



City of Tacoma Planning Commission

Christopher Karnes, Chair
Andrew Strobel, Vice-Chair
Morgan Dörner
Robb Krehbiel
Brett Marlo
Matthew Martenson
Brett Santhuff
Anthony Steele
(District 4 - vacant)

AGENDA

MEETING: Regular Meeting (Hybrid)
DATE/TIME: Wednesday, June 21, 2023, 5:00 p.m.
LOCATION: Council Chambers, 1st Floor of the Tacoma Municipal Building
747 Market Street, Tacoma, WA 98402
ZOOM INFO: Link: <https://www.zoom.us/j/81358095104>
Dial-in: +1 253 215 8782
ID: 813 5809 5104

A. Call to Order

- Quorum Call
- Land Acknowledgement

B. Approval of Agenda

C. Approval of Minutes

There are no meeting minutes to approve.

D. Public Comments

This is the time set aside for public comment on Discussion Items on this agenda.

- Written comments must be submitted to Planning@cityoftacoma.org by 12:00 noon prior to the meeting. Comments will be compiled, sent to the Commission, and posted on the Commission's webpage at www.cityoftacoma.org/PlanningCommissionAgendas.
- To comment virtually, join the meeting using Zoom. To comment in person, sign in at the back of the Council Chambers. Where necessary, the Chair may limit the allotted time for comment.

E. Disclosure of Contacts and Recusals

F. Discussion Items

1. South Tacoma Groundwater Protection District (STGPD) Code Amendment

- Description: Review the scope of work for the South Tacoma Groundwater Protection District Code Amendment and consideration of scope revisions and schedule.
- Action: Review and Comment.
- Staff Contact: Stephen Atkinson (SAtkinson@cityoftacoma.org)

2. Comprehensive Plan Update

- Description: Review of recent amendments to the planning requirements for the Comprehensive Plan update based on HB 1220, adopted in 2021, and the recently adopted Climate planning legislation in HB 1181.
- Action: Review and Comment.
- Staff Contact: Stephen Atkinson (SAtkinson@cityoftacoma.org)



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3. Home In Tacoma Phase 2

- Description: Guidance on adjustments to the Home in Tacoma initial package in response to the 2023 housing-related bills adopted by the state legislature.
- Action: Review and comment.
- Staff Contact: Elliott Barnett (EBarnett@cityoftacoma.org)

G. Upcoming Meetings (Tentative Agendas)

- (1) July 5, 2023 – cancelled
- (2) Agenda for the July 19, 2023, regular meeting includes:
 - Interim Vice-Chair Election
 - Urban Design Review Program
 - Neighborhood Planning Program – Proctor Neighborhood Plan

H. Communication Items

- (1) **Status Reports by Commissioners** – Housing Equity Taskforce, Picture Pac Ave, and Facility Advisory Committee.
- (2) **IPS Agenda** – The Infrastructure, Planning, and Sustainability Committee's meeting on June 28, 2023, has been cancelled, and the next hybrid meeting is scheduled for Wednesday, July 12, 2023, at 4:30 p.m.; the agenda (tentatively) includes presentations on the Comprehensive Wastewater Plan and the Stormwater Plan. (Held at 747 Market Street, Tacoma, WA 98402, Conference Room 248 or virtually at <http://www.zoom.us/j/87829056704>, passcode 614650)

I. Adjournment



To: Planning Commission
From: Stephen Atkinson, Planning Services Division
Subject: **South Tacoma Groundwater Protection District**
Memo Date: June 15, 2023
Meeting Date: June 21, 2023

Action Requested:

Review and Comment – Confirm Scope Revisions

Discussion:

At the Planning Commission's meeting on June 21, 2023, staff will present an update on the scope and schedule for consideration of the South Tacoma Groundwater Protection District (STGPD) code update. Attached is a memorandum summarizing the project scope and legislative background.

Project Summary:

The Growth Management Act (GMA) requires the designation and protection of "Critical Areas" to prevent harm to the community from natural hazards and to protect natural resources.

- Natural hazards are frequently flooded areas and geologically hazardous areas.
- Natural resources are wetlands, fish and wildlife habitat conservation areas, and Critical Aquifer Recharge Areas, which are areas with a critical recharging effect on aquifers used for potable water.

The goal of establishing Critical Aquifer Recharge Areas is to protect the functions and values of a community's drinking water by preventing pollution and maintaining supply. Critical Aquifer Recharge Areas are defined as "areas with a critical recharging effect on aquifers used for potable water, including areas where an aquifer that is a source of drinking water is vulnerable to contamination that would affect the potability of the water or is susceptible to reduced recharge."

This project will review and update Tacoma Municipal Code Section 13.06.070 South Tacoma Groundwater Protection District and Tacoma Municipal Code Section 13.11.800 Aquifer Recharge Areas, in accordance with the Work Plan as adopted by Substitute Resolution No. 40985 and as modified by Ordinance No. 28872 enacting a moratorium on underground storage tanks and metal recycling/auto wrecking facilities within the South Tacoma Groundwater Protection District.

Staff Contacts:

- Stephen Atkinson, Principal Planner, satkinson@cityoftacoma.org

Attachments:

- Attachment 1 - Project Scope and Legislative Background Summary

c. Peter Huffman, Director





South Tacoma Groundwater Protection District Code Update

Project Background

June 21, 2023

Project Summary	
Applicant:	South Tacoma Neighborhood Council
Staff Contact:	Stephen Atkinson, Principal Planner: satkinson@cityoftacoma.org
Location and Size of	The South Tacoma Groundwater Protect District is approximately 7,658 acres of land area between S. 19 th Street to the North and City Limits to the South, and Orchard Street to the West and an Eastern boundary that generally follows S. Yakima and S. Alaska Streets, encompassing the South Tacoma Aquifer.
Current Land Use and Zoning:	The area includes a mix of land uses and zoning, including a Regional Growth Center, a Manufacturing and Industrial Center, Major Institutional Campuses, two Mixed-Use Centers and other residential and commercial districts.
Neighborhood Council	While the South Tacoma Groundwater Protection District is primarily located within the South Tacoma Neighborhood Council Area, it also includes portions of the Central and South End Neighborhood Council Areas as well.
Project Proposal:	<p>The project will evaluate review the South Tacoma Groundwater Protection District Zoning and Development Standards and consider amendments to the following:</p> <ol style="list-style-type: none">General program awareness.Enforcement and monitoring.Define "periodic update".Review proposal for prohibited uses from application.Code implementation and code location (including potential relocation).Infiltration Policy.Program Funding.<u>Impervious surface standards.</u><u>Stormwater Treatment BMPs.</u><u>Standards for underground storage tanks and metal recycling/auto wrecking.</u><u>PFAS.</u>

