

To: Planning Commission
From: Lihuang Wung, Planning Services Division
Subject: **2022 Amendment – Status**
Memo Date: December 8, 2021
Meeting Date: December 15, 2021

Action Requested:

Review, Comment and Direction.

Discussion:

At the next meeting on December 15, 2021, the Planning Commission will review the status of the following three private applications for the 2022 Annual Amendment to the [One Tacoma Comprehensive Plan](#) and [Land Use Regulatory Code](#) (or “2022 Amendment”):

- (1) NewCold Land Use Designation Change,
- (2) South Sound Christian Schools Land Use Designation Change, and
- (3) South Tacoma Groundwater Protection District Code Amendments

Specifically, the Commission will receive a quick update on the analyses in progress for the first two applications, the proposed Work Plan for the third application (attached), as well as what staff has heard from the community meetings conducted on December 2, 6 and 9, one for each application.

Project Summary:

The Comprehensive Plan and its elements, as well as development regulations and regulatory procedures that implement the Comprehensive Plan, shall be adopted and amended by ordinance of the City Council following the procedures identified in TMC 13.02.070. Proposed amendments may be considered annually, for which the amendment process shall begin in July of any given year and be completed, with appropriate actions taken by the City Council by the end of June of the following year. The timeline for the 2022 Amendment has been modified to provide for more opportunities for public engagement; the process began with accepting applications during January-March 2021 and is slated for completion in June 2022. For more information about 2022 Amendment, please visit www.cityoftacoma.org/2022Amendment.

Prior Actions:

- 10/06/21 – Review of Status
- 07/21/21 – Determination on Applications (proceeding with technical analysis)
- 06/16/21 – Public Scoping Hearing on the Applications
- 05/19/21 – Assessment of “South Tacoma Economic Green Zone” and “Minor Amendments”
- 05/05/21 – Assessment of “NewCold” and “South Sound Christian Schools”

Staff Contacts:

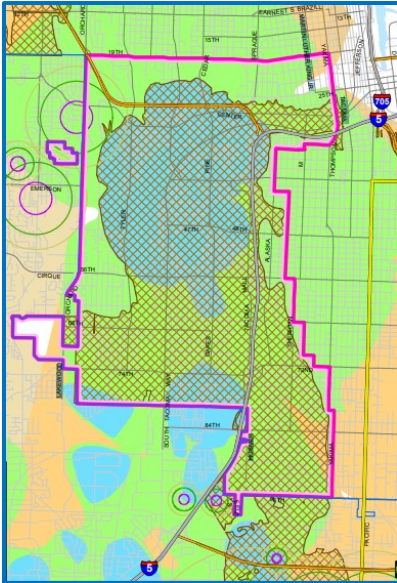
- Larry Harala, lharala@cityoftacoma.org and Lihuang Wung, lwung@cityoftacoma.org

Attachment:

1. Proposed Work Plan for South Tacoma Groundwater Protection District Code Amendments

c. Peter Huffman, Director





Work Plan for Code Amendments – South Tacoma Groundwater Protection District

**For Planning Commission’s Review
December 15, 2021**

This report lays out the proposed Work Plan for amending the Tacoma Municipal Code, Section 13.06.070.D – South Tacoma Groundwater Protection District (STGPD), in response to the “South Tacoma Economic Green Zone” application for the 2022 Amendment submitted by the South Tacoma Neighborhood Council. The application is being addressed with a two-pronged approach, i.e., the STGPD Code Amendments and the Economic Green Zone Designation. This Work Plan pertains to the STGPD Code Amendments, and upon acceptance by the City Council during the 2022 Amendment cycle, will be carried out during the 2023 Amendment cycle.

Project Summary	
Project Title	South Tacoma Groundwater Protection District Code Amendments
Applicant:	South Tacoma Neighborhood Council
Location and Size of Area:	South Tacoma Groundwater Protection District Overlay (STGPD) • 5000+ acres
Current Land Use and Zoning:	<p>Land Use Designations and Zoning Districts: Various</p> <p>Overlays:</p> <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 Areas:	South Tacoma (entirety), South End (partial) , and Central (partial)
Proposal Summary:	<p>The applicant proposes: (1) improving current regulations and standards applicable to the STGPD and the aquifer recharge areas, so they are more effective in addressing environmental and health risks; and (2) transforming the South Tacoma Manufacturing/Industrial Center into an Economic Green Zone that fosters environmentally sustainable industry specifically within South Tacoma.</p> <p>The City of Tacoma proposes a two-pronged approach to addressing the application, i.e., (1) STGPD Code Amendments – developing a work plan in 2022 for implementation in 2023; and (2) Economic Green Zone Designation – starting the visioning and scoping process in 2022 and subsequently developing an action plan.</p>



**Planning and Development Services
City of Tacoma, Washington**

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A. The “South Tacoma Economic Green Zone” Application

In March 2021, the South Tacoma Neighborhood Council submitted the “South Tacoma Economic Green Zone” application to the City of Tacoma for consideration during the process of Proposed Amendments to the One Tacoma Comprehensive Plan and/or Land Use Regulatory Code for 2022 (“2022 Amendment”).

