



RESOLUTION NO. 41484

1 A RESOLUTION setting August 13, 2024, upon completion of Regular Agenda
2 Items, no earlier than 5:15 p.m., as the date for a public hearing by the City
3 Council on the consideration for extending an existing moratorium on certain
4 uses within the South Tacoma Groundwater Protection District.

4 WHEREAS in March 2021, the South Tacoma Neighborhood Council
5 (“STNC”) submitted an application to the Planning Commission for consideration
6 during the 2022 Annual Amendment process, and
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8 WHEREAS the Planning Commission conducted an assessment of the
9 STNC’s application, pursuant to Tacoma Municipal Code (“TMC”) 13.02.070.E,
10 and considered public comments received through a public scoping hearing in
11 June 2021, and made a determination in July 2021 to move the application
12 forward for technical analysis following a two-phased approach:
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14 Phase 1 – South Tacoma Groundwater Protection District (“STGPD”)
15 Code Amendments: Update TMC 13.06.070.D pertaining to STGPD, to be done
16 in the future 2023 Amendment Cycle, with creation of a work plan to occur during
17 the 2022 Amendment Cycle, developed in collaboration with the City of Tacoma
18 Environmental Services Department, Tacoma Public Utilities –Tacoma Water,
19 and the Tacoma-Pierce County Health Department;
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21 Phase 2 – Creation of an Economic Green Zone: Evaluate the
22 establishment of an Economic Green Zone (“EGZ”) to attract green industry to
23 the City’s manufacturing/industrial centers, taking into account the recently
24 adopted 2030 Climate Action Plan and Climate Adaptation Strategy (Resolution
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No. 40878, November 30, 2021), pending the commitment of budget and staff
1 resources by the City Council, and

2 WHEREAS upon completing technical analyses and factoring in public
3 comments, the Planning Commission forwarded its recommendations to the City
4 Council in May 2022, and

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6 WHEREAS, with respect to the STNC's application, the Commission
7 recommended that the City Council: (1) Approve the Work Plan for STGPD code
8 amendments, and (2) Consider the merits of a moratorium on future development
9 projects, given that significant permit activity and development during the phased
10 process could pre-empt the broader planning efforts, and

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12 WHEREAS the City Council adopted Amended Substitute Resolution No.
13 40985, on June 28, 2022, approving the work plan for the STGPD code
14 amendments, and directed the Planning Commission to conduct a public process
15 to develop findings of fact and recommendations as to whether a moratorium on
16 heavy industrial uses and storage of hazardous materials within the STGPD is
17 warranted, and

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19 WHEREAS the Planning Commission completed its review and
20 deliberations of the matter through a public process and forwarded to the City
21 Council the Planning Commission's Findings of Fact and Recommendations
22 Report on Consideration for a Moratorium within the STGPD, along with a letter
23 of recommendations, both dated August 17, 2022, and

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25 WHEREAS the Planning Commission concluded that a broad moratorium
26 could result in detrimental, inequitable and/or disproportionate impacts to diverse



1 businesses and uses that are of various types, purposes, characteristics,
2 operations and maintenance needs, and risks to the environment, and
3 recommended instead that a targeted moratorium was warranted for the
4 following uses within the STGPD: (1) Underground storage tanks, (2) Metal
5 recycling/auto wrecking, (3) Vehicle service and repair; and (4) Vehicle service
6 and repair – industrial, and

7 WHEREAS staff presented these recommendations to the City Council at
8 a study session on September 20, 2022; in response, the City Council referred
9 the recommendation to the Infrastructure, Planning, and Sustainability (“IPS”)
10 Committee for further consideration, and
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12 WHEREAS, following that referral, the IPS Committee, on November 30,
13 2022, forwarded an amended moratorium proposal to the City Council:

14 (1) Use Categories – The IPS Committee did not find sufficient risk to
15 groundwater resources from the establishment or expansion of vehicle service
16 and repair, or industrial vehicle service and repair uses to warrant a moratorium;
17 therefore, the moratorium should apply only to metal recycling/auto wrecking and
18 underground storage tanks, and
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20 (2) Existing Uses – The IPS Committee found that a moratorium that is too
21 restrictive on the expansion of existing uses could have the counter effect of
22 prohibiting improvements that provide environmental benefit or reduce the risks
23 and impacts of existing uses; therefore, the moratorium should allow for
24 reasonable facility and site development that improves environmental outcomes
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while avoiding the introduction of new risks to the City's groundwater resources,
1 and

