



Critical Areas Ordinance Update

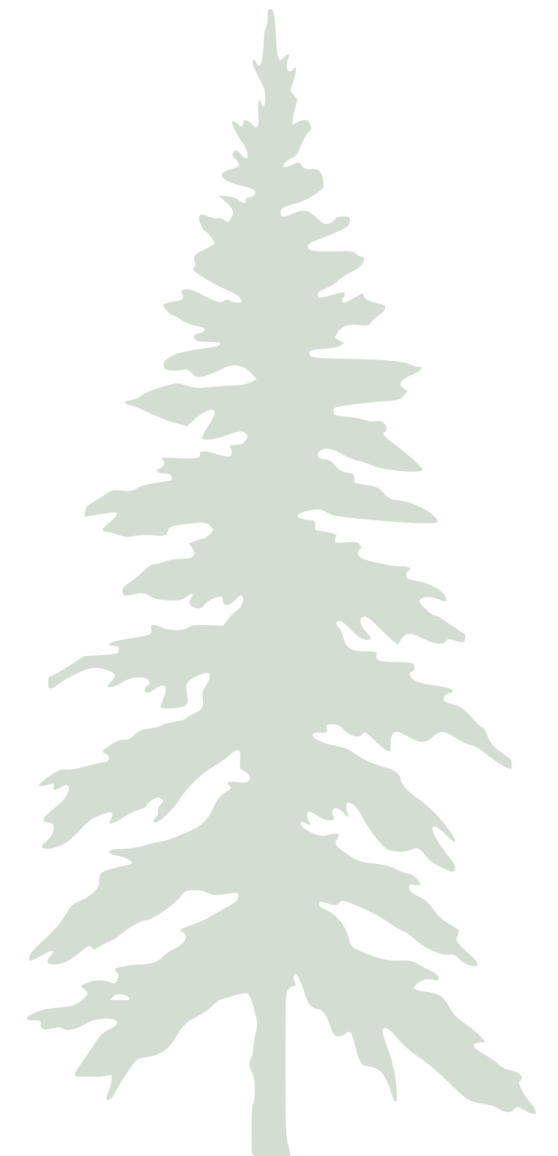
Presented by: **Robin Bolster-Grant, Land Use Division Manager**
Lisa Spadoni, Natural Resources Program Supervisor



Presentation Outline



- Background
- Review of CARA* comments and staff response
 - CARA code structure
 - CARA mapping
 - Well-head and time-of-travel protections
 - High Impact uses within the Tideflats Subarea
- Next steps



*Critical Aquifer Recharge Area

Background



- Periodic update required by state law (RCW 36.70A.130)
- Goal: Ensure consistency with Best Available Science (BAS) and state guidance
- Public Hearing to review draft code held on August 20, 2025
- Additional public engagement and code work September – December 2025



CARA comments & response



CARA code structure

- State Department of Health (DOH) and Master Builders of Pierce Co. (MBPC)
 - Restructure to align with model codes
 - Use a mitigation-based approach rather than prohibiting uses
- Response: Current code structure reflects the work of STGPD update and should be retained



