



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,
22 and
23
24
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1 WHEREAS the Report, as on file in the office of the City Clerk,
2 documents the public review and community engagement process and the
3 Commission's deliberations and decision-making concerning the four
4 applications, and

5 WHEREAS, based on public comments received and further
6 deliberations, the Commission has recommended the City Council adopt the
7 work plan and acknowledge the associated issues and perspectives identified
8 by the Commission, as set forth in the attached Exhibit "A" and incorporated
9 herein, and

10 WHEREAS, pursuant to TMC 13.02.070.I.1, the City Council shall hold a
11 public hearing before enacting any proposed amendments to the
12 Comprehensive Plan and development regulations, as recommended by the
13 Planning Commission, and

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

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

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

21 WHEREAS, the Planning Commission has accepted the application from
22 the South Tacoma Neighborhood Council to consider the establishment of an
23 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



Exhibit A

2022 Annual Amendment
to the Comprehensive Plan and Land Use Regulatory Code



PLANNING COMMISSION RECOMMENDATION SUMMARY
May 4, 2022

Application:	Work Plan for South Tacoma Groundwater Protection District Code Amendments
Applicant:	<ul style="list-style-type: none"> • South Tacoma Neighborhood Council (applicant of the EGZ application) • Planning and Development Services Department (proposing the Work Plan)
Summary of Proposal:	The Work Plan outlines the approach for improving STGPD related regulations to be more effective in addressing environmental and health risks. The Work Plan and its implementation represent the first-phase response to the “South Tacoma Economic Green Zone (EGZ)” application submitted by the South Tacoma Neighborhood Council. The second-phase response, to be undertaken later on, would be the potential transformation of the South Tacoma Manufacturing/Industrial Center into an EGZ that fosters environmentally sustainable industry.
Location and Size of Area:	South Tacoma Groundwater Protection District Overlay (STGPD); 5000+ acres
Current Land Use and Zoning:	<ul style="list-style-type: none"> • Land Use Designations and Zoning Districts: Various • Overlays: <ul style="list-style-type: none"> ○ STGPD: South Tacoma Groundwater Protection District ○ ST-M/IC: South Tacoma Manufacturing/Industrial Center ○ ACD: Airport Compatibility District ○ PRD: Planned Residential Development
Neighborhood Council Area:	South Tacoma (entirety), South End (partial) and Central (partial)
Staff Contact:	Lihuang Wung, (253) 591-5682, lwung@cityoftacoma.org

Planning Commission Recommendations:

The Planning Commission conducted a public hearing on April 6, 2022, concerning the 2022 Annual Amendment Package that includes this application and three others, and accepted written comments through April 8, 2022.

A number of comments were received on this application, urging the City to move forward with the Work Plan, to speed up the review process for the Economic Green Zone (EGZ), and to consider enacting a moratorium on the Bridge Industrial’s proposed warehouse project that is currently under administrative, permitting and environmental reviews (for which the Planning Commission does not have any review or decision authority).

The Planning Commission concludes that the proposed Work Plan for South Tacoma Groundwater Protection District Code Amendments provides a succinct and practical scope of work for amending the STGPD related regulations.

The Planning Commission recommends that the City Council:

1. Approve the Work Plan for South Tacoma Groundwater Protection District Code Amendments, as shown in Exhibit A;
2. Acknowledge that the Work Plan represents the City’s “Phase 1A Response” to the “South Tacoma Economic Green Zone (EGZ)” application submitted by the South Tacoma Neighborhood Council, that the implementation of the Work Plan represents the “Phase 1B Response” and is to be carried out in the 2023 Amendment cycle;

3. Acknowledge the perspectives, expectations and comments concerning the implementation of the Work Plan as provided by the partnering agencies for code amendments, including the Environmental Services Department, Tacoma Water, and the Tacoma-Pierce County Health Department, as provided in Exhibit B;
4. Acknowledge that the review process for the potential EGZ designation represents the “Phase 2 Response” to the EGZ application; that the scope of work is anticipated to be comprehensive and comparable to the scale of a subarea plan, requiring the consideration for multifaceted aspects, such as land use designation changes, area-wide rezones, transportation and capital facilities improvements, environmental reviews, sustainability strategies, “green economy” strategies and incentives, groundwater and aquifer monitoring programs, and extensive community engagement; that the work is expected to be carried out during the general timeline of 2022-2024, potentially starting with a scoping process in late 2022 to define and refine the scope of work; and that additional staffing and budgetary resources may be needed to accomplish the work in a timely and effective manner; and
5. Consider the merits of a moratorium on future development projects, given that significant permit activity and development during the phased process could pre-empt the broader planning efforts.

Exhibits:

- A. Work Plan for STGPD Code Amendments
- B. Perspectives and Expectations concerning the Implementation of the Work Plan



Exhibit A

Work Plan for South Tacoma Groundwater Protection District Code Amendments

(Planning Commission Recommended, May 4, 2022)

The following Work Plan for the South Tacoma Groundwater Protection District Code Amendments represents the initial step of the first component of the two-pronged approach to addressing the original application of “South Tacoma Economic Green Zone.” It has been developed based on the thoughts and suggestions from the applicant (South Tacoma Neighborhood Council) and staff from the City of Tacoma’s Planning and Development Services Department (PDS) and Environmental Services Department (ES), the Tacoma Public Utilities – Tacoma Water, and the Tacoma-Pierce County Health Department (TPCHD).

