

South Tacoma Groundwater Protection District Moratorium Extension

City of Tacoma | Planning and Development Services

City Council Meeting
February 11, 2025
Ordinance No. 29020



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Overview



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

Presentation Overview:

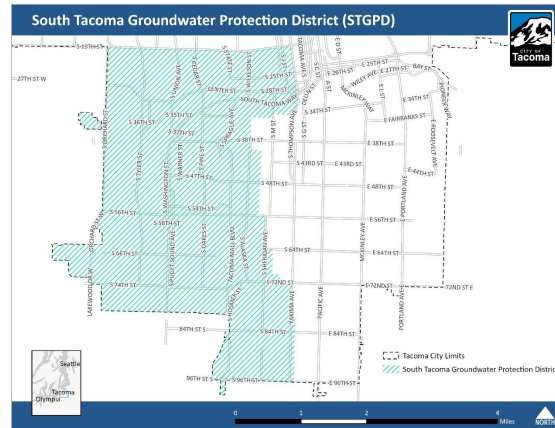
- Background
- STGPD Moratorium
- Public Comments
- Schedule and Next Steps

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STGPD Background

- Created in 1988, prior to the State's establishment of the Growth Management Act (GMA) and its guidance on Critical Aquifer Recharge Area (CARAs)
- Purpose:** protect aquifer drinking water from contamination
- Key Regulations in STGPD:**
 - Applies to businesses and commercial uses
 - Prohibits incompatible land uses
 - Establishes standards for:
 - Hazardous substance storage
 - Stormwater infiltration
 - Spill prevention
 - Inspections, testing and enforcement
- Lead agencies:**
 - Tacoma-Pierce County Health Department (TPCHD)
 - Tacoma Water
 - Environmental Services
 - Planning and Development Services (PDS)



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STGPD Moratorium

What uses will be impacted?

- **Uses Temporarily Prohibited:**
 - Underground storage tanks
 - Metal recycling/auto wrecking
- **Existing Uses:**
 - Prohibit expansion of existing facilities
 - Allow normal maintenance, repair, replacement activities, and existing operations
 - Allow site and facility improvements to comply with building code, stormwater, and environmental standards

Duration of Moratorium: The existing moratorium is set to expire on March 20, 2025. The extension will add an additional six months.

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● ● ● Public Hearing Notifications



Notifications – February 4 Public Hearing	
Tacoma Daily Index	Puyallup Tribe
Website	Tacoma Public Libraries
City News Release	Interested Parties List
Social Media	Neighborhood Business Districts
TV Tacoma	Neighborhood Councils

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● ● ● Public Comments



- Seven commenters
- Three written comments
- General support for the extension
- One opposing the extension

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●●● Moratorium Schedule



2025 Dates	Actions
January 14	City Council - Resolution to Set a Public Hearing Date
February 4	Study Session - Public Hearing Preparation
February 4	City Council - Public Hearing
February 11	City Council - Ordinance (First Reading)
February 25	City Council - Ordinance (Final Reading)
March 20	Current Moratorium Expires

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●●● Workplan Schedule (Tentative)



2025 Dates	Body	Action
January 13	Health Impact Assessment (HIA) Advisory Group	Initial Baseline Health Assessment
January 16	Integrated Resource Plan (IRP) Public Advisory Committee	Initial Findings and Preliminary Recommendations
January 22	Infrastructure, Planning, and Sustainability (IPS) Committee	Progress Report on STGPD Code Update Initial Findings and Preliminary Recommendations
February 20 - March 1	One Tacoma Open Houses	Community Input
March 19	Planning Commission	Review Consultant Recommendations & Public Input
February to March	HIA Advisory Group	HIA Recommendations
March to May	Planning Commission	Draft Groundwater Code Public Comment Period and Recommendations
June to August	City Council	Review Planning Commission Recommendations Conduct Public Hearing Adoption

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