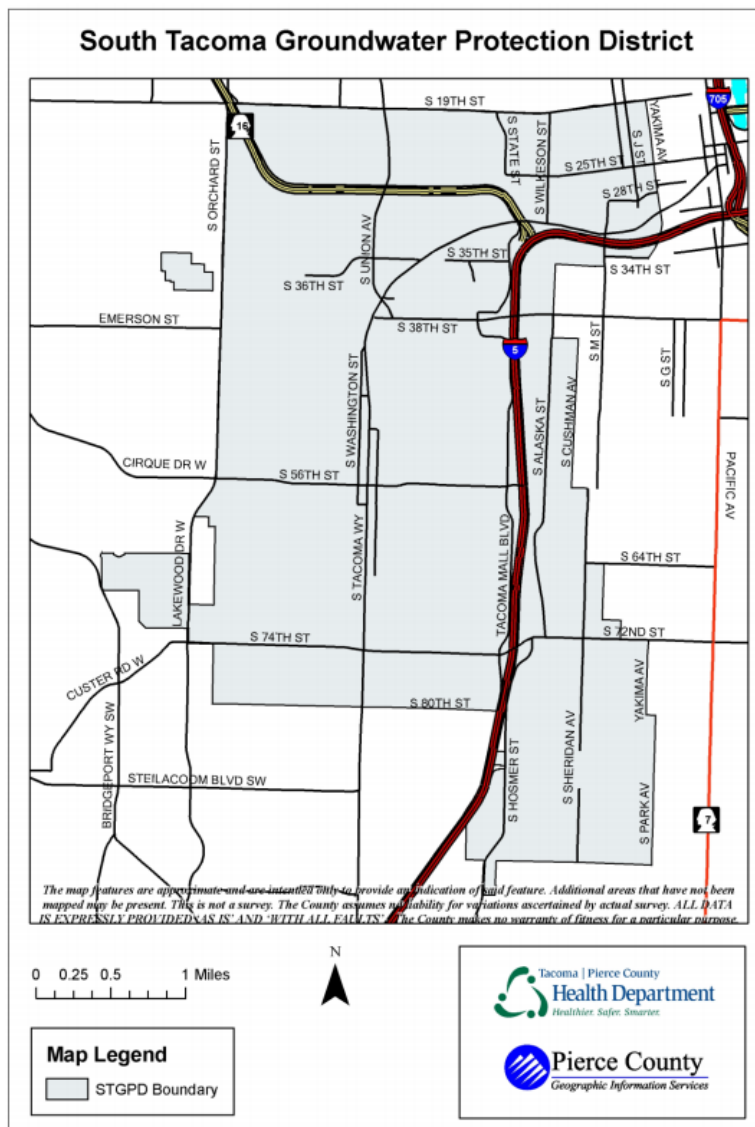
The application provides that the South Tacoma groundwater aquifer system serves as a significant source of drinking water for the City of Tacoma. It supplies as much as 40 percent of the City’s total water demand during periods of peak summer usage. In 1988 the City of Tacoma adopted Tacoma Municipal Code (TMC) Chapter 13.09 - South Tacoma Groundwater Protection District (STGPD) to protect this important resource. This regulation had a major update in 2006, with minor adjustment during the Tacoma Mall Subarea Plan adoption in 2018, and is currently located in TMC 13.06.070.D. The STGPD program is managed by the Tacoma-Pierce County Health Department (Health Department) who work in close collaboration with the City of Tacoma and Tacoma Water.

The focus of the STGPD program is pollution prevention. Facilities are generally regulated based upon their use or handling of hazardous substances (whether product or waste). Facilities also may be regulated if they have drywells or stormwater infiltration systems on site. Regulated facilities receive a permit and biennial site inspections from the Health Department. Compliance issues or complaints may trigger additional inspections. Whenever possible, inspections are meant to provide educational and technical assistance to businesses to achieve voluntary compliance.

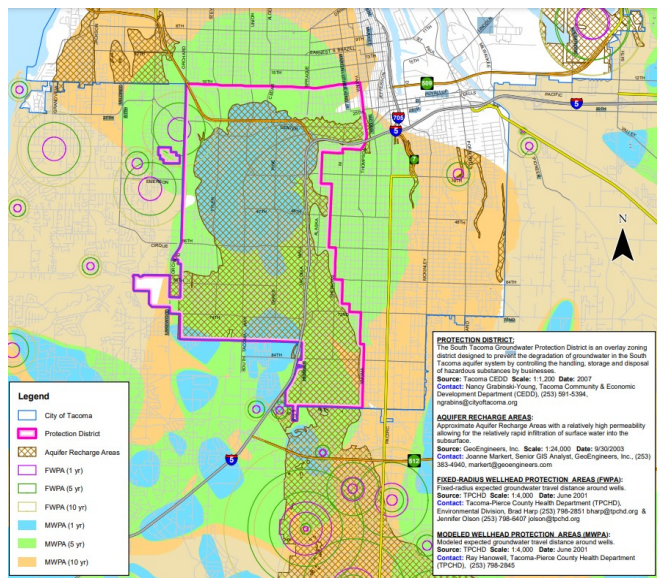
The application seeks to:

- Update the One Tacoma Plan and the TMC applicable to the STGPD and the aquifer recharge areas to address environmental and health risks and further prioritize protection of the STGPD; and
- Transform the South Tacoma Manufacturing/Industrial Center into an Economic Green Zone that fosters environmentally sustainable industry specifically within South Tacoma.