CARA comments & response



CARA mapping

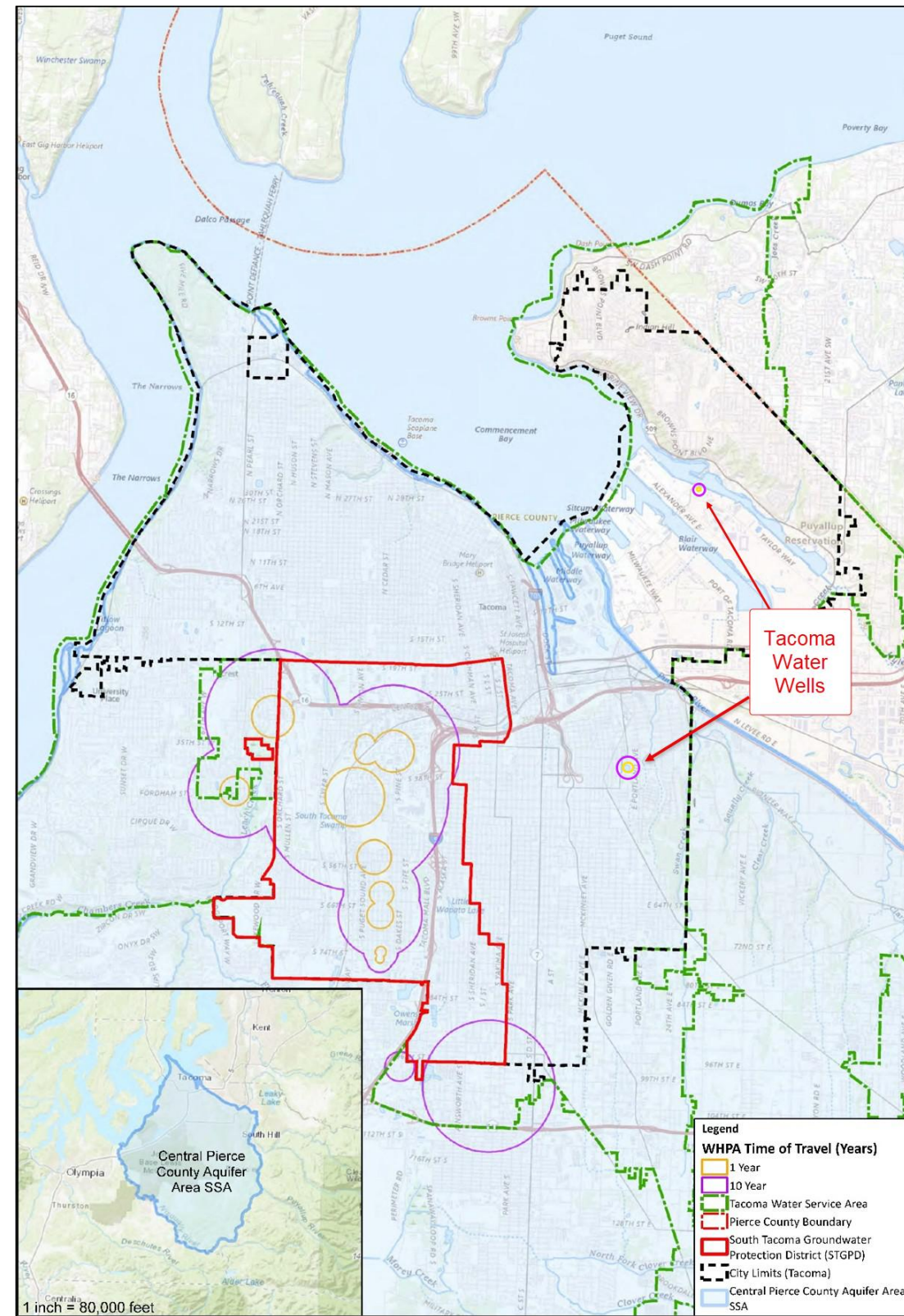
- DOH, MBPC, Tacoma-Pierce Co. Chamber (TPCC) & Manufacturing Industrial Council (MIC)
 - Questions regarding the basis for CARA designation
 - Well-head protection areas were not included
- Response: Continue use of EPA Central Pierce Sole Source Aquifer Map, add wells and time-of-travel zones consistent with STGPD update

Wellhead time-of-travel zone protections

- DOH comments on lack of protection for wellheads/time-of-travel zones
- Response: update the High Impact Use Table to include use restrictions consistent with STGPD regulations for wellhead time-of-travel zones