A. South Tacoma Groundwater Protection District

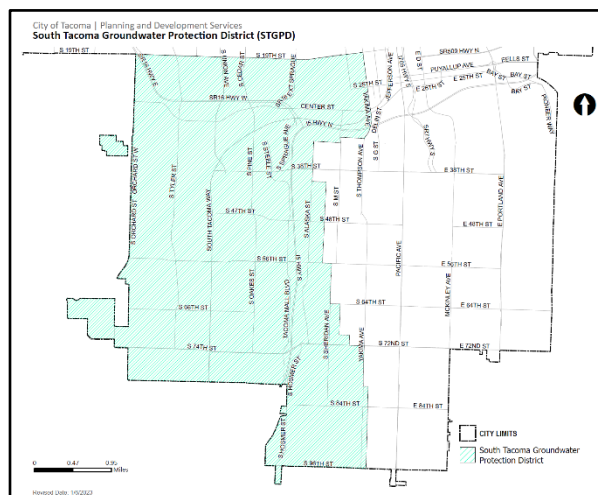
The South Tacoma groundwater aquifer system serves as a significant source of drinking water for the City of Tacoma. Groundwater typically supplies about 5% of Tacoma's water in the summer and supplements the supply from the Green River at other times of the year. It may supply as much as 40 percent of the City's total water demand during periods of peak summer usage. For future growth, supplemental supply, and emergency response, this resource will continue to be extremely important to the City of Tacoma.

It has been found and determined that a major cause of historical groundwater contamination in the South Tacoma aquifer system is from accidental or improper release of hazardous substances from spillage, leaks, or discharges from local industry. Due to the large number of potential sources of toxic and hazardous substances within the area which recharges the aquifer system and the possibility of further contamination, the City of Tacoma found that it was necessary and in the public interest to establish the South Tacoma Groundwater Protection District in 1988.

The South Tacoma Groundwater Protection District is an overlay zoning and land use control district specifically designed to prevent the degradation of groundwater in the South Tacoma aquifer system by controlling the handling, storage and disposal of hazardous substances by businesses. The overlay zoning district imposes additional restrictions on high impact land use development in order to protect public health and safety by preserving and maintaining the existing groundwater supply for current and potential users and to protect the City of Tacoma from costs which might be incurred if unsuitable high impact land uses were to reduce either the quality or quantity of this important public water supply source.

It is the intent of the STGPD to establish orderly procedures that reduce the risks to public health and safety and to the existing groundwater supply. These procedures shall ensure that within the South Tacoma Groundwater Protection District, properties that have stormwater infiltration facilities and properties that store hazardous substances meet appropriate performance standards, and those properties are properly maintained, inspected, and tested when necessary.

Figure: South Tacoma Groundwater Protection District



B. Legislative Background

1. 2022 Annual Amendment to the Comprehensive Plan

The South Tacoma Neighborhood Council (STNC) submitted an application to the Planning Commission in March 2021 for consideration during the 2022 Annual Amendment process. The application sought to (a) update the *One Tacoma Plan* and the TMC applicable to the South Tacoma Groundwater Protection District (STGPD) and the aquifer recharge areas to address environmental and health risks and further prioritize protection of the STGPD; and (b) 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 Planning Commission conducted an assessment of the STNC's application, pursuant to TMC 13.02.070.E, and considered public comments received through a public scoping hearing in June 2021, and made a determination in July 2021 to move the application forward for technical analysis following a two-phased approach:

- **Phase 1: STGPD Code Amendments** – Update TMC 13.06.070.D pertaining to STGPD, to 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.
- **Phase 2: Creation of an Economic Green Zone** – Evaluate the establishment of an Economic Green Zone (EGZ) to attract green industry to the City's manufacturing/industrial centers, taking into account the recently adopted 2030 Climate Action Plan and Climate Adaptation Strategy (Resolution No. 40878, November 30, 2021).

Upon completing technical analyses and factoring in public comments, the Planning Commission forwarded its recommendations on the 2022 Amendment Package to the City Council in May 2022. With respect to the STNC's application, the Commission recommended that the City Council:

- (a) Approve the Work Plan for STGPD Code Amendments;
 - (b) 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.
-

The City Council and its Infrastructure, Planning and Sustainability Committee conducted reviews of the 2022 Amendment Package in May-June 2022, including holding a public hearing on June 7, 2022, and adopted the package on June 28, 2022. The Work Plan for STGPD Code Amendments was approved with Amended Substitute Resolution No. 40985, which also initiated the consideration of a moratorium for the STGPD. (See **Section B. Project Initiation** above.)

2. Consideration of a Moratorium

The Planning Commission completed its review and deliberations of the matter through a public process and forwarded to the City Council the Planning Commission's Findings of Fact and Recommendations Report on Consideration for a Moratorium within the South Tacoma Groundwater Protection District, along with a letter of recommendations, both dated August 17, 2022.

The Planning Commission concluded that a broad moratorium could result in detrimental, inequitable and/or disproportionate impacts to diverse businesses and uses that are of various types, purposes, characteristics, operations and maintenance needs, and risks to the environment, and recommended instead that a targeted moratorium was warranted for the following uses within the South Tacoma Groundwater Protection District:

- Underground storage tanks
- Metal recycling/auto wrecking
- Vehicle service and repair
- Vehicle service and repair – industrial

