dial-in 5:00 PM)			
September 23, 2025	Cancelled			
September 30, 2025	Study Session (Hybrid Council Chambers / Dial-in 12:00 p.m.)	Media and Communications Quarterly Strategy Update	MCO - Amy Clancy	Staff from the Media and Communications Department will provide their quarterly update
		Home in Tacoma - Early Implementation Update	Planning and Development Services - Brian Boudet, Robin Bolster-Grant & Corey Newton	Planning & Development Services staff will provide a comprehensive update to the City Council on the implementation of Home in Tacoma. This will incorporate an overview of the permitting and development activity seen since the launch in February 2025.
	City Council Meeting (hybrid Council Chambers /dial-in 5:00 PM)			
October 7, 2025	Study Session (Hybrid Council Chambers / Dial-in 12:00 p.m.)			
	Committee of the Whole			
	City Council Meeting (hybrid Council Chambers /dial-in 5:00 PM)			

Community Vitality and Safety Committee			
Committee Members (Chair) CM Rumbaugh, (Vice Chair) CM Walker, CM Sadalge, and CM Scott Alternate: CM Diaz Executive Liaison: Vicky McLaurin; Coordinator: Arsenio Roddy-Little		2nd and 4th Thursdays of the month 4:30pm Zoom and TMB 248	CBC Assignments <ul style="list-style-type: none">• Commission on Disabilities• Commission on Immigrant and Refugee Affairs• Community's Police Advisory Committee• Housing Authority• Human Rights Commission• Human Services Commission• Public Library Board• Tacoma Community Redevelopment Authority
Date	Topic	Presenter(s)	Description
September 11, 2025	Human Services Commission Interviews	Nicole Emery, City Clerk	Interviews to fill vacancies on the Human Services Commission.
September 25, 2025	Human Rights Commission Interviews	Nicole Emery, City Clerk	Interviews to fill vacancies on the Human Rights Commission.
	Unified Regional Approach to Homelessness	Caleb Carbone, Principal Community Resource Analyst, Neighborhood and Community Services; Liza Burell, Policy and Program Development Lead, Uncommon Bridges	Report out on the status of the Pierce County Unified Regional Approach to Homelessness
October 9, 2025	Study Group to Assess Effect of Tacoma's New Renter Protection Ordinance Study Results	Professor Mike Crow, Evergreen State College and Michael Mirra, Co-convenor	Presentation on the results of a locally-driven study to assess the effect of Tacoma's Landlord Fairness Code Initiative
October 23, 2025	Remann Hall Informational Briefing	Kevin Williams, Juvenile Assistant Administrator - Probation, Pierce County	This informational briefing is to inform city leadership about the contracted work for the City of Tacoma and how that fits into the broader portfolio of work at Remann Hall.
	Landlord Fairness Code Initiative Policy Proposal	Council Member Sarah Rumbaugh; City Council	

Economic Development Committee			
Committee Members (Chair) DM Daniels, (Vice Chair) CM Diaz, CM Bushnell, and CM Scott Alternate: CM Rumbaugh; Executive Liaison: Tanja Carter; Coordinator: Anna Le		2nd, 4th, and 5th Tuesdays of the month 10:00am Zoom and TMB 248	CBC Assignments <ul style="list-style-type: none"> • City Events and Recognition Committee • Equity in Contracting Advisory Committee • Convention Center Public Facilities District • Tacoma Arts Commission • Tacoma Creates Advisory Board
Date	Topic	Presenter(s)	Description
September 9, 2025	Hilltop Business Improvement Area Update	Debbie Bingham, Business and Economic Development Manager, Community and Economic Development; Andres Mantilla, Partner, Uncommon Bridges	The Community and Economic Development Department and Uncommon Bridges (formerly BDS Planning), the contractor working on the potential of a Hilltop Business Improvement Area, will provide an informational update of the current status and the steps taken to get to this point.
September 23, 2025	Neighborhood Business Districts Program Update	Carol Wolfe, Division Manager, Community and Economic Development; Shari Hart, Business and Economic Development Analyst, Community & Economic Development	This presentation will provide an overview of the refreshed Neighborhood Business District Program, highlighting updated strategies to better support local businesses, enhance public spaces, and drive inclusive economic growth. Staff will also share next steps for implementation.
September 30, 2025	Commissions, Boards, and Committees Update (meeting in Council Chambers)	EDC Commissions, Boards, and Committees Chairs and Staff Liaisons	An opportunity for Commissions, Boards, and Committees assigned to EDC to give short 10-15 minute informational briefings. All EDC Commission, Board, and Committee members are welcome to attend.
October 14, 2025	Community and Economic Development Strategic Plan 2026-2030 First Draft Review	Debbie Bingham, Business and Economic Development Manager, Community and Economic Development	Staff will present the first draft of the 2026-2030 Community and Economic Development Strategic Plan for Committee questions and input.
October 28, 2025	Tacoma Creates Annual Report		This presentation will provide updates to the Economic Development Committee regarding the 2024-25 program year for Tacoma Creates, and the positive impacts of this funding in the community. We will share highlights from our annual report, including details about the funds distributed to dozens of local non-profit cultural organizations, and examples of programming happening downtown and in neighborhoods across the City.
	Jobs 253 and the Maritime 253 Skills Center	Stephanie Glenisky, Career and Technical Education Director; Kristie Wolford, Maritime 253 Skills Center Director, Tacoma Public Schools; Deborah Trevorow, Business and Economic Development Analyst, Community and Economic Development	This presentation will provide key updates on Tacoma Public Schools' Jobs 253 Program and the expansion of workforce development initiatives, including the launch of the Maritime 253 Skills Center. Attendees will learn about our growing partnerships with industry, recent successes in student employment and credentialing, and strategic plans to strengthen career-connected learning across priority sectors. The session will also outline upcoming opportunities to deepen collaboration and expand equitable access to high-demand, high-wage career pathways.