Revised CARA Map

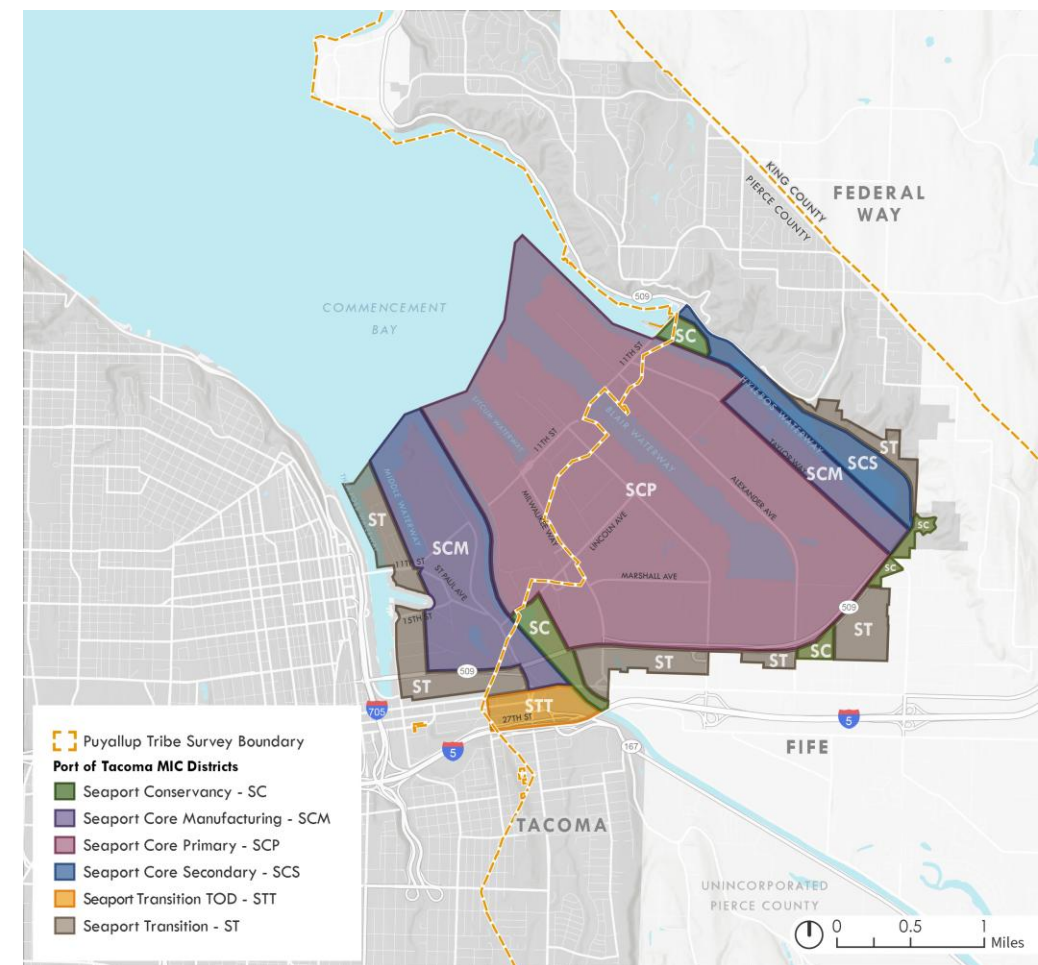
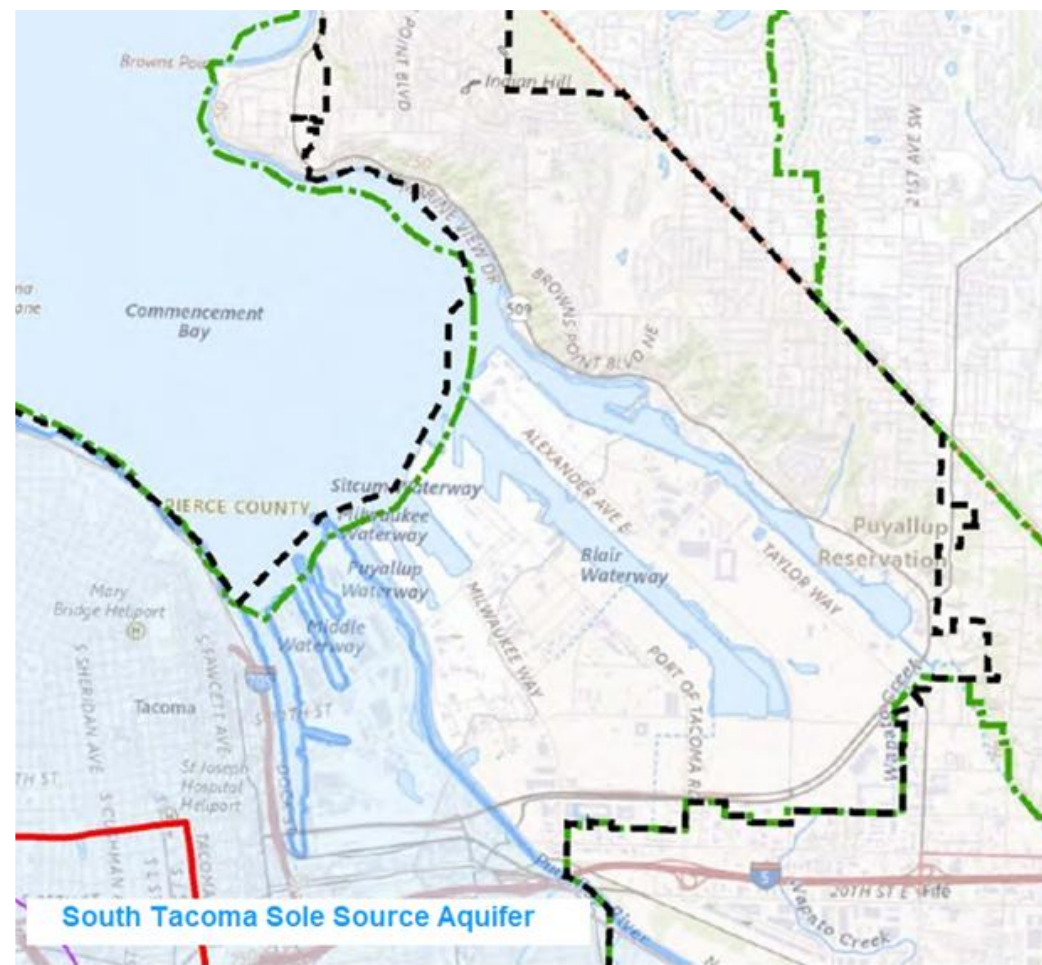