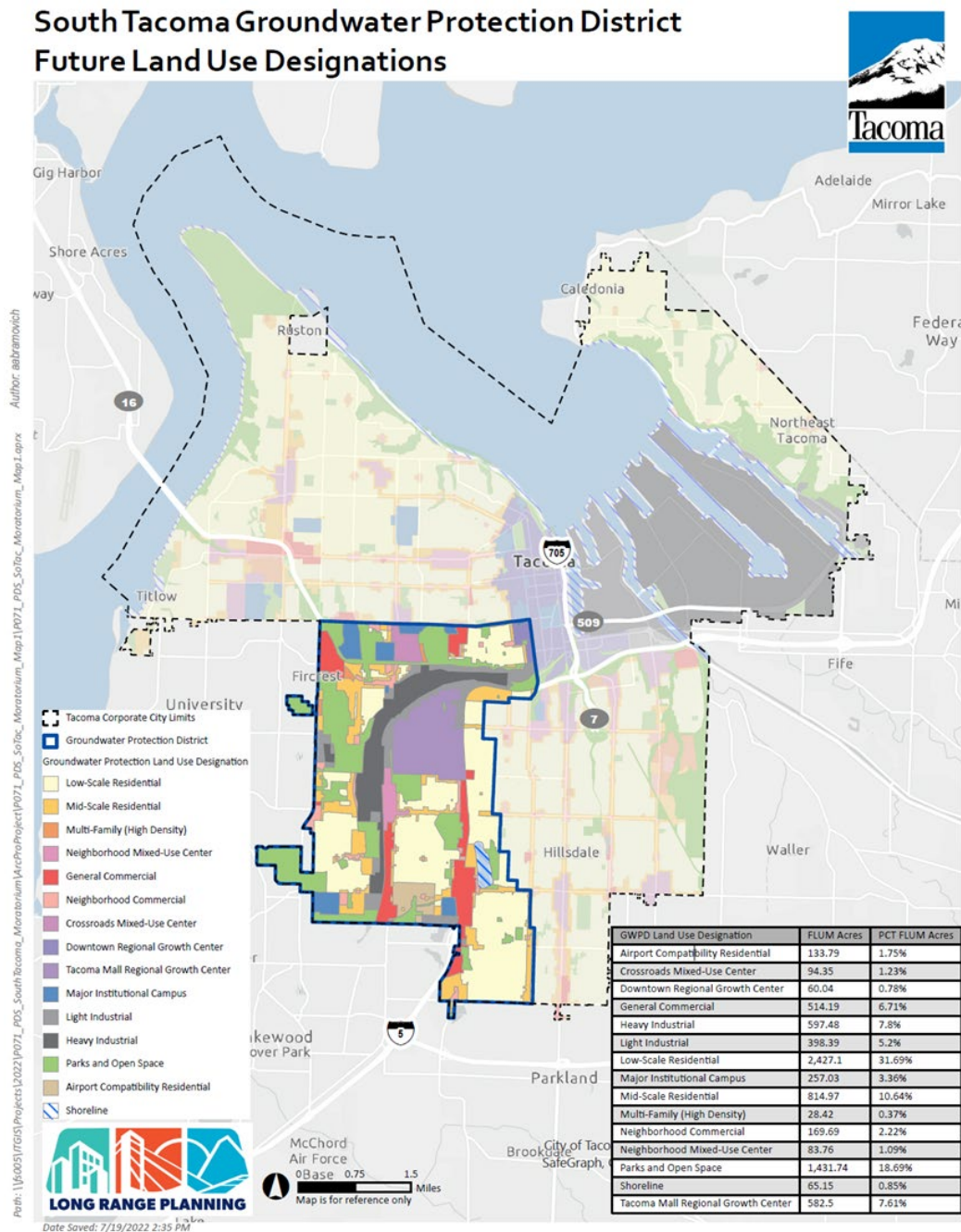
In response, the City Council referred the recommendation to the IPS Committee for further consideration. Following that referral, the IPS Committee, on November 30, 2022, approved the following amendments to the Planning Commission proposal, and forwarded the amended moratorium proposal to the City Council:

1. Use Categories: The IPS Committee did not find sufficient risk to groundwater resources from the establishment or expansion of vehicle service and repair or industrial vehicle service and repair uses to warrant a moratorium. Therefore, the moratorium should apply only to metal recycling/auto wrecking and underground storage tanks.
 2. Existing Uses: The IPS Committee found that a moratorium that is too restrictive on the expansion of existing uses could have the counter effect of prohibiting improvements that provide environmental benefit or reduce the risks and impacts of existing uses. Therefore, the moratorium should allow for reasonable facility and site development that improves environmental outcomes while avoiding the introduction of new risks to the City's groundwater resources.
-

On March 7, 2023 the City Council adopted Ordinance No. 28873, enacting a moratorium within the South Tacoma Groundwater Protection District as recommended by the IPS Committee. The moratorium in Ord. 28872 became effective Mar. 20, 2023, and were enacted for an initial period of up to one year, to expire on March 20, 2024.

C. Land Use Context

1. Comprehensive Plan Future Land Use Designations



2. Current Use Restrictions Within the South Tacoma Groundwater Protection District

1. Groundwater Protection District – Overlay Zone

The following “High impact” uses are prohibited based on incompatibility with groundwater protection:

- Chemical manufacture and reprocessing
- Creosote/asphalt manufacture or treatment
- Electroplating activities
- Manufacture of Class 1A or 1B flammable liquids defined in Fire Code
- Petroleum and petroleum products refinery, reprocessing
- Wood products preserving
- Hazardous waste treatment, storage, disposal facilities

2. M-2 Heavy Industrial Zoning District

The following uses/activities are prohibited in the M-2 Zoning District citywide:

- Mining and quarrying
- Smelting
- Coal facilities
- Explosives manufacturing
- Fertilizer manufacturing
- Petrochemical manufacturing
- Animal slaughter
- Fat rendering
- Acid manufacturing
- Blast furnaces

D. Policy Framework

<i>One Tacoma Plan</i> Chapter	TABLE 1: Relevant Goals and Policies Cited by Applicant
ENVIRONMENT and WATERSHED HEALTH	Policy EN–1.5 Protect the quantity, quality and function of high value environmental assets identified in the City’s natural resource inventories, including: ... groundwater.
	Policy EN–3.23 Encourage infiltration of stormwater to promote aquifer recharge and assure continuous and adequate groundwater supply.
	Policy EN–3.26 Prevent groundwater contamination through performance criteria and guidelines for siting, design, construction and operation of commercial and industrial structures and activities.

	Policy EN–3.27 Support an ongoing effort to monitor groundwater quality in order to determine the effectiveness of the groundwater program over time.
	Policy EN–3.28 Protect the quality of groundwater used for public water supplies to ensure adequate sources of potable water for Tacoma and the region.
	Policy EN–3.6 Limit impervious surfaces within open Space Corridors, shorelines and designated critical areas to reduce impacts on hydrologic function, air and water quality, habitat connectivity and tree canopy.
	Policy EN–3.8 Manage the quality and quantity of stormwater runoff entering Tacoma waterbodies, so as to protect public health and safety, surface and groundwater quality and the ecological functions of natural drainage systems.
	Policy EN–1.3 Consider the impacts of climate change and the risks to the city’s environmental assets in all phases of planning, programming and investing.
	Policy EN–1.17 Assess and periodically review the best available science for managing critical areas and natural resources and utilize the development of plans and regulations while also taking into consideration Tacoma’s obligation to meet urban-level densities under the Growth Management Act.
	Policy EN–1.18 Evaluate climate data and consider climate risks in the development of regulations, plans and programs.
	Policy EN–1.19 Evaluate trends in watershed and environmental health using current and historical data and information to guide improvements in the effectiveness of City plans, regulations and infrastructure investments
	Policy EN–1.12 Coordinate plans and investments with other jurisdictions, air and water quality regulators, watershed councils, soil conservation organizations and community organizations and groups to maximize the benefits and cost-effectiveness of watershed environmental efforts and investments.
DESIGN and DEVELOPMENT	Policy DD–4.7 Emphasize the natural physical qualities of the neighborhood (for example, trees, marine view, and natural features) and the site in locating and developing residential areas, provided such development can be built without adversely impacting the natural areas. Where possible, development should be configured to utilize existing natural features as an amenity to the development.

