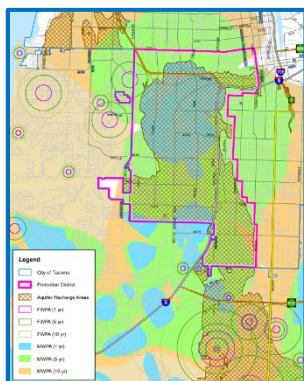


Section II-C

Work Plan for Code Amendments – South Tacoma Groundwater Protection District





Work Plan for Code Amendments

South Tacoma Groundwater Protection District

Staff Analysis Report

February 16, 2022

Project Summary

Project Title	Work Plan for 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 “South Tacoma Economic Green Zone” application seeks to (1) improve 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) transform 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 (or two-stage) approach to addressing the application, i.e., (1) STGPD Code Amendments (including developing a work plan and implementing the work plan), and (2) Economic Green Zone Designation.</p> <p>This Work Plan for STGPD Code Amendments outlines the approach for addressing the first stage, and upon acceptance by the City Council during the 2022 Amendment cycle, will be carried out during the 2023 Amendment cycle.</p>



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www.cityoftacoma.org/2022Amendmen

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. Groundwater typically supplies about 5% of Tacoma's water in the summer and supplements the supply from the Green River at other times of the year. Groundwater from this aquifer could supply up to 40% of Tacoma's drinking water. 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.

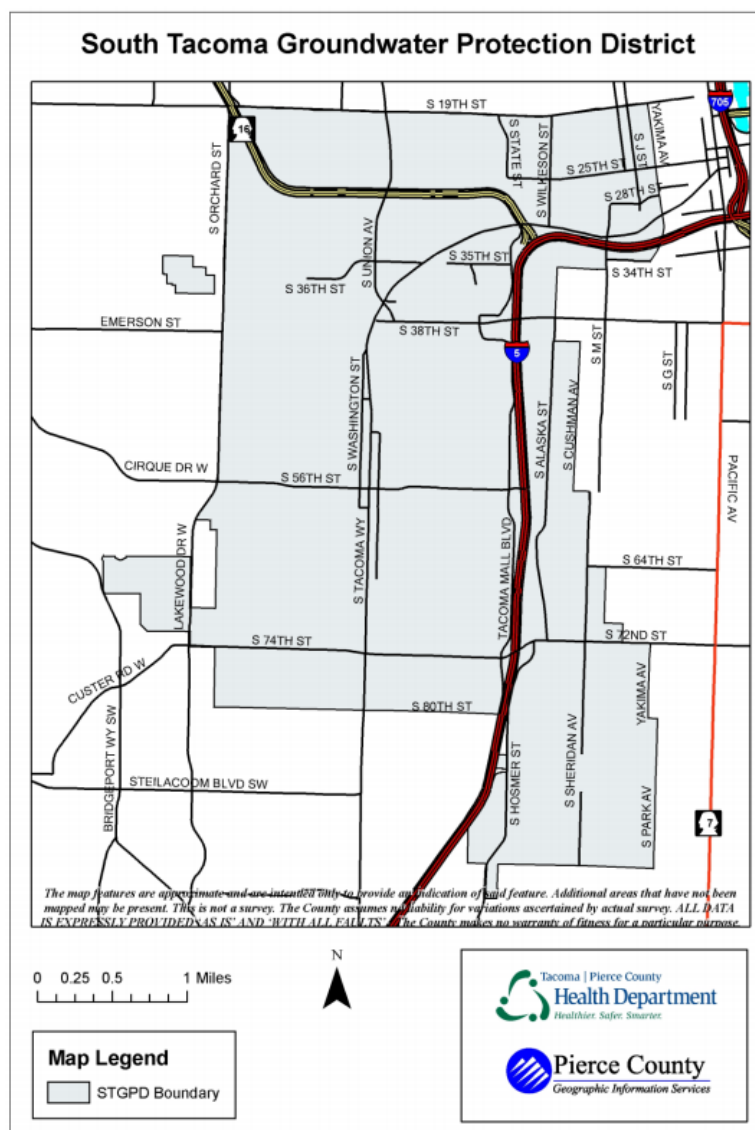
The focus of the STGPD program is pollution prevention. Facilities are generally regulated based upon their use or handling of hazardous substances (whether product or waste). Facilities also may be regulated if they have drywells or stormwater infiltration systems on site. Regulated facilities receive 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. There are likely additional unregulated businesses that also need to come into the program.