CARA comments & response



High Impact Uses within the Tideflats Subarea

- MBPC, TPCC, MIC and Port of Tacoma
 - Concerns about differences between allowed uses in the CARA and Tideflats Subarea



CARA comments & response



High Impact Uses within the Tideflats Subarea

High Impact Uses	Tideflats	CAO Draft
Asphalt/cement batching	<p>Permitted in SCM zone only.</p> <p>Prohibited in transition zones and in shoreline.</p> <p>Proposed restrictions on new discharge. Overall reduction in areas allowed within CARA.</p>	Prohibited Use in the CARA, which extends to the western part of the SCM.
Metal recycling	<p>Permitted in the SCM.</p> <p>Listed as part of recycling facilities. Auto wrecking prohibited.</p> <p>Prohibited in transition zones. Required to be fully enclosed.</p> <p>Overall reduction in areas allowed within the CARA.</p>	Prohibited Use in the CARA, which extends to the western part of the SCM.
Chemical Manufacture/processing/storage	<p>Permitted or Conditionally Permitted (CU) in the SCM.</p> <p>Prohibited in transition areas and shorelines, including Foss Peninsula.</p> <p>Proposed restrictions on new discharge. Overall reduction in areas allowed within the CARA.</p>	Prohibited Use in the CARA, which extends to the western part of the SCM.



Revised Schedule (Tentative)



Action	Date
Planning Commission: updated draft CAO review	March 4, 2026
Planning Commission recommendation	March 18, 2026
City Council Public Hearing	April 2026
City Council Final Read & Adoption	May 2026





Questions?