1. Major Issues:

- (a) General program awareness.
- (b) Enforcement and monitoring.
- (c) Define “periodic update”.
- (d) Review proposal for prohibited uses from application.
- (e) Code implementation and code location (including potential relocation).
- (f) Infiltration Policy.
- (g) Program Funding.

2. Examine code amendments needed.

3. Community Engagement and Outreach Strategy:

- Stakeholders:
 - Staff Team (representing TPCHD, Tacoma Water, ES and PDS)
 - Permitted and Non-permitted Businesses
 - Homeowners and Taxpayers
 - Neighborhood Councils (South Tacoma, Central, and South End)
 - Planning Commission and City Council
 - Additional local, regional, state and federal agencies and organizations, as may be identified
- Community Meetings; Surveys; Targeted Ads.
- Dissemination of information, data, maps and publicity materials that are user-friendly.
- Focus on Equity.

4. Evaluate need and funding for consultant services.

5. Implementation:

- The Work Plan is to be carried out during the 2023 Amendment cycle, i.e. from early 2022 to June 2023.
- To allow the flexibility to address additional issues that may arise during its implementation, the Work Plan is subject to change, depending on the directives and suggestions from the City Council, the Planning Commission, the applicant, and stakeholders.

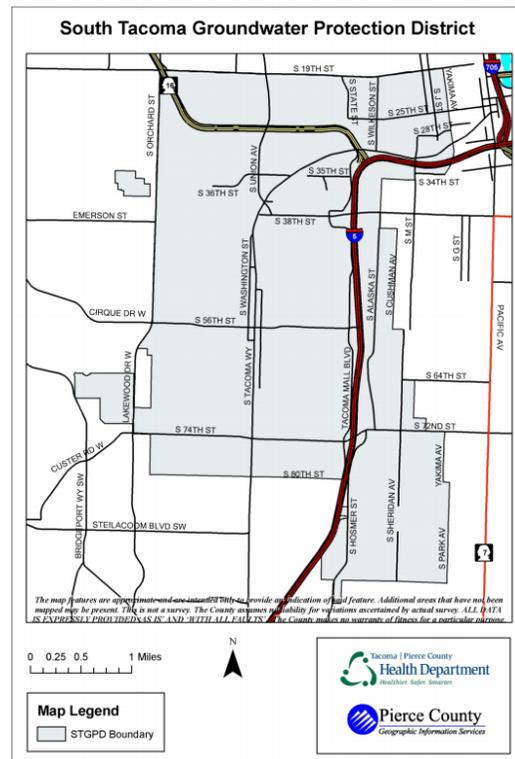


Exhibit B
Perspectives and Expectations
concerning the Implementation of the Work Plan
(from Environmental Services, Tacoma Water,
and Tacoma-Pierce County Health Department)

From: Esther Beaumier <EBeaumier@tpchd.org>

Sent: Tuesday, April 26, 2022 4:34 PM

To: Hallenberg, Scott <shallenb@cityoftacoma.org>; Trohimovich, Merita <MPollard@cityoftacoma.org>; Wung, Lihuang <lwung@cityoftacoma.org>; Kelsie Lane <KLane@tpchd.org>; Harala, Larry <LHarala@cityoftacoma.org>

Cc: Atkinson, Stephen <satkinson@cityoftacoma.org>; Nolan, Adam <ANolan@cityoftacoma.org>

Subject: RE: Additional Feedback Needed for STGPD Code Amendments Scope

I'll third the sentiments from ES and Tacoma Water. The Health Department values these long-standing partnerships that have helped us implement the STGPD and protect the aquifer. We're excited to work with them on the STGPD regulation update work plan and exploration of the South Tacoma Economic Green Zone (EGZ).

As ES notes, the proposal put forward by the South Tacoma Neighborhood Council (STNC) was extensive and planning commission broke this proposal into separate phases. We agree, the work plan is the first step in improving the STGPD regulation with a coordinated approach from all agencies using best available science. Our current work plan is very high level and there are many unknowns. We need to have a clearer picture of the scope, resources and funding to make this effort successful. We've heard community concerns around the slowness of this effort. However, an effort like this takes time, especially with high community expectations and our own high standards. This process will likely will identify additional code or policy changes that will take time and resources.

Seconding Tacoma Water, while we're undergoing the STGPD reg revision, the Health Department will continue to implement the current STGPD code requirements for inspections and permitting. We too will continue to improve our public education and outreach efforts to businesses within the district.

Looking forward to spending more time with you folks!