	Policy DD–5.9 Integrate natural and green infrastructure, such as street trees, native landscaping, green spaces, green roofs, gardens, and vegetated stormwater management systems, into centers and corridors.
	Policy DD–7.5 Encourage site and building designs that make efficient use of water and manage stormwater as a resource.
	Policy DD–12.1 Ensure that new building and site development practices promote environmental health and ecosystem services, such as pollutant reduction, carbon sequestration, air cooling, water filtration, or reduction of stormwater runoff.
ENGAGEMENT, ADMINISTRATION, IMPLEMENTATION Element	GOAL AD–6: Maintain Tacoma’s Comprehensive Plan in order to ensure that it remains relevant and is consistent with current regulatory and policy frameworks.
	Policy AD–1.9 Utilize community members’ knowledge and input on policy priorities to update the Comprehensive Plan and ensure that it remains relevant and consistent with community needs.
	Policy AD–5.1 Engage in regular interdepartmental communications to share information about City functional plans and to ensure that they are consistent with one another.
	Policy AD–5.2 Collaborate with City partners to address local and regional policy issues and to ensure that planning efforts are mutually supportive. City partners include city, county, state, federal and tribal governments; regional entities; the private sector; non-profit organizations; research institutions and community groups.

Table 1. Applicant citation of applicable policies from Tacoma Comprehensive Plan

E. Community Engagement and Outreach

- Stakeholders:
 - Staff Team (representing TPCHD, Tacoma Water, ES and PDS)
 - Permitted and Non-permitted Businesses o 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.

F. Regulatory Roles and Responsibilities

Regulatory Code	Summary
SEPA	<p>Purpose: The SEPA process is a Washington State requirement intended to ensure that state and local agencies consider the likely environmental consequences of a proposal before acting on the proposal. SEPA fills gaps in current regulations to protect the public health, welfare, and safety, but is not a replacement for other environmental protection standards.</p> <p>Applicability: SEPA applies when specific use and development triggers are met, such as proposed square footage of construction or demolition, fill or excavation of more than 500 yards, construction of a parking lot for more than 40 vehicles, work occurring within critical areas, as well as land use rezones, and more.</p> <p>Applicability to Groundwater: SEPA authority can be used to modify, condition, or deny a proposal when impacts to groundwater resources are identified.</p> <p>Monitoring and Enforcement: SEPA Conditions are applied to land use or development permits and are enforced as such.</p> <p>Statutory Authority: State Environmental Policy Act (SEPA) is part of the State Code RCW 43.21c and has implementing rules located in the WAC 197-11.</p> <p>Last Amendment to the Regulatory Code: (when and for what purpose) 2020, to incorporate Traffic and Historic Review into the process for projects located in the subarea.</p> <p>Frequency and Basis of Updates: Tacoma Municipal Code, Title 13.12; updated to coincide with any relevant change to state law, for example, if review thresholds change.</p>
Zoning	<p>Purpose: The broad purposes of the zoning provisions of the Tacoma Municipal Code are to protect and promote the public health, safety, and general welfare, and to implement the policies of the Comprehensive Plan of the City of Tacoma. More specifically, the zoning code is intended to:</p> <ul style="list-style-type: none"> a. Provide a guide for the physical development of the City in order to: <ul style="list-style-type: none"> (1) Preserve the character and quality of residential neighborhoods; (2) Foster convenient, harmonious, and workable relationships among land uses; and

(3) Achieve the arrangement of land uses described in the Comprehensive Plan.

b. Promote the economic stability of existing land uses that are consistent with the Comprehensive Plan and protect them from intrusions by inharmonious or harmful land uses.

c. Promote intensification of land use at appropriate locations, consistent with the Comprehensive Plan, and ensure the provision of adequate open space for light, air, and fire safety.

d. Foster development patterns that offer alternatives to automobile use by establishing densities and intensities that help make frequent transit service feasible, and encourage walking and bicycling. This emphasis on alternative transportation will also have air quality benefits and will conserve energy.

e. Establish review procedures to ensure that new development is consistent with the provisions of this chapter and all other requirements of this code.

Applicability: The regulations of TMC 13.06 Zoning are applicable in all zoning districts. Regulations may refer to districts by class of districts, for example Districts or Industrial Districts, this means that all districts carrying the designated prefix or suffix are required to meet the given regulation. Overlay districts are combined with an underlying zoning district and supplement the regulations of that district. Overlay districts only apply to land carrying the overlay. Standards typically apply to new use and development activity and alterations and expansions of existing uses.

Applicability to Groundwater: The South Tacoma Groundwater Protection District, and regulations and permit procedures therein, are established via the South Tacoma Groundwater Protection Overlay District. Aquifer recharge areas are classified as a critical area under Tacoma Municipal Code 13.11.

Monitoring and Enforcement: See monitoring and enforcement below under the STGDP summary.

Statutory Authority: RCW 36.70A Growth Management Act, RCW 36.70B Local Project Review, RCW 90.58 Shoreline Management Act

Last Amendment to the Regulatory Code: The Land Use Regulatory Code was amended in 2022.

