



**TO:** Elizabeth Pauli, City Manager  
**FROM:** Stephen Atkinson, Principal Planner, Planning and Development Services  
Peter Huffman, Director, Planning and Development Services  
**COPY:** City Council and City Clerk  
**SUBJECT:** Resolution – Adopting Proposed Work Plan for South Tacoma Groundwater Protection District Code Amendments – June 14, 2022  
**DATE:** May 25, 2022

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**SUMMARY AND PURPOSE:**

A resolution adopting the Work Plan for the South Tacoma Groundwater Protection District Code Amendments, as recommended by the Planning Commission, as part of the 2022 Annual Amendment to the Comprehensive Plan and Land Use Regulatory Code.

**BACKGROUND:**

The 2022 Annual Amendment to the One Tacoma Comprehensive Plan and Land Use Regulatory Code (2022 Amendment) includes the following four applications: (1) a change to the land use designation on the NewCold site, (2) changes to the land use designations on several parcels owned by the South Sound Christian Schools and the CenterPoint Christian Fellowship, (3) the work plan for code amendments pertaining to the South Tacoma Groundwater Protection District (STGPD), and (4) minor plan and code amendments. This resolution addresses the work plan for code amendments pertaining to the STGPD.

In March 2021, the South Tacoma Neighborhood Council submitted a South Tacoma Economic Green Zone (EGZ) application to the Planning Commission for consideration during the 2022 Amendment process. The application requested both a review and update to the STGPD regulations as well as for a broad review of the general area of the STGPD and South Tacoma Manufacturing and Industrial Center to promote the potential designation of an EGZ and foster environmentally sustainable industry.

Upon initial assessment of the EGZ application in July 2021, the Planning Commission determined that the application encompassed two distinctive requests (i.e., STGPD code amendments and EGZ designation review), both demanding a great amount of research and analysis, extensive community engagement, multi-jurisdictional coordination and collaboration, and considerable staffing resources. Based on available staff resources and need to coordinate this application with multiple internal departments and external public agencies, the Commission determined the application should be best addressed through a phased approach, with the STGPD code amendments addressed in Phase 1 and the EGZ designation review addressed in Phase 2. For Phase 1, the Commission further developed a work plan (identified as Phase 1A) to outline the approach for pursuing the more resource-demanding code amendments (identified as Phase 1B). The Commission put forward the work plan as one of the 2022 Amendment applications through the public review process, seeking the community’s feedback and concurrence.

The Planning Commission completed its review of the 2022 Amendment through an extensive and inclusive public engagement process, including a public hearing on April 6, 2022. The Commission forwarded to the City Council, and filed with the City Clerk’s Office, the Planning Commission’s Findings of Fact and Recommendations Report for the 2022 Amendment (Report) along with a letter of recommendations, both dated May 4, 2022. The Report documents the public review and community engagement process and the Commission’s deliberations and decision-making concerning the four applications.



The Planning Commission has recommended the City Council adopt the work plan and acknowledge the associated issues and perspectives identified by the Commission, as set forth in Attachment 3 to the Report and incorporated herein.

Pursuant to Tacoma Municipal Code 13.02.070.I.1, the City Council shall hold a public hearing before enacting any proposed amendments to the Comprehensive Plan and development regulations as recommended by the Planning Commission. The City Council is scheduled to conduct a public hearing concerning all four applications for the 2022 Amendment on June 7, 2022.

**COMMUNITY ENGAGEMENT:**

In assisting the Planning Commission in shaping its recommendations on the 2022 Amendment, planning staff has reached out to identified stakeholders (e.g., community and neighborhood councils, Tacoma-Pierce County Health Department, Puyallup Tribe, Joint Base Lewis-McChord, and business and property owners near the various subject sites), conducted informational meetings, and maintained a project website. The Commission also conducted a public scoping hearing in the initial stage of the review process on June 16, 2021, and a public hearing in the final stage on April 6, 2022. Notices of the hearings were distributed to residents within 2,500 feet of affected sites and posted on the project website, newspapers, and social media.

**2025 STRATEGIC PRIORITIES:**

**Equity and Accessibility:**

The review process for the 2022 Amendment, including the Planning Commission’s public hearings, provides an equal opportunity for all residents with diverse background and interests to learn about and provide comments on the proposed amendments contained therein.

**Economy/Workforce:** *Equity Index Score: Very High Opportunity*

Increase the number of infrastructure projects and improvements that support existing and new business developments.

Increase positive public perception related to the Tacoma economy.

**Civic Engagement:** *Equity Index Score: High 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.

Representation at public meetings will reflect the diversity of the Tacoma community.

**Livability:** *Equity Index Score: Very High Opportunity*

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

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

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

The work plan for STGPD code amendments represents the initial response to the South Tacoma Neighborhood Council’s EGZ application and its implementation is expected to lead into a broader scope of work that addresses issues relating to economic development, civic engagement, environmental protection and sustainability, livability, and quality of life.



**ALTERNATIVES:**

Alternative(s)	Positive Impact(s)	Negative Impact(s)
Deny the proposed work plan.	N/A	Loss of an opportunity to acknowledge and address the community’s concerns about the environment, water quality, economic development and quality of life for the South Tacoma area and beyond.

**EVALUATION AND FOLLOW UP:**

If the legislation is adopted, staff will proceed with the implementation of the work plan for STGPD code amendments and continue with the community dialogue about the potential EGZ designation.

**STAFF RECOMMENDATION:**

Staff recommends the City Council adopt the proposed work plan for STGPD code amendments as recommended by the Planning Commission.

**FISCAL IMPACT:**

There is no fiscal impact.

**ATTACHMENTS:**

- Planning Commission’s Findings of Fact and Recommendations Report for the 2022 Amendment
- Attachment 3 – Recommendation Summary