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

The South Tacoma Groundwater Protection District is an overlay zoning district designed to protect the recharge of groundwater in the South Tacoma area. This includes protection of groundwater from contamination, recharge of treated effluent water, and disposal of recharge discharges by treatment facilities.

Aquifer recharge areas are designated by the Washington State Department of Ecology. For more information, contact: Nancy Costanzo, State Delegation & Economic Development Division, (360) 753-7701.

Legend:
- City of Tacoma
- Protection District
- Aquifer Recharge Areas
- FWRA (5 y)
- FWRA (10 y)
- WARA (1 y)
- WARA (5 y)
- WARA (10 y)

Map Legend:
- STAGP Boundary

The map features are approximate and not intended to provide a detailed indication of site features. Additional areas that have not been mapped may be present. This is not a survey. The County assumes no liability for variations ascertained by actual survey. ALL DATA IS FURNISHED "AS IS" AND WITHOUT WARRANTY OF ANY KIND, EITHER EXPRESS OR IMPLIED.
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
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