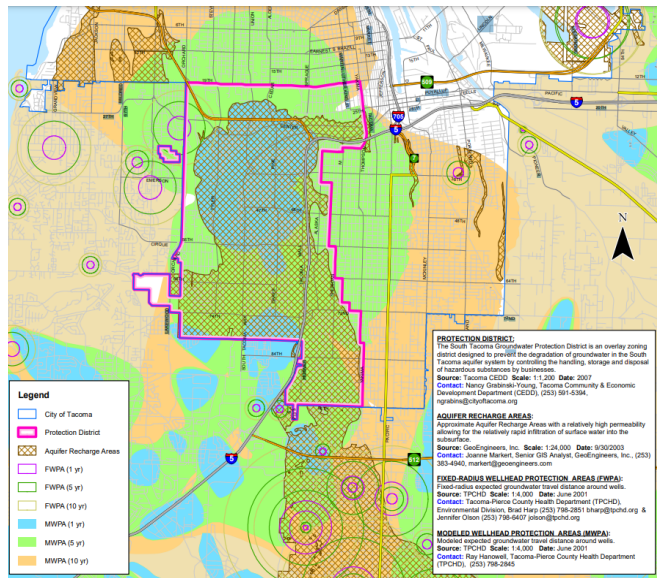
The application seeks to:

- Update the One Tacoma Comprehensive 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, above and near this water source.

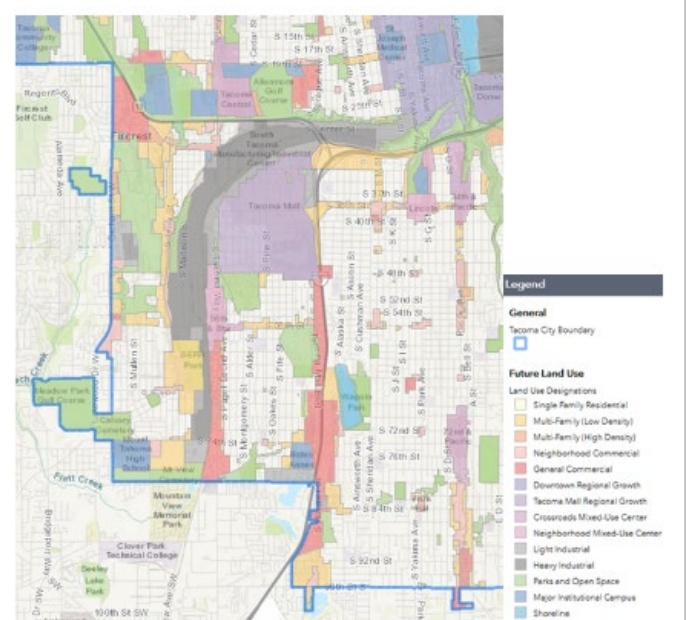
(The application is posted on the website: www.cityoftacoma.org/2022Amendment)



Aquifer Recharge Areas and Wellhead Protection Areas



South Tacoma Manufacturing/Industrial Center (gray)



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 (or two-stage) approach to addressing the application as recommended by planning staff:

- 1. STGPD Code Amendments** - Update 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 and environmental goals, 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 South Tacoma Groundwater Protection District (STGPD) 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 user-friendly information, data, maps and publicity materials.
- 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 mid-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.

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