


**South Tacoma  
Groundwater Protection District  
Consideration of a Moratorium**

City of Tacoma | Planning and Development Services  
City Council Public Hearing  
February 7, 2023

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## ●●● Presentation Overview

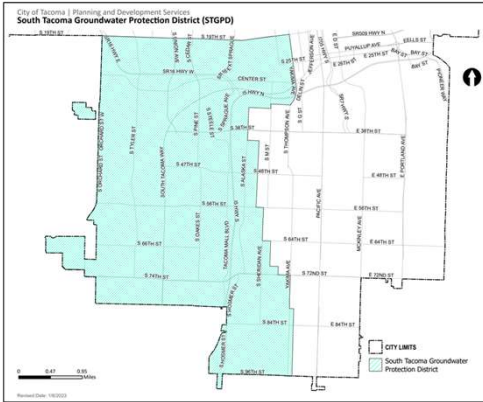
**Purpose of the Meeting: Accept public comments on the proposed moratorium within the South Tacoma Groundwater Protection District (STGPD).**

1. Background on Groundwater District
2. Review Process
3. Proposal
4. Potential Next Steps

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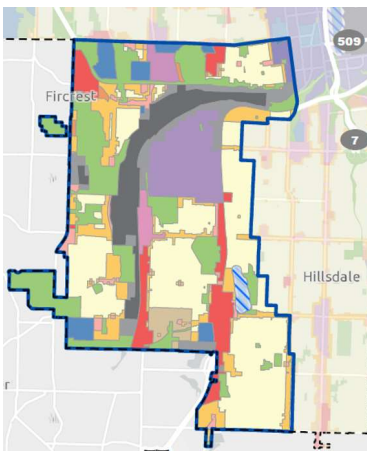
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# ●●● Groundwater Protection District



- 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.
- Applies to businesses/commercial uses.
- Prohibits incompatible land uses.
- Establishes standards for hazardous substance storage, stormwater infiltration, spill prevention, and inspections.
- Subject to periodic review and update.

# ●●● 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.

Above: Future Land Use Map, One Tacoma Comprehensive Plan

## ●●● Coordinating Agencies



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

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## ●●● Initiation of Consideration of a Moratorium



### 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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## ●●● Commission Recommendations



### **The Planning Commission Concluded:**

- A moratorium is warranted for underground storage tanks, 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
- Additional recommendations pertaining to countywide coordination, remediation, economic green zone

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## ●●● IPS Committee Amendments



### **The Infrastructure, Planning, and Sustainability (IPS) Committee approved the following amendments to the Planning Commission proposal:**

- Use Categories Subject to Moratorium: Did not find sufficient risk to warrant a moratorium on vehicle service and repair uses.
- Existing Uses: Found that a moratorium that is too restrictive could have the counter effect of prohibiting improvements for the purpose of reducing the risks of existing uses. Moratorium should accommodate replacement and site improvements to comply with environmental standards.

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## ●●● Public Hearing – Proposal



### **Moratorium Proposal for Public Hearing:**

- 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: Up to 1 year
- Work Plan: Incorporate into the STGPD code amendments

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## ●●● Public Notice and Engagement



### **City Council Public Hearing**

- 25,000 notices issues to taxpayers and occupants
- Email distribution to interested parties, community organizations
- Informational meeting on February 2, 2023

### **IPS Committee**

- Conducted panel discussion with community and business representatives

### **Planning Commission**

- Email notification and social media notification
- Past comments to City Council
- Community informational meeting

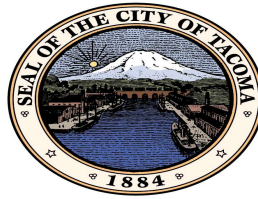
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## ●●● Next Steps



2023 Dates (tentative)	Actions
February 7	City Council – Public Hearing
February 14	City Council – Study Session
February 21	Ordinance (First Reading)
February 28	Ordinance (Final Reading)
Late Winter/ Spring	Update Work Plan for Groundwater District Code Review and Initiate Process



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