



RESOLUTION NO. 41115

1 A RESOLUTION relating to land use; setting Tuesday, February 7, 2023, upon
2 completion of Regular Agenda Items, no earlier than 5:15 p.m., as the
3 date for a public hearing by the City Council on the consideration for
4 enacting a moratorium on certain uses within the South Tacoma
Groundwater Protection District, as recommended by the Infrastructure,
Planning, and Sustainability Committee.

5 WHEREAS on June 28, 2022, the City Council adopted Amended
6 Substitute Resolution No. 40985, approving the Work Plan for the South Tacoma
7 Groundwater Protection District (“STGPD”) Code Amendments (“work plan”), and
8 directing the Planning Commission (“Commission”) to “... conduct a public
9 process to develop findings of fact and recommendations as to whether a
10 moratorium on heavy industrial uses and storage of hazardous materials within
11 the South Tacoma Groundwater Protection District is warranted, and if so, to
12 recommend the scope, applicability, and duration for City Council consideration
13 within 60 days of the effective date of this resolution,” and
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16 WHEREAS the Commission conducted four meetings, on July 6, July 20,
17 August 3, and August 17, 2022, in response to public comments regarding the
18 moratorium, and

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20 WHEREAS Planning and Development Services staff also conducted a
21 community informational meeting on July 27, 2022, and

22 WHEREAS the Commission completed its review and deliberations of the
23 matter through a public process, and forwarded its Findings of Fact and
24 Recommendations Report, along with a letter of recommendations, to the City
25 Council for consideration on August 17, 2022, and
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1 WHEREAS at the September 20, 2022, Study Session, staff presented the
2 Commission's recommendations to the City Council, and

3 WHEREAS the City Council referred the recommendations to the
4 Infrastructure, Planning, and Sustainability ("IPS") Committee for further
5 consideration, and

6 WHEREAS, on November 9, 2022, the IPS Committee conducted a
7 panelist discussion with representatives from the South Tacoma neighborhood,
8 as well as representatives from both local, potentially affected businesses, and
9 the Tacoma-Pierce County Chamber of Commerce, and
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11 WHEREAS, on November 30, 2022, the IPS Committee approved
12 amendments to the Commission proposal and forwarded the recommendations
13 to the City Council to set a public hearing date to consider the proposed
14 moratorium, and

15 WHEREAS the amendments to the Commission proposal are as follows:

16
17 1. Use Categories: The IPS Committee did not find sufficient risk to
18 groundwater resources from the establishment or expansion of vehicle service
19 and repair or industrial vehicle service and repair uses to warrant a moratorium.
20 Therefore, the moratorium should apply only to metal recycling/auto wrecking
21 and underground storage tanks.
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23 2. Expansion of Existing Uses: The IPS Committee found that a
24 moratorium that is too restrictive on the expansion of existing uses could have
25 the counter effect of prohibiting improvements that provide environmental benefit
26 or reduce the risks and impacts of existing uses. Therefore, the moratorium



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should allow for reasonable facility and site development that improves environmental outcomes while avoiding the introduction of new risks to the City's groundwater resources, and

WHEREAS, on February 2, 2023, a community informational meeting will be conducted to provide information on the proposed moratorium, answer community questions, and ensure that community members are aware of their opportunity to provide comments to the City Council; Now, Therefore,

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

Section 1. That Tuesday, February 7, 2023, upon completion of Regular Agenda Items, no earlier than 5:15 p.m., is hereby fixed as the time, and the City Council Chambers on the First Floor of the Tacoma Municipal Building, 747 Market Street, Tacoma, Washington, and may be offered in a hybrid format that includes a remote option, as the place when and where a public hearing shall be held on the consideration for enacting a moratorium on certain uses within the South Tacoma Groundwater Protection District, as recommended by the Infrastructure, Planning, and Sustainability Committee.



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Section 2. That the City Clerk shall give proper notice of the time and

place of said hearing.

Adopted _____

Mayor

Attest:

City Clerk

Approved as to form:

Deputy City Attorney