



South Tacoma Groundwater Protection District Moratorium Extension Public Hearing

City of Tacoma | Planning and Development Services

City Council
February 4, 2025



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● ● ● Overview



Purpose of the meeting: Conduct a public hearing on the proposed six-month extension of the South Tacoma Groundwater Protection District (STGPD) moratorium.

Overview:

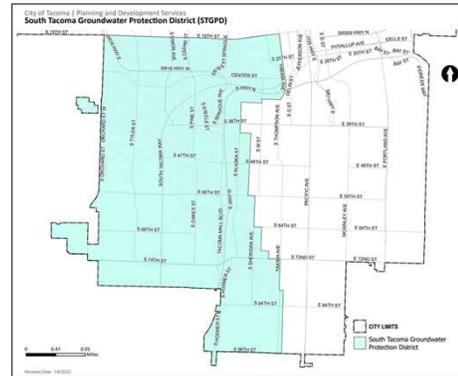
- Background
- STGPD Moratorium
- STGPD Updated Work Plan
- Outreach and Engagement
- Schedule

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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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Moratorium

1. Amended Substitute Resolution No. 40985

- Initiated moratorium review
- Adopted STGPD Work Plan

2. Adoption: On March 7, 2023, the City Council passed Ordinance No. 28872, enacting a moratorium within the STGPD as recommended by the Infrastructure, Planning, and Sustainability (IPS) Committee.

- **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

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●●● Updated Work Plan



- Adopted by City Council in Resolution No. 40985 and updated by the Planning Commission

1. High Impact Use Standards

- Review high impact use standards, including those from the South Tacoma Neighborhood Council application and ongoing moratorium:
 1. Metal Recycling/Auto Wrecking*
 2. Below Ground Storage Tanks*
(*Subject to moratorium)
 3. Above Ground Storage Tanks

2. Infiltration Policy & Impervious Surface Standards

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●●● Updated Work Plan (Continued)



3. Landscaping & Tree Canopy Standards

- South Tacoma Manufacturing and Industrial Center (STMIC), Tacoma Mall Regional Growth Center (RGC) in STGPD

4. STGPD Health Impact Assessment (HIA)

5. Improve Integration of STGPD overlay zone with Critical Areas Ordinance (TMC 13.11)

6. Map Refinements

- South Tacoma Aquifer and CARAs

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●●● Outreach and Engagement



- **Spotlight on South Tacoma** (January-March 2024)
- **Sustainability Expo** (April 13, 2024)
- **Dia de los Niños / Eastside Mini-Olympic Games** (May 4, 2024)
- **Nine One Tacoma Comprehensive Plan Workshops** (May-June 2024)
- **Ocean Fest** (August 2024)
- **South Tacoma Neighborhood Plan Steering Committee** (August 22, 2024)
- **Tacoma Permit Advisory Group** (September 18, 2024)
- **South Tacoma Business District Association** (September 19, 2024)
- **South Tacoma Neighborhood Council**

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●●● Engagement & Advisory Groups Involvement



- **HIA Advisory Group:**
 - **Members**
 - Public (Representing regulated businesses and Tacoma residents)
 - STNC Representative
 - **Meetings**
 - Four meetings held July 2024 – January 2025
- **Tacoma Water Integrated Resource Plan (IRP) Public Advisory Committee:**
 - **Members**
 - Other local jurisdictions
 - State regulators (Department of Health)
 - STNC Representative
 - **Meetings**
 - Five meetings held May 2024 – January 2025

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●●● Moratorium Schedule (Tentative)



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	HIA Advisory Group	Initial Baseline Health Assessment
January 16	IRP Public Advisory Committee	Initial Findings and Preliminary Recommendations
January 22	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 – March	HIA Advisory Group	HIA Recommendations
March – May	Planning Commission	Draft Groundwater Code Public Comment Period and Recommendations
June – August	City Council	Review Planning Commission Recommendations Conduct Public Hearing Adoption

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