Frequency and Basis of Updates: The Land Use Regulatory Code is amended on an annual basis with specific amendments based on the

	following considerations: Council and community priorities, new information or changing conditions, case law, statutory amendments,
Critical Areas Regulations	<p>Purpose: The City of Tacoma Critical Area Code, Ch. 13.11 Critical Areas Preservation, and the Shoreline Master Program, TMC Title 19, were created in order to implement specific environmental protection goals of the Growth Management Act (GMA) and Shoreline Management Act (SMA).</p> <p>These criteria and standards will secure the public health, safety, and welfare by:</p> <ol style="list-style-type: none"> 1. Protecting members of the public and public resources and facilities from injury, loss of life, or property damage due to landslides and steep slope failures, erosion, seismic events, volcanic eruptions, flooding or similar events; 2. Maintaining healthy, functioning ecosystems through the protection of ground and surface waters, wetlands, and fish and wildlife and their habitats, and to conserve biodiversity of plant and animal species; 3. Preventing cumulative adverse impacts to Critical Areas including the prevention of net loss of wetlands. 4. Providing open space and aesthetic value; 5. Providing migratory pathways for fish and wildlife; 6. Giving special consideration to conservation or protection measures necessary to preserve or enhance anadromous fisheries; 7. Providing unique urban wilds that serve as natural laboratories for schools and the general public; 8. Avoiding public expenditures to correct damaged or degraded critical ecosystems; 9. Alerting appraisers, assessors, owners, potential buyers, or lessees to the potential presence of a critical ecosystem and possible development limitations; and 10. Providing City officials with information, direction, and authority to protect ecosystems when evaluating development <p>Applicability: Critical areas include wetlands, streams, and fish and wildlife habitat conservation areas, as well as flood hazards, geologically hazardous areas, and aquifer recharge areas. Regulations apply citywide to:</p> <ol style="list-style-type: none"> 1. Building permits; 2. Clearing and grading permits;

	<p>3. Forest practices permits;</p> <p>4. Land Use permits;</p> <p>5. Subdivision and short subdivisions;</p> <p>6. Binding site plans;</p> <p>7. Zoning amendments;</p> <p>8. Creation of tax parcels.</p> <p>Applicability to Groundwater: Aquifer recharge areas are a classified critical area under TMC 13.11. Protections are implemented through the South Tacoma Groundwater Protection District.</p> <p>Monitoring and Enforcement:</p> <p>Statutory Authority:</p> <p>Last Amendment to the Regulatory Code: 2019 to address geohazards and biodiversity corridors.</p> <p>Frequency and Basis of Updates: Critical Area Regulation updates are considered at a minimum as part of the state-mandated periodic review of the Comprehensive Plan and Shoreline Master Program, but have also been considered on an as-needed basis as part of the annual amendment process. The City is required to base critical area regulations on the best available science. The next update will be through the 2024 Comprehensive Plan update.</p>
Fire Code	<p>Purpose: To establish the minimum requirements consistent with nationally recognized good practice for providing a reasonable level of fire safety and property protection from the hazards of fire, explosion, or dangerous conditions in new and existing buildings, structures, and premises, and to provide a reasonable level of safety to fire fighters and emergency responders during emergency operations.</p> <p>Applicability: Materials posing physical and health hazards. Varying requirements based on types and quantities of materials.</p> <p>Applicability to Groundwater: Construction and operational requirements to mitigate risk of spills occurring and risk of spills leaving designed containment areas.</p> <p>Monitoring and Enforcement: Review and inspection concurrent with building permits. All commercial sites receive annual inspections through Business Inspection Program. Sites exceeding permit quantities receive two inspections annually. Additional inspections are complaint based.</p> <p>Statutory Authority: WAC51-54A, TMC Title 3</p>

	<p>Last Amendment to the Regulatory Code: January 2021</p> <p>Frequency and Basis of Updates: 3-year cycle to align with state and national changes. Additional updates based on need.</p>
Building Code	<p>Purpose: To establish the minimum requirements to provide a reasonable level of safety, public health, and general welfare through structural strength, means of egress facilities, stability, sanitation, adequate light and ventilation, energy conservation, and safety to life and property protection from fire, explosion, and other hazards, and to provide a reasonable level of safety to fire fighters and emergency responders during emergency operations.</p> <p>Applicability: Buildings and structures including those containing hazardous materials such as tanks.</p> <p>Pertain to groundwater: Seismic design to reduce risk of spills. Increased design standards for highly toxic materials.</p> <p>Monitoring and Enforcement: Review and inspection through the building permit process. Additional inspections are complaint based.</p> <p>Statutory Authority: WAC 51-50, TMC Title 2.</p> <p>Last Amendment to the Regulatory Code: January 2021.</p> <p>Frequency and Basis of Updates: 3-year cycle to align with state and national changes. Additional updates based on need.</p>
Tacoma Water – Wellhead Protection Plan and Water System Plan	<p>Purpose: To establish a uniform process for Tacoma Water to demonstrate system capacity as defined in WAC 246-290-010; demonstrate how the system will address present and future needs in a manner consistent with other relevant plans and local, state, and federal laws, including applicable land use plans; Establish and maintain source water protection areas and programs to prevent contamination.</p> <p>Applicability: All Group A public water systems except those systems meeting all of the following conditions:</p> <ul style="list-style-type: none"> (a) Consists only of distribution and/or storage facilities and does not have any source or treatment facilities; (b) Obtains all water from, but is not owned by, a public water system where the rules of this chapter apply; (c) Does not sell water directly to any person; and (d) Is not a passenger-conveying carrier in interstate commerce. <p>Applicability to Groundwater: Policies and programs are applicable to all drinking water supplies, including groundwater.</p>

	<p>Monitoring and Enforcement: State of Washington Department of Health, Division of Drinking Water under Primacy implements federal provisions of the SDWA in addition to the requirements of the WAC. DOH conducts regular sanitary surveys of the Tacoma Water system.</p> <p>Statutory Authority: US EPA Safe Drinking Water Act (SDWA), WAC 246-290-100, WAC 246-290-135</p> <p>Last Amendment to the Regulatory Code: 2018</p> <p>Frequency and Basis of Updates: Water System Plan and full Wellhead Protection Plan updated every 10 years, Potential Contaminant Inventory every 2 years.</p>
Tacoma-Pierce County Health Department	<p>Purpose: The Health Department works with Tacoma Water and Tacoma Environmental Services to implement, regulate and enforce the South Tacoma Groundwater Protection District (STGPD) code. The STGPD code establishes minimum requirements businesses must meet for the storage and management of hazardous substances and maintenance of infiltration systems designated as medium and high intensity.</p> <p>Applicability: Businesses within STGPD require a Health Department permit if they have 220 lb. of hazardous substances (products or wastes) or infiltrating stormwater on a medium or high intensity site.</p> <p>Applicability to Groundwater: This regulation establishes business requirements for activities that have the highest risk of contaminating groundwater. Requirements are intended to reduce the threat of hazardous substance discharge to the environment.</p> <p>Monitoring and Enforcement: Businesses with more than 220 pounds (approximately 35 gallons) of hazardous substances on site are required to obtain an STGPD permit from the Health Department. These businesses are subject to inspections and required to follow the standards set by the code. Additionally, sites within the STGPD that are designated as medium and high intensity by the SWMM are required to obtain approval and a permit from the Health Department. Permitted businesses are inspected on a bi-annual basis. Additional inspections are complaint based, or as needed to resolve violations. Businesses that don't follow the requirements can be subject to enforcement including civil monetary penalties, their water supply shut off or revocation of their City of Tacoma business license.</p> <p>Statutory Authority: TMC 13.06.070.D</p> <p>Last Amendment to the Regulatory Code: When code moved to 13.06.070.D (Jan. 2020)</p>

