



## RESOLUTION NO. 41596

1 A RESOLUTION setting Tuesday, February 4, 2025, upon completion of Regular  
2 Agenda Items, no earlier than 5:15 p.m., as the date for a public hearing  
3 by the City Council on the consideration for extending an existing  
4 moratorium on certain uses within the South Tacoma Groundwater  
5 Protection District.

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

13 WHEREAS the Commission completed its review and deliberations of the  
14 matter through a public process, and forwarded its Findings of Fact and  
15 Recommendations Report, along with a letter of recommendations to the City  
16 Council for consideration on August 17, 2022, and

17 WHEREAS the Commission concluded that a broad moratorium could  
18 result in detrimental, inequitable and/or disproportionate impacts to diverse  
19 businesses and uses that are of various types, purposes, characteristics,  
20 operations and maintenance needs, and risks to the environment, and instead  
21 recommended that a targeted moratorium was warranted for the following uses  
22 within the STGPD: (1) underground storage tanks; (2) metal recycling/auto  
23 wrecking; (3) vehicle service and repair; and (4) vehicle service and repair-  
24 industrial, 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  
10

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 1. Use Categories: The IPS Committee did not find sufficient risk to  
17 groundwater resources from the establishment or expansion of vehicle service  
18 and repair, or industrial vehicle service and repair uses to warrant a moratorium.  
19 Therefore, the moratorium should apply only to metal recycling/auto wrecking  
20 and underground storage tanks;  
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22 2. Expansion of Existing Uses: The IPS Committee found that a  
23 moratorium that is too restrictive on the expansion of existing uses could have  
24 the counter effect of prohibiting improvements that provide environmental benefit  
25 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 March 7, 2023, following a public hearing and substantial public input, the City Council passed Ordinance No. 28872, enacting a moratorium within the STGPD as recommended by the IPS Committee, and

WHEREAS the moratorium in Ordinance No. 28872 became effective on March 20, 2023, and was enacted for an initial period of up to one year, to expire on March 20, 2024, and applied to the establishment of new, or the expansion of existing underground storage tanks and metal recycling/auto wrecking facilities, and

WHEREAS on December 20, 2023, the Commission recommended updating the STGPD work plan to adopt a more comprehensive approach, considering current and upcoming initiatives related to the STGPD code update, this recommendation came in response to significant changes and resource allocations since the original work plan adoption, and

WHEREAS on March 5, 2024, the City Council passed Ordinance No. 28958, extending the existing moratorium for another six months, with the new expiration date set for September 20, 2024, and

WHEREAS the extension was due to updates to the STGPD work plan and the identification of ongoing research needs, and



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WHEREAS on August 27, 2024, the City Council passed Ordinance No. 28977, extending the moratorium once again for another six months, to expire on March 20, 2025, and

WHEREAS staff is requesting an additional extension of the moratorium in order to continue prohibiting the establishment of new, or the expansion of existing underground storage tanks, and metal recycling/auto wrecking facilities within the STGPD to 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; Now, Therefore,

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

Section 1. That Tuesday, February 4, 2025, 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 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:

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