



South Tacoma Groundwater Protection District – Consideration of a Moratorium

City of Tacoma | Planning and Development Services
City Council Study Session
January 10, 2023



●●● Presentation Overview



Purpose of the Meeting: Present Infrastructure, Planning and Sustainability Committee (IPS) recommendation pertaining to the South Tacoma Groundwater Protection District (STGPD) consideration of a moratorium.

1. Background
2. Agency Roles and Responsibilities in Groundwater Protection
3. Planning Commission Recommendation
4. IPS Committee Review and Recommendation
5. Potential Next Steps

●●● Background

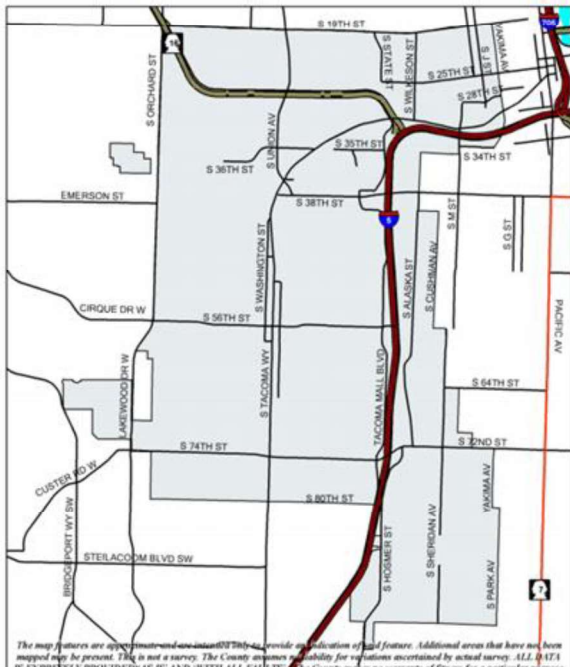


2022 Annual Amendment to the Comprehensive Plan and Land Use Regulatory Code:

- Amended Substitute Resolution No. 40985, approving the “Work Plan for South Tacoma Groundwater Protection District Code Amendments”, adopted on June 28, 2022
- City Council Direction: The Planning Commission will conduct a public process to develop findings of fact and recommendations as to **whether a moratorium on heavy industrial uses and storage of hazardous materials within the South Tacoma Groundwater Protection District is warranted**, and if so, to recommend the scope, applicability, and duration for City Council consideration within 60 days of the effective date of this resolution.”
- Planning Commission completed review and recommendation on August 17, 2022

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●●● Groundwater Protection District



- Created in 1988 as an overlay zone in Title 13 of the Tacoma Municipal Code.
- Encompasses the South Tacoma aquifer recharge area.
- Created to protect aquifer drinking water from contamination.
- Boundaries expanded east past I-5 in 2006.
- Updated in 2011 to allow stormwater infiltration.
- Applies to businesses/commercial uses

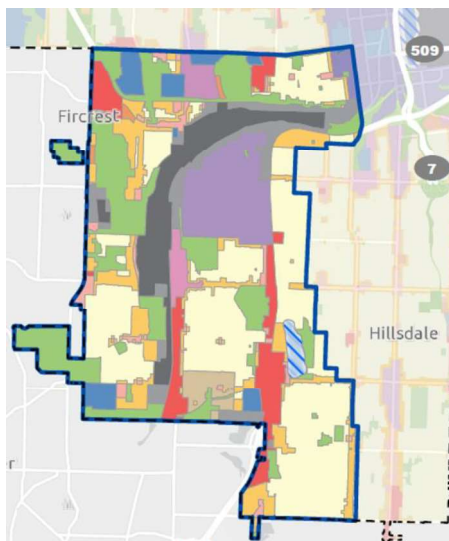
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●●● Coordinating Agencies/Subject Matter Experts

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

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●●● STGPD: Zoning Overlay



Prohibited Uses

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

Other Standards for storage, stormwater infiltration, spill prevention and inspections.

Above: Future Land Use Map, One Tacoma Comprehensive Plan

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●●● Commission Recommendations



The Planning Commission Concluded:

- A moratorium is warranted for underground storage tanks (USTs), metal recycling and auto wrecking, vehicle service and repair, and industrial vehicle service and repair.
- Duration: 1 year
- Work Plan: Incorporate into the STGPD Code Amendments for 2023

Staff presented the Planning Commission's findings of Fact and Recommendations at the study session on September 20, 2022

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●●● IPS Committee Review



Dates	Actions
Oct. 26, 2022	Reviewed Background Information Q/A with Planning Commission Chair
Nov. 9, 2022	Panelist Discussion – <ul style="list-style-type: none"> • Heidi Stephens – South Tacoma NC/Applicant • Tim Smith – Applicant • Andrea Reay – Chamber of Commerce • Todd Ward – Auto Dealership Owners Representative
Nov. 30, 2022	Reviewed Permit Information Finalized Recommendations
Dec. 14, 2022	Weekly Report – Letter from Chair Walker

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● ● ● IPS Committee Recommendations



The IPS Committee Recommended the following modifications to the Planning Commission proposal:

- Use Categories: Did not find sufficient risk to warrant a moratorium on vehicle service and repair uses
- Expansion of Existing Uses:
 - Found that a moratorium that is too restrictive could have the counter effect of prohibiting improvements that reduce the risks of existing uses.
 - Therefore, the moratorium should allow for reasonable development that improves environmental outcomes and reduces groundwater risks.

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● ● ● Public Hearing – Proposal



Moratorium Proposal for Public Hearing:

- Uses:
 - Moratorium applies to USTs
 - Metal recycling/auto wrecking
- Expansion of Existing Uses: Allow reasonable facility and site improvements that result in reduced risks to groundwater resources
- Duration of Moratorium: Up to 1 year
- Work Plan: Incorporate into the STGPD Code Amendments

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● ● ● Next Steps

2023 Dates (tentative)	Actions
January 10	Study Session – Review IPS Recommendations City Council – Resolution to Set a Public Hearing
February 2	Community Meeting
February 7	City Council – Public Hearing
February 21	Ordinance (First Reading)
February 28	Ordinance (Final Reading)



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