	<p>Frequency and Basis of Updates: Updates are on an as needed basis. Updates and changes are based on best available science.</p>
<p>Groundwater Protection District Overlay Zone</p>	<p>Purpose: The Health Department works with Tacoma Water and Environmental Services to implement, regulate and enforce the STGPD code. The STGPD code is intended to establish requirements of businesses within the district that that meet thresholds for the on-site use and storage of hazardous substances within STGPD and infiltration systems designated as medium and high intensity.</p> <p>Applicability: Businesses within STGPD that meet the threshold for requiring a permit (<220 lb. of hazardous substances or infiltrating stormwater on a medium or high intensity site).</p> <p>Applicability to Groundwater: Establish requirements of businesses with activities that have the highest risk of contaminating groundwater. Requirements are intended to reduce the threat of discharge of hazardous substances to the environment.</p> <p>Monitoring and Enforcement: Businesses that have more than 220 pounds (approximately 35 gallons) of hazardous substances on site are required to obtain a separate STGPD permit from the Health Department. These businesses are subject to inspections and required to adhere to the standards set forth by the code. Additionally, sites within STGPD that are designated as medium and high intensity by the SWMM are required to obtain approval and a permit from TPCHD. Permitted businesses are inspected on a bi-annual basis. Additional inspections are complaint based. Businesses that don't adhere to the standards are subject to enforcement including monetary penalties and up to water shut off and revocation of City of Tacoma business license.</p> <p>Statutory Authority: TMC 13.06.070.D</p> <p>Last Amendment to the Regulatory Code: When code moved to 13.06.070.D (please fill in date)</p> <p>Frequency and Basis of Updates: Currently, the updates take place on an as needed basis. Updates and changes are based on best available science.</p>
<p>TMC 12.08.A and D</p>	<p>Purpose: TMC 12.08D.010 Purpose and Application</p> <p>A. This chapter sets forth uniform requirements for, and shall apply to all persons, discharging stormwater or pollutants to the municipal stormwater system and receiving waters within the City, and requires compliance with all applicable state and federal laws, local ordinances, and this chapter. The purpose of this chapter includes but is not limited to the following:</p>

	<ol style="list-style-type: none"> 1. To control the quantity and quality of the stormwater discharged directly and indirectly into the receiving waters within the City and/or the municipal stormwater system; 2. To promote compliance with the City's municipal stormwater permit, its stormwater management program, and applicable federal and state laws and regulations, local ordinances, and this chapter; 3. To protect receiving waters by mitigating the impacts of increased stormwater due to urbanization; to correct or mitigate existing water quality impacts related to stormwater; and to help restore and maintain the chemical, physical, and biological integrity of the City's waters for the protection of beneficial uses, including salmon; 4. To manage stormwater to protect life, property, and the environment from loss, injury, and damage by pollution; to minimize flooding, erosion, and contact with pollutants; and to manage stormwater from developed properties and construction sites; 5. To encourage the use of low impact development as the preferred and commonly-used approach for stormwater management; 6. To require persons regulated by this chapter to pay appropriate rates and fees to reasonably distribute the cost to construct, operate, maintain and improve the municipal stormwater system; and 7. To provide for and promote the health, safety, and welfare of the general public. <p>Applicability: Shall apply to all persons, discharging stormwater or pollutants to the municipal stormwater system and receiving waters within the City,"</p> <p>Applicability to Groundwater: Groundwater is a receiving water and so the provisions of 12.08D are applicable</p> <p>Monitoring and Enforcement: Enforcement authority in the code to ensure that persons comply with 12.08D.400, .410 and 420</p> <p>Statutory Authority: The code is based on the City's stormwater permit, which is derived from Clean Water Act.</p>
Stormwater Management Manual	<p>Purpose and Applicability: Tacoma's Stormwater Management Manual (SWMM) contains the information needed to regulate stormwater management associated with new development, redevelopment and construction sites in Tacoma. It also contains source control Best Management Practices (BMPs) for existing sites.</p> <p>Applicability to Groundwater: The SWMM contains information for design and sizing of stormwater facilities that infiltrate. It also has operational Best Management Practices to keep stormwater runoff</p>

	<p>clean, which helps to ensure contaminants are not transmitted to groundwater. See ESD17-01 summary below.</p> <p>Monitoring and Enforcement: Per TMC 12.08D</p> <p>Statutory Authority: Codified per TMC 12.08D (12.08D.150)</p> <p>Frequency and Basis of Updates: Updated as required by the City's NPDES Phase I Municipal Stormwater Permit or as needed. Typically, every 5 years. Last updated in 2021.</p>
ESD17-01	<p>Purpose: To clarify the requirements stormwater infiltration within the South Tacoma Groundwater Protection District.</p> <p>Applicability: Projects / sites that propose infiltration of pollution generating surfaces in the South Tacoma Groundwater Protection District.</p> <p>Applicability to Groundwater: Outlines requirements for infiltration of stormwater.</p> <p>Monitoring and Enforcement: Through project permit approval for development projects. Monitoring of some systems is required per Table 1 of the Directive.</p> <p>Statutory Authority: This is an Environmental Services Directive and has the authority of TMC 12.08D. The policy is also referenced in TMC 13.</p> <p>Last Amendment to Directive: 2017</p> <p>Frequency and Basis of Updates: As needed</p>



City of Tacoma
Planning and Development Services

Agenda Item
F2

To: Planning Commission
From: Stephen Atkinson, Planning Services Division
Subject: **2024 Comprehensive Plan Update**
Memo Date: June 15, 2023
Meeting Date: June 21, 2023

Action Requested:

Informational – Housing Targets and legislative updates pertaining to the 2024 Comprehensive Plan update.

Discussion:

At the Planning Commission's meeting on June 21, 2023, staff will present an update on [new planning requirements](#) for the Housing Element of the One Tacoma Plan, based on the implementation of [HB 1220](#), adopted in 2021 amending the Growth Management Act, which requires jurisdictions to plan for and accommodate housing targets affordable across all income levels, as well as to address racially disparate impacts of housing policies.