2 WHEREAS on March 7, 2023, following a public hearing and substantial
3 public input, the City Council passed Ordinance No. 28872, enacting a
4 moratorium within the STGPD as recommended by the IPS Committee; the
5 moratorium in Ordinance No. 28872 became effective March 20, 2023, and was
6 enacted for an initial period of up to one year, to expire on March 20, 2024, and
7 applied to the following uses: (1) Underground storage tanks; and (2) Metal
8 recycling/auto wrecking, and
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11 WHEREAS, at its meeting on December 20, 2023, the Planning
12 Commission recommended an update to the work plan to adopt a more
13 comprehensive approach that considers both current and upcoming initiatives
14 linked to the STGPD code update, and
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16 WHEREAS this recommendation was grounded in several significant
17 changes and resource allocations, and

18 WHEREAS, following the update to the STGPD work plan and the
19 identification of ongoing research needs, the City Council passed Ordinance No.
20 28958 on March 5, 2024, to extend the moratorium for six months, expiring on
21 September 20, 2024, and
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23 WHEREAS staff is now requesting an extension of the moratorium to
24 continue prohibiting the establishment of new or the expansion of existing
25 underground storage tanks, metal recycling, and auto wrecking facilities within
26 the STGPD, and



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WHEREAS this extension will allow the current level of these uses and activities to be maintained for an additional six months, facilitating the completion of necessary research initiatives and ensuring comprehensive evaluation of the STGPD code and other relevant policies and regulations, and

WHEREAS, following the moratorium extension in March 2024, significant progress has been made in several key areas, and

WHEREAS Tacoma Water has engaged an external consultant to update the Integrated Resource Plan (“IRP”), and the consultant’s scope of work includes a comprehensive review and recommendations regarding the STGPD standards; additionally, they will develop new insights into groundwater supply and demand forecasts, integrating considerations of climate change impacts, and

WHEREAS Tacoma Water has also established a Public Advisory Committee to assist in this effort, and

WHEREAS Planning and Development Services (“PDS”) has allocated funding to support a Health Impact Assessment linked to the STGPD code amendments, and PDS will collaborate with the Tacoma Pierce County Health Department (“TPCHD”) on this assessment, ensuring holistic considerations of public health within the code update, and

WHEREAS, since the last moratorium extension, TPCHD has formed a community advisory group to aid in this effort; the community engagement planning and scoping phase will start later in summer 2024, and

WHEREAS PDS is currently working on updating the Comprehensive Plan and Critical Areas Code update, with an expected completion date of June 2025,



and this update includes a thorough review of critical aquifer recharge areas,
1 aligning closely with the goals of the STGPD, and

2 WHEREAS in May and June 2024, eight visioning workshops were
3 conducted in each Neighborhood Council district to gather public input for
4 drafting the plan, and
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6 WHEREAS significant efforts are underway by the City and its partners to
7 update various programs and regulations that support the objectives of the
8 STGPD, and initiatives such as the Wellhead Protection Plan, Urban Waters
9 Protection Plan, and Stormwater Comprehensive Plan are currently in progress
10 to enhance the protection and sustainability of groundwater resources, and
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12 WHEREAS the Environmental Services Department has hired a
13 consultant to help with the Stormwater Comprehensive Plan, and they are
14 currently gathering baseline information on stormwater utility functions from City
15 departments responsible for implementation – the plan will be completed in 2025,
16 and
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18 WHEREAS following the moratorium public hearing and community
19 feedback, it has become evident that there is a strong desire to amend
20 landscaping and tree canopy standards, particularly focusing on industrial areas
21 and the Tacoma Mall Regional Growth Center, and since March 2024, PDS staff
22 have been benchmarking City of Tacoma landscaping/tree canopy standards
23 with other regional jurisdictions, and
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WHEREAS the City desires to fix a time and date for public hearing for the purpose of considering the proposed extension of the existing moratorium on certain uses within the STGPD; Now, Therefore,

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

Section 1. That Tuesday, August 13, 2024, 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 extension of the moratorium on certain uses within the South Tacoma Groundwater Protection District, as recommended by the Planning Commission.

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:

Chief Deputy City Attorney