

Code Amendments: South Tacoma Groundwater Protection District

**2022 ANNUAL AMENDMENT TO
THE COMPREHENSIVE PLAN AND LAND USE REGULATORY CODE**

COMMUNITY MEETING 12/9/21

Lihuang Wung, Senior Planner

COMMUNITY MEETING

(12/09/21)

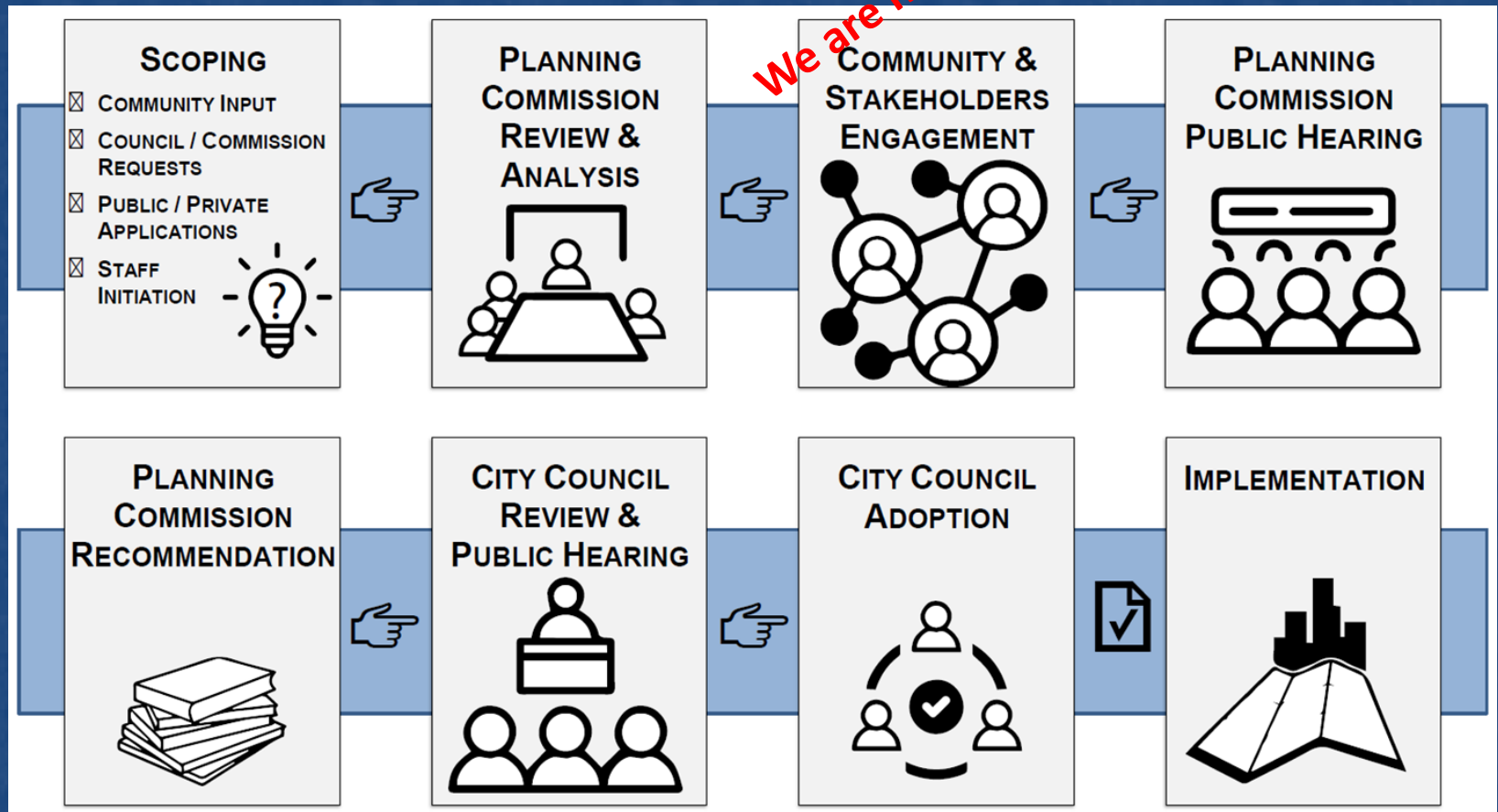
- A Listening Session regarding the 2022 Amendment Application: “South Tacoma Economic Green Zone”
 - Agenda:
 - Introduction 5 min.
 - Presentation by the Applicant 8 min.
 - Presentation by City Staff 15 min.
 - Comments and Questions 30 min.
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- Staff Contact:

Lihuang Wung, Senior Planner, PDS
E-mails: lwung@cityoftacoma.org
planning@cityoftacoma.org

2022 AMENDMENT DOCKET

1. **“NewCold”**
2. **“South Sound Christian Schools”**
3. **“South Tacoma Economic Green Zone”**
4. **“Minor Plan and Code Amendments”**

ANNUAL AMENDMENT PROCESS



TIMELINE

- **Spring 2021 – Initial Assessment of Applications**
- **Fall 2021 – Analysis and Public Outreach**
- **Q1 2022 – Planning Commission Public Hearing**
- **Q2 2022 – Planning Commission Recommendation**
- **Q2 2022 – City Council Review and Adoption**

APPLICATION

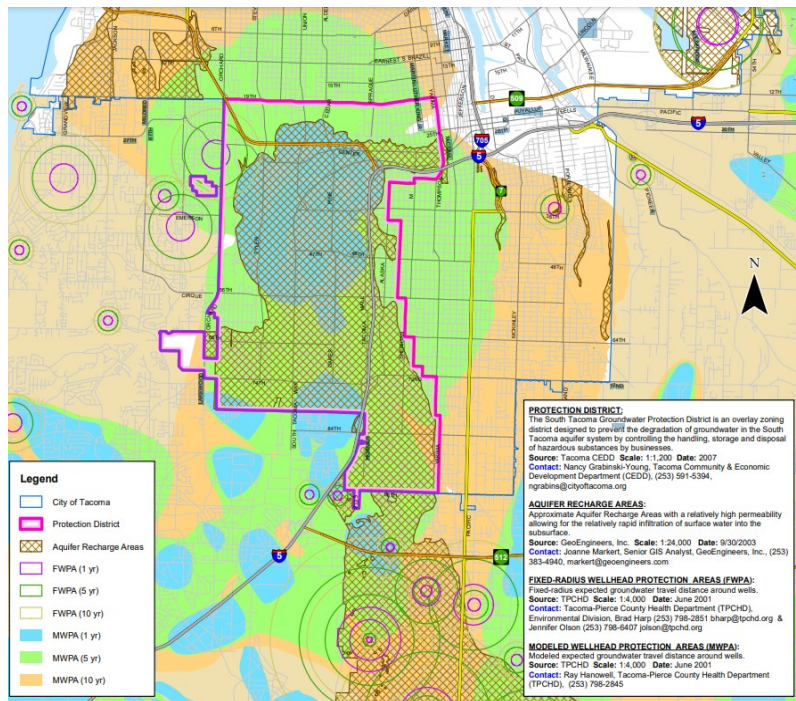
(As Submitted)

“South Tacoma Economic Green Zone”

- **Applicant:** South Tacoma Neighborhood Council
- **Location:** South Tacoma Groundwater Protection District and Aquifer Recharge Area
- **Proposal:**
 - Improve regulations to address environmental risks
 - Transform the area into an “Economic Green Zone”

