



RESOLUTION NO. 41350

1 A RESOLUTION setting Tuesday, February 20, 2024, upon completion of Regular
2 Agenda Items, no earlier than 5:15 p.m., as the date for a public hearing by
3 the City Council on the consideration for extending an existing moratorium
4 on certain uses within the South Tacoma Groundwater Protection District, as
5 recommended by the Infrastructure, Planning, and Sustainability Committee.

6 WHEREAS the City Council adopted Amended Substitute Resolution No.
7 40985, on June 28, 2022, approving the Work Plan for the South Tacoma
8 Ground Protection District (“STGPD”) Code Amendments, and directed the
9 Planning Commission to conduct a public process to develop findings of fact
10 and recommendations as to whether a moratorium on heavy industrial uses and
11 storage of hazardous materials within the STGPD is warranted, and

12 WHEREAS the City Council’s initiation of the STGPD moratorium
13 consideration was in response to public comments received by the Planning
14 Commission and the City Council during the review and adoption processes for
15 the 2022 Annual Amendment to the Comprehensive Plan, and

16 WHEREAS the Planning Commission conducted four meetings in
17 response to public comments regarding the moratorium, and

18 WHEREAS the Planning Commission completed its review and
19 deliberations of the matter through a public process, and forwarded its Findings
20 of Fact and Recommendations Report, along with a letter of recommendation,
21 to the City Council for consideration on August 17, 2022, and

22 WHEREAS a summary of this recommendation is as follows:

23 (1) That the City Council consider enacting a targeted and specific
24 moratorium on the establishment of the following uses: Underground storage
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tanks; Metal recycling/auto wrecking; Vehicle service and repair; Vehicle
1 service and repair – industrial; (2) That the moratorium should additionally limit
2 the expansion of existing facilities but allow for normal maintenance, repair, and
3 replacement activities of existing uses; and (3) The duration of the moratorium
4 should apply initially for a period of one year, to be resolved through the
5 STGPD code update, and
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7 WHEREAS, in response, the City Council referred the recommendation to
8 the Infrastructure, Planning, and Sustainability (“IPS”) Committee for further
9 consideration, and following that referral, the IPS Committee, on November 30,
10 2022, approved the following amendments to the Planning Commission proposal,
11 and forwarded the amended moratorium proposal to the City Council:
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13 1. Use Categories: The IPS Committee did not find sufficient risk to
14 groundwater resources from the establishment or expansion of vehicle service
15 and repair, or industrial vehicle service and repair uses to warrant a moratorium.
16 Therefore, the moratorium should apply only to the metal recycling/auto wrecking
17 and underground storage tanks;
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19 2. Expansion of Existing Uses: The IPS Committee found that a
20 moratorium that is too restrictive on the expansion of existing uses could have the
21 counter effect of prohibiting improvements that provide environmental benefit or
22 reduce the risks and impacts of existing uses. Therefore, the moratorium should
23 allow for reasonable facility and site development that improves environmental
24 outcomes while avoiding the introduction of new risks to the City’s groundwater
25 resources, and
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1 WHEREAS, on March 7, 2023, the City Council adopted Ordinance No.
2 28872, enacting a moratorium on certain uses within the STGPD as
3 recommended by the IPS Committee, and

4 WHEREAS the moratorium in Ordinance No. 28872 became effective
5 March 20, 2023, and was enacted for an initial period of up to one year, to expire
6 on March 20, 2024, and

7 WHEREAS, on December 20, 2023, the Planning Commission affirmed an
8 updated timeline to complete the STGPD code review concurrent with the One
9 Tacoma Plan update, scheduled to be completed by mid-2025, and
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11 WHEREAS, the initial moratorium was intended to be in effect for the
12 duration of the STGPD code review and amendment process, and

13 WHEREAS the City desires to fix a time and date for public hearing for the
14 purpose of considering the proposed extension of the existing moratorium on
15 certain uses within the STGPD; Now, Therefore,
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17 BE IT RESOLVED BY THE COUNCIL OF THE CITY OF TACOMA:

18 Section 1. That Tuesday, February 20, 2024, upon completion of
19 Regular Agenda Items, no earlier than 5:15 p.m., is hereby fixed as the time,
20 and the City Council Chambers on the First Floor of the Tacoma Municipal
21 Building, 747 Market Street, Tacoma, Washington, and may be offered in a
22 hybrid format that includes a remote option, as the place when and where a
23 public hearing shall be held on the extension of the moratorium on certain uses
24 within the South Tacoma Groundwater Protection District, as recommended by
25 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