Second, staff will provide an overview of [HB 1181](#), pertaining to new requirements for a climate element of local comprehensive plans.

Project Summary:

Tacoma's Comprehensive Plan, [One Tacoma](#), is the City's official statement concerning its vision for future growth and development. It identifies goals, policies, and strategies for maintaining the health, welfare, and quality of life of Tacoma's residents. The Comprehensive Plan is comprised of numerous individual elements, including elements addressing such important issues as urban form, design and development, environment and watershed health, parks and recreation, housing, economic development, and transportation and infrastructure.

The City of Tacoma amends its Comprehensive Plan on an annual basis as permitted by state law. In addition to these regular amendments, the [Growth Management Act](#) (GMA) requires counties and cities to periodically conduct a thorough review of their plans and regulations to bring them in line with any relevant changes in the GMA, and to accommodate updated growth targets. [RCW 36.70A.130](#) establishes the review procedures and schedule for Comprehensive Plan amendments and periodic review. Tacoma last completed such a "periodic update" in 2015 and is mandated to undertake and complete another "periodic update" by the end of 2024.

In addition, the City of Tacoma is the designated "Metropolitan City" for Pierce County and is allocated, through [Vision 2050](#) and the [Countywide Planning Policies](#), to accommodate a significant share of the region's population and employment growth. The Puget Sound Regional Council evaluates and certifies local comprehensive plans for consistency with the multi-county planning policies (see the [Plan Review Manual](#), page 27). The Comprehensive Plan update will include a review and update to ensure consistency with the goals and policies of Vision 2050.

Staff Contacts:

- Stephen Atkinson, Principal Planner, satkinson@cityoftacoma.org.

c. Peter Huffman, Director





City of Tacoma
Planning and Development Services

Agenda Item
F3

To: Planning Commission
From: Elliott Barnett, Planning Services Division
Subject: **Home In Tacoma Project – Phase 2**
Memo Date: June 14, 2023
Meeting Date: June 21, 2023

Action Requested:

Review and Comment – Confirm direction for updates to the initial zoning and standards package to reflect state legislative housing bills and community input to date

Discussion:

At the June 21, 2023, Commission meeting, staff will provide more detail and seek Commission guidance on adjustments to the Home In Tacoma initial package in light of the 2023 housing-related bills adopted by the state legislature, and to reflect community input gathered to date through the ongoing City Council District meetings. Staff will be providing this same update at the June 20, 2023, City Council study session and will report on the Council direction received.

From January to April 2023, the City conducted an intensive period of Phase 2 planning and engagement, guided by Phase 1 policies. The outcome was an initial package of Middle Housing zoning and standards, which are the subject of the current engagement efforts. Meanwhile, during the 2023 session the State Legislature adopted numerous housing-related bills with implications for Home In Tacoma—particularly [House Bill 1110](#) (Middle Housing), [House Bill 1337](#) (Accessory Dwelling Unit Support) and [Senate Bill 5412](#) (SEPA Exemptions). While the Legislature’s overall direction is consistent with Home In Tacoma policies, adjustments would be needed to bring Home In Tacoma into full consistency with the state’s direction.

ADJUSTMENTS TO THE INITIAL HOME IN TACOMA PACKAGE

At the May 17, 2023, Commission meeting, staff provided an overview of the initial package of Phase 2 zoning and standards and described the City’s options related to the state housing bills. The Commission, consistent with the direction received from the City Council at their May 16th study session, directed staff to take some time now to bring Home In Tacoma into full consistency with the state housing bills. The following summarizes staff’s recommended approach to making these adjustments. Staff note that while some changes directly implement state direction, others are intended to ensure consistency with previous Council, Commission, and community guidance to date.

Zoning:

- Low-scale Residential 1 Zone increases from 3 to **4 dwellings** per lot
- Low-scale Residential 2 Zone increases from 4 to **6 dwellings** per lot
- Bonuses: An additional 2 affordable units would be allowed in both districts
- Low-scale Residential 2 would be designated within 1/4-mile of “major transit stations” (per state direction) and within 1/8-mile of some or all “complete neighborhood features” (parks, schools, Centers, Corridors)
- The zoning changes will result in an increase in development capacity, which the City will study through the Environmental Impact Statement (EIS) process



Standards:

Overall, the initial standards are either consistent with state direction or are still in development. Over the coming months, the City will develop a full package reflecting the state's direction (a few examples—no parking requirements within ½ mile of major transit; Accessory Dwelling Units height and size; allow separate ownership and small lot sizes).

REVISED SCHEDULE

Integrating these adjustments into the zoning, standards and EIS will result in a likely 3 to 4 months of project delay and the following tentative schedule:



Staff will support ongoing public engagement throughout the process and will seek regular Commission, City Council and Council Committee guidance. Some work items initiated under Home In Tacoma will likely move forward through the 2024 Annual Amendments or other planning processes.

ROUND 2 ENGAGEMENT

Beginning in May 2023, City Council and staff have hosted Open House events in each City Council District. About 500 participants have joined us in person so far. The City got the word out through citywide mailers, email, web, social media, press releases, and public meetings. At the meetings, the community have the opportunity to learn about the initial proposals and to weigh in on how the city should balance goals moving forward.

What are we hearing?

Community interest is high and there are diverse views on these topics. While a more in-depth analysis of comments and feedback will be shared at the completion of the events, here are a few high-level themes:

- **Zoning:** A broad range of views regarding how much housing should be supported
- **Affordability:** General agreement that the City should take action to make housing more affordable, create more ownership opportunities and reduce displacement risk
- **Design:** Many people feel that new developments should include elements such as parking and trees, and should address concerns around demolitions and building scale
- **Amenities and infrastructure:** General agreement that infrastructure, utilities, and public services must be adequate to support more housing and residents

One of the main objectives of these meetings is to answer questions. PDS staff are currently developing an FAQ which will address the following, and more:

- How does Home In Tacoma relate to the state-level housing actions?
- How large can buildings in my neighborhood be?
- Will zoning changes affect my property value and property taxes?
- Will new housing be rental, ownership or both?
- How rapidly could housing be built in my neighborhood?
- Will new housing be affordable? How is that defined?
- Is the City going to prohibit single-family houses?
- What will be the effect on view protections and private covenants?
- What steps are being taken to ensure infrastructure, services and utilities keep pace?

New meetings added

Two additional open houses have been added to ensure that all communities have ample opportunities to participate:

- Thursday, June 22nd – North Tacoma meeting at Mason Middle School (3901 N. 28th St.)
- Monday, June 26th – South Tacoma meeting at the STAR Center (3873 S. 66th St.)