AREA OF APPLICABILITY

Aquifer Recharge Areas and Wellhead Protection Areas



AQUIFER RECHARGE & WELLHEAD PROTECTION AREAS

TACOMA SHORELINE INVENTORY AND CHARACTERIZATION

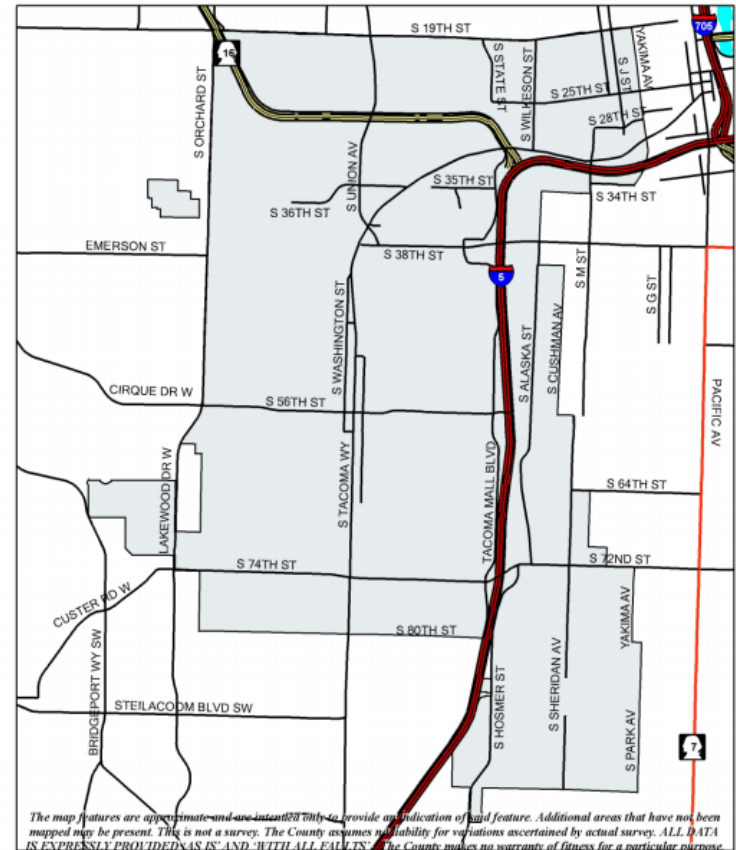
TACOMA, WASHINGTON

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South Tacoma Groundwater Protection District



0 0.25 0.5 1 Miles

Map Legend

STGPD Boundary

Tacoma | Pierce County
Health Department
Healthier. Safer. Smarter.

Pierce County
Geographic Information Services

ASSESSMENT/DETERMINATION

Planning Commission Determination (7/21/21):

Accept the application and move it forward for technical analysis, with a 2-pronged approach:

1. Code Amendments

- **Work Plan Development (2021-2022)**
- **Work Plan Implementation (2022-2023)**

2. Economic Green Zone Designation

- **(Scope of Work and Timeline TBD)**

APPLICATION

(Current Stage)

South Tacoma Groundwater Protection District Overlay Code Amendments:

- 1. Develop a Work Plan in 2021-2022**
- 2. Implement the Work Plan in 2022-2023**

WORK PLAN

1. Major Issues:

- General Program Awareness
- Enforcement
- Definition of Periodic Update
- Options for Code Location
- Infiltration Policy
- Program Funding

2. Code Sections to Be Amended:

- TMC 13.06.070.D South Tacoma Groundwater Protection District
- TMC 13.01.090 Definitions

WORK PLAN

3. Community Engagement and Outreach:

- Neighborhood Councils (South Tacoma, South End, Central)
- Businesses, Homeowners, Taxpayers
- TPCHD, Tacoma Water, ES, and PDS
- Interagency coordination as appropriate
- Planning Commission and City Council
- Surveys; Targeted Ads; Community Meetings
- Focus on equity

4. Potential Need for Consultant Services

5. Implementation (2022-2023)

NEXT STEPS

(Tentative)

- **12/09/21 – Community Meeting**
- **12/15/21 – Planning Commission Work Plan Review**
- **01/19/22 – Planning Commission Work Plan Approval**
- **03/16/22 – Public Hearing**
- **04/20/22 – Planning Commission Recommendation**
- **May/June – City Council Review and Adoption**