Thanks,
Esther

From: Hallenberg, Scott <shallenb@cityoftacoma.org>

Sent: Tuesday, April 26, 2022 3:38 PM

To: Trohimovich, Merita <MPollard@cityoftacoma.org>; Wung, Lihuang <lwung@cityoftacoma.org>; Esther Beaumier <EBeaumier@tpchd.org>; Kelsie Lane <KLane@tpchd.org>; Harala, Larry <LHarala@cityoftacoma.org>

Cc: Atkinson, Stephen <satkinson@cityoftacoma.org>; Nolan, Adam <ANolan@cityoftacoma.org>

Subject: RE: Additional Feedback Needed for STGPD Code Amendments Scope

Hello Lihuang,

I started typing a separate response but was basically repeating most of what Merita stated below. We agree that the work plan is just the first step and will help us to identify needed changes, resources, funding and timing based on best available science. While this work plan is being implemented we will continue to coordinate with ES, Planning and TPCHD to ensure that the South Tacoma Aquifer remains protected. This includes routine inspections, plan reviews, and water sampling activities. We will also continue to work on improving public education/outreach efforts through the STGWPD and Tacoma Water service area.

Thanks,

Scott

From: Trohimovich, Merita <MPollard@cityoftacoma.org>

Sent: Tuesday, April 26, 2022 8:25 AM

To: Wung, Lihuang <lwung@cityoftacoma.org>; EBeaumier@tpchd.org; Kelsie Lane <KLane@tpchd.org>; Hallenberg, Scott <shallenb@cityoftacoma.org>; Harala, Larry <LHarala@cityoftacoma.org>

Cc: Atkinson, Stephen <satkinson@cityoftacoma.org>; Nolan, Adam <ANolan@cityoftacoma.org>

Subject: RE: Additional Feedback Needed for STGPD Code Amendments Scope

Hi Lihuang –

Environmental Services (ES) is pleased to be part of the team for this project. ES's role is managing the Stormwater and Wastewater Utilities. In the STGPD, as well as Tacoma in general, ES has a long history of coordination with TPCHD and Tacoma Water to ensure that requirements achieve goals for public health and safety and are consistent with our existing stormwater and wastewater regulations and requirements.

The STGPD Code Amendment project is beginning and there continues to be work on scoping. Through the review of the existing code and policies, as well as additional information from Tacoma Water and TPCHD and other partners and stakeholders, the group will refine the work plan to continue protection of the aquifer. Any code or policy changes should be based on best available science. It is possible that additional information needs may be identified as the project progresses and there is a concern that this could affect the current work plan and timeline.

This work plan is Phase 1A of the response to the South Tacoma Neighborhood Council's (STNC) request for the designation of "South Tacoma Economic Green Zone (EGZ)". It is important to remember that Phase 1A will not address the entire proposal put forward by the STNC. The next phases of the South Tacoma Neighborhood Council's (STNC) request for the designation of "South Tacoma Economic Green Zone (EGZ)" may identify additional code or policy changes to be implemented in the future.

ES looks forward to participating in this collaborative process.

Merita Trohimovich
City of Tacoma
253-857-5621 cell number

From: Wung, Lihuang <lwung@cityoftacoma.org>
Sent: Thursday, April 21, 2022 4:53 PM
To: Trohimovich, Merita <MPollard@cityoftacoma.org>; EBeaumier@tpchd.org; Kelsie Lane <KLane@tpchd.org>; Hallenberg, Scott <shallenb@cityoftacoma.org>; Harala, Larry <LHarala@cityoftacoma.org>
Cc: Atkinson, Stephen <satkinson@cityoftacoma.org>; Nolan, Adam <ANolan@cityoftacoma.org>
Subject: Additional Feedback Needed for STGPD Code Amendments Scope

Hi, All,

As the Planning Commission is getting ready to make its recommendations to the City Council concerning the 2022 Amendment Package, I would like to gather any additional thoughts you may have with regards to one of the applications included in the package, i.e., the “Work Plan for South Tacoma Groundwater Protection District Code Amendments.”

Thanks to your feedback and collaboration, the Work Plan we developed as the Phase 1A response to the South Tacoma Neighborhood Council’s (STNC) request for the designation of “South Tacoma Economic Green Zone (EGZ)” has received overwhelming support from the community during the Commission’s public hearing process. In fact, as we’ve all witnessed, people’s support has been more than the Work Plan itself – more on the effective implementation of it (i.e., Phase 1B response to STNC’s request) and, moreover, on the expedited review of the EGZ concept (i.e., Phase 2 response).

In response to the community’s desire, the Commission should not only recommend the approval of the Work Plan, but also indicate the thought process for the implementation of the Work Plan and for the review of the EGZ concept. To assist the Commission in incorporating appropriate information in its Findings of Fact and Recommendations Report, I need your feedback.

As we (the cross-jurisdictional staff team for the STGPD code amendments) are ready to move forward, the first step is to refine the scope of work currently outlined in the Work Plan. Please provide me, from your agency’s perspectives, your expectations, constraints, concerns, and suggestions about the code amendment effort. In order for a timely incorporation of appropriate information into the Commission’s report, I need and will appreciate your feedback by Wednesday, April 27, 2022.

If you have any questions about this request, please let me know. Thank you in advance.

LIHUANG WUNG

Senior Planner
City of Tacoma – Planning & Development Services (PDS)
(253) 591-5682

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