These events will include language ambassadors to reach audiences in languages such as Russian, Vietnamese and Spanish. See the attached letter.

Lots of ways to engage

The [Home in Tacoma Online Engagement Forum](https://www.cityoftacoma.org/homeintacoma) continues to be a place for community dialogue and to learn what others are saying about housing. To learn about other opportunities, visit [cityoftacoma.org/homeintacoma](https://www.cityoftacoma.org/homeintacoma).

BACKGROUND

Tacoma residents face increasing challenges in accessing housing they can afford that meets their needs. For many years, Tacoma's housing rules for most neighborhoods have primarily allowed just one housing type—detached houses. On December 7, 2021, the City Council adopted Amended Ordinance 28793 approving the Home In Tacoma Project – Phase 1 package.

The Council's action established a new housing growth vision for Tacoma supporting Missing Middle Housing options, designated Low-scale and Mid-scale Residential areas, and strengthened policies on infill design, affordability, anti-displacement, and other goals. The action also initiated Home In Tacoma – Phase 2 to implement the new policies through changes to residential zoning and standards, along with actions to promote affordability and ensure that housing supports multiple community goals. The adopted package is available at www.cityoftacoma.org/homeintacoma.

Prior Council, Commission, and Taskforce Actions:

- City Council Study Session (06/20/23)
- Planning Commission (05/17/23)
- City Council Study Session (05/16/23)
- Planning Commission (04/19/23)
- City Council IPS (03/22/23)
- Planning Commission (03/15/23)
- Planning Commission (02/01/23)
- City Council IPS Committee (01/25/23)
- Planning Commission (01/04/23)
- City Council Study Session (12/06/22)
- Planning Commission (zoning scenarios, evaluation criteria) (10/19/22)
- City Council IPS Committee (zoning scenarios, evaluation criteria) (10/12/22)
- Planning Commission (zoning scenarios, evaluation criteria) (09/21/22)
- Planning Commission finalize Phase 2 Scope of Work (06/15/22)
- City Council Infrastructure, Planning, and Sustainability Committee (04/13/22, 05/25/22)
- Planning Commission comments debrief (06/01/22)
- Planning Commission Public Hearing (04/20/22)
- Housing Equity Taskforce meetings (02/10/22, 03/10/22)
- City Council Study Session (02/22/22)
- Planning Commission initial discussion (02/02/22)
- City Council review and action (Ordinance 28793 adopted on 12/07/21)
- Planning Commission Phase 1 recommendations (January 2020 to May 2021)
- Housing Equity Taskforce process (2021)
- City Council acceptance of the AHAS (September 2018)

Planning Commission
Home In Tacoma – Phase 2 Zoning framework policy options
June 21, 2023
Page 4 of 4

Project Information:

- Stephen Atkinson, Principal Planner, satkinson@cityoftacoma.org, (253) 591-2002
- Elliott Barnett, Senior Planner, ebarnett@cityoftacoma.org, (253) 312-4909
- Webpage: www.cityoftacoma.org/homeintacoma - *sign up for email updates!*
- Project email: homeintacoma@cityoftacoma.org

Attachments:

- NEW MEETINGS 2 Additional in-person meetings invitation letter

c. Peter Huffman, Director



City of Tacoma

Planning and Development Services
747 Market Street, Rm 345
Tacoma, WA 98405



We have added TWO new Open House dates!

June 2, 2023

Dear Community Member,

We're making progress on Home In Tacoma Phase 2 and are inviting you to join City Council and City staff for a Home In Tacoma Open House.

Due to popular demand, we are adding two additional Open House events to our originally planned series. Please join us if you haven't been able to attend so far, or still have questions and ideas to share! Check the dates below for event dates and locations. The City will also be offering a virtual meeting.

- Virtual Open House: Wednesday, June 14th on Zoom
- Thursday, June 22nd (North End) at Mason Middle School (3901 N 28th St.)
- Monday, June 26th (South End) at STAR Center (3873 S 66th St.)

The City will have language resources for Spanish, Vietnamese, Ukrainian, Russian and ASL community members at the upcoming events. Visit cityoftacoma.org/homeintacoma to learn when and where each language will be supported.

All events will be from 6-8 p.m. and are free and open to all community members, including children and families. Snacks and refreshments will be provided, and you can drop in for as long as you like.

You will have the opportunity to connect with city staff and your City Council representatives to learn more and share thoughts on how Tacoma can get housing growth right. You will also get information about what is being considered in Phase 2, engage on key decisions to be made, and learn how Home In Tacoma relates to housing bills adopted by the Washington State Legislature.

Details, including Zoom link, and more information about Home in Tacoma and how to provide feedback is available at cityoftacoma.org/homeintacoma.

We look forward to talking with you. Thank you for participating!

Sincerely,

City of Tacoma Planning Team

Homeintacoma@cityoftacoma.org

¿Necesitas información en español?

한국어로 정보가 필요하십니까?

Cần thông tin bằng tiếng Việt?

Нужна информация на русском?

ត្រូវការព័ត៌មានជាភាសាខ្មែរ?

TacomaFIRST 311 at (253) 591-5000



What's Home In Tacoma?

Housing gives us a roof over our heads, and connects us with community, jobs, schools and transportation—which matters to our health and wellbeing. Since the 1950s, Tacoma's rules have restricted the types of housing that can be built, which has limited housing options and contributed to our affordability crisis.

The City is in the process of updating its housing rules to better meet our community's needs for more housing supply, affordability and choice. The City Council adopted Home in Tacoma Phase I in December 2021, which supports middle housing citywide, along with policies for actions to ensure that housing growth meets multiple goals. Phase 2 focuses on how to get housing growth right and includes the following topics:



The changes to Tacoma's zoning and standards, when adopted, will allow more housing types in our neighborhoods—and more ways for people to call Tacoma home.

Examples of middle housing supported by Tacoma's growth strategy

Low-scale housing



House & ADU(s)



Duplex, triplex

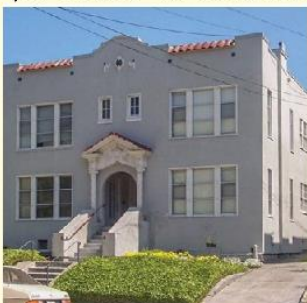


Small lot house



Cottage housing

Low-scale housing (in some circumstances)



Fourplex



Small multifamily

Mid-scale housing



Rowhouses



Medium multifamily