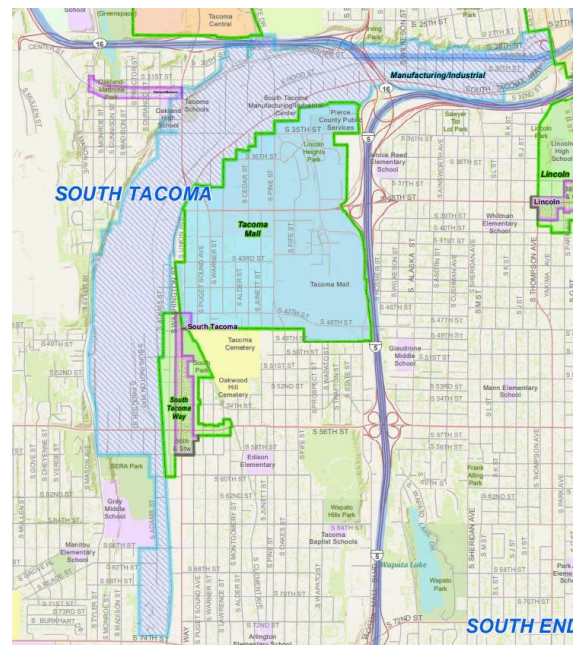
(The application is posted on the website: www.cityoftacoma.org/2022Amendment)



Aquifer Recharge Areas and Wellhead Protection Areas



South Tacoma Manufacturing/Industrial Center



B. Assessment of the Application

The Planning Commission conducted an assessment of the application, in accordance with the requirements of the Tacoma Municipal Code (TMC), Section 13.02.070.E, with feedback provided by interested and concerned citizens through a Public Scoping Hearing in June 2021. On July 21, 2021, the Commission made a determination to move the application forward for technical analysis through the 2022 Amendment cycle and beyond. The Commission approved the following two-pronged approach to addressing the application as recommended by planning staff:

- 1. STGPD Code Amendments** - Update to TMC Section 13.06.070.D pertaining to STGPD. This work will be done in the future 2023 Amendment Cycle, with creation of a work plan to occur during the 2022 Amendment cycle, developed in collaboration with the City of Tacoma Environmental Services Department, Tacoma Public Utilities – Tacoma Water, and the Tacoma-Pierce County Health Department. The work plan may include review of allowed land uses, review of the One Tacoma Comprehensive Plan, refinement of allowed uses and boundaries, and periodic update of the STGPD to ensure the regulations fulfill the intent of protecting the district. It is noted that the STGPD encompasses not only the entire South Tacoma Neighborhood Council area, but also part of the South End Neighborhood Council and Central Neighborhood Council areas.
- 2. Creation of an Economic Green Zone** – Further evaluation will be given to formation of a green economic/industrial zone, including what the creation of such a land use designation would mean for the City of Tacoma, what would be required to move forward on this request, what the community engagement strategy should entail, how this request plays into the City's ongoing economic development activities, what incentives and code adjustments are required to attract Green Industry to the City's manufacturing/industrial centers, what grant funding opportunities there may be, and how the implementation of the recently adopted 2030 Climate Action Plan and Climate Adaptation Strategy (Resolution No. 40878, November 30, 2021) may be taken into consideration.

(The Assessment Report is available on the website: www.cityoftacoma.org/2022Amendment)

C. The Work Plan for Code Amendments

The following Work Plan for the STGPD Code Amendments corresponds to the first component of the two-pronged approach. 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 Departments (ES), the Tacoma Public Utilities – Tacoma Water, and the Tacoma-Pierce County Health Department (TPCHD).

1. Major Issues:

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

2. Examine code amendments needed.

3. Community Engagement and Outreach Strategy:

- Stakeholders:
 - Permitted and Non-permitted Businesses
 - Homeowners and Taxpayers
 - Neighborhood Councils (South Tacoma, Central, and South End)
 - Planning Commission and City Council
 - TPCHD, Tacoma Water, ES, PDS
- Community Meetings; Surveys; Targeted Ads.
- Focus on Equity.

4. Evaluate need 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.
- The Wok Plan is subject to change, depending on the directives and suggestions from the City Council, the Planning Commission, the applicant, and stakeholders.

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