Government Performance and Finance Committee			
Committee Members (Chair) CM Hines, (Vice Chair) CM Bushnell, DM Daniels, and CM Rumbaugh Alternate: CM Walker Executive Liaison: Andy Cherullo; Coordinator: Chantra Real		1st and 3rd Tuesdays of the month 10:00am Zoom and TMB 248	CBC Assignments • Audit Advisory Board • Board of Ethics • Civil Service Board • Public Utility Board
Date	Topic	Presenter(s)	Description
September 16, 2025	Civil Service Board	Chair Hansen	The Chair of the Civil Service Board will present a proposal for new and amended civil service rules.
	Telecommunications Franchise Agreement with Ezee Fiber Texas, LLC	Jeff Lueders, Media & Communications (MCO) Division Manager	Staff from MCO will present on a 10 year telecommunications franchise agreement with Ezee Fiber Texas LLC to operate in the City of Tacoma's right of way.
October 7, 2025	Short-Term Rental Property Update	Staff from Tax & License, PDS and the Office of Strategy	Staff from Tax & License, PDS and the Office of Strategy will provide an informational briefing on Short-Term Rentals, and update the Committee on recent efforts related to compliance efforts.
October 21, 2025	Insurance 101	Luis Fragoso, Risk Manager	Risk manager will provide an overview of the City's Insurance policies and other issues related to risk exposure of the City.

Infrastructure, Planning, and Sustainability Committee			
Committee Members (Chair) CM Walker, (Vice Chair) CM Diaz, CM Hines, and CM Sadalge Alternate: CM Bushnell Executive Liaison: Ramiro Chavez; Coordinator: Anna Le		2nd and 4th Wednesdays of the month 4:30pm Zoom and TMB 248	CBC Assignments • Board of Building Appeals • Climate and Sustainability Commission • Landmarks Preservation Commission • Planning Commission • Transportation Commission • Urban Design Board
Date	Topic	Presenter(s)	Description
September 10, 2025	15% Transportation Benefit District Sales Tax Revenues for Pedestrian Safety	Jeffrey Jenkins, Director, Public Works	This presentation will review the usage of the 15% set aside for Pedestrian Safety of the Transportation Benefit District Sales and Use Tax Revenues.
September 17, 2025 Special Meeting	Transformed Neighborhood Traffic Calming Program	Brennan Kidd, Assistant Division Manager; Qi Chen, Neighborhood Programs Engineer	The presentation will share information about the updated program, including its structure, goals, tools, and funding.
September 24, 2025	Cancelled	--	--
October 8, 2025	Commissions, Boards, and Committees Update (meeting in Council Chambers)	IPS Commissions, Boards, and Committees Chairs and Staff Liaisons	An opportunity for Commissions, Boards, and Committees assigned to IPS to give short 10-15 minute informational briefings. All IPS Commission, Board, and Committee members are welcome to attend.
October 22, 2025	Vision Zero Second Annual Report	Grayson Reim, Vision Zero Coordinator; Carrie Wilhelme, Principal Transportation Planner, Public Works	Public Works staff will present an update of the City's Vision Zero Program. The presentation will provide an overview of crash trends and progress on the implementation of the 2022 Vision Zero Action Plan.