



**SUBSTITUTE**

**RESOLUTION NO. 40985**

1 A RESOLUTION relating to land use and zoning; adopting the work plan for the  
2 South Tacoma Groundwater Protection District Code Amendments, as  
3 recommended by the Planning Commission, as part of the 2022 Annual  
4 Amendment to the Comprehensive Plan and Land Use Regulatory Code.

4 WHEREAS the 2022 Annual Amendment to the One Tacoma  
5 Comprehensive Plan and Land Use Regulatory Code (“2022 Amendment”)  
6 includes four applications: (1) a change to the land use designation on the  
7 NewCold site; (2) changes to the land use designations on several parcels owned  
8 by South Sound Christian Schools and the CenterPoint Christian Fellowship;  
9 (3) the work plan for Tacoma Municipal Code (“TMC”) amendments pertaining to  
10 the South Tacoma Groundwater Protection District (“STGPD”); and (4) minor plan  
11 and TMC amendments, and  
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13 WHEREAS, in March 2021, the South Tacoma Neighborhood Council  
14 submitted a South Tacoma Economic Green Zone (“EGZ”) application to the  
15 Planning Commission (“Commission”) for consideration during the 2022  
16 Amendment process, and  
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18 WHEREAS the application requested both a review and update to the  
19 STGPD regulations, as well as a broad review of the general area of the STGPD  
20 and South Tacoma Manufacturing and Industrial Center to promote the potential  
21 designation of an EGZ and foster an environmentally sustainable industry, and  
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23 WHEREAS, upon initial assessment of the EGZ application in July 2021, the  
24 Commission determined that the application encompassed two distinctive  
25 requests, STGPD amendments to the TMC and EGZ designation review, both  
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1 demanding a great amount of research and analysis, extensive community  
2 engagement, multi-jurisdictional coordination and collaboration, and considerable  
3 staffing resources, and

4 WHEREAS, based on available staff resources and need to coordinate this  
5 application with multiple internal departments and external public agencies, the  
6 Commission determined that the application should be best addressed through a  
7 phased approach, with the STGPD TMC amendments addressed in Phase 1 and  
8 the EGZ designation review addressed in Phase 2, and

9 WHEREAS, for Phase 1, the Commission further developed a work plan,  
10 identified as Phase 1A, to outline the approach for pursuing the more resource-  
11 demanding code amendments, identified as Phase 1B, and

12 WHEREAS the Commission put forward the work plan as one of the 2022  
13 Amendment applications through the public review process, seeking the  
14 community's feedback and concurrence, and

15 WHEREAS the Commission completed its review of the 2022 Amendment  
16 through an extensive and inclusive public engagement process, including a public  
17 hearing on April 6, 2022, and

18 WHEREAS the Commission has forwarded to the City Council, and filed  
19 with the City Clerk's Office, the Planning Commission's Findings of Fact and  
20 Recommendations Report for the 2022 Amendment ("Report"), along with a letter  
21 of recommendations, both dated May 4, 2022, incorporated herein by reference,  
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WHEREAS the Report, as on file in the office of the City Clerk, documents the public review and community engagement process and the Commission’s deliberations and decision-making concerning the four applications, and

WHEREAS, based on public comments received and further deliberations, the 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 the attached Exhibit “A” and incorporated herein, and

WHEREAS, pursuant to TMC 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, and

WHEREAS, on June 7, 2022, the City Council conducted a public hearing on all four applications for the 2022 Amendment and

WHEREAS the STGPD TMC review will be initiated immediately following the City Council adoption of the proposed work plan, and

WHEREAS public testimony to the City Council has raised community concerns around the compatibility of heavy industrial uses and storage of hazardous materials within the STGPD, and

WHEREAS, the Planning Commission has accepted the application from the South Tacoma Neighborhood Council to consider the establishment of an Economic Green Zone in South Tacoma, and



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WHEREAS the City Council acknowledges that this effort will likely entail a Subarea Plan and Environmental Impact Statement (“EIS”) that will require several years to complete and is contingent upon further budget decisions; Now,

Therefore,

BE IT RESOLVED BY THE COUNCIL OF THE CITY OF TACOMA:

Section 1. That the work plan for the South Tacoma Groundwater Protection District amendments to the Tacoma Municipal Code, as recommended by the Planning Commission as part of the 2022 Annual Amendment to the Comprehensive Plan and Land Use Regulatory Code, as set forth in the attached Exhibit “A,” is hereby adopted.

Section 2. Immediately following the adoption of the South Tacoma Groundwater Protection District Work Plan, as part of the first phase of that Work Plan, 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



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Protection District is warranted, and if so, to recommend the scope, applicability, and duration for City Council consideration.

Adopted \_\_\_\_\_

\_\_\_\_\_  
Mayor

Attest:

\_\_\_\_\_  
City Clerk

Approved as to form:

\_\_\_\_\_  
Deputy City Attorney