



Tideflats and Industrial Land Use Amendments

City of Tacoma | Planning and Development Services

**City Council Study Session
October 12, 2021**




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COMMENTS – DISCUSSION ITEMS

- 1. Standards for Cleaner Fuel facilities**
- 2. Clean fuel definition**
- 3. Comparison to Planning Commission and Whatcom County**
- 4. Applicability to PSE LNG Facility**
- 5. Environmental review process**
- 6. Schedule and process for adoption**

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CLEANER FUEL INFRASTRUCTURE

Expansion of an Existing Facility


- May expand petroleum storage (including gaseous hydrocarbons) up to 15% to produce cleaner fuels
- Expansion is cumulative, i.e. will not exceed 15% over time
- National Defense – not subject to 15% limit

New Cleaner Fuel Infrastructure

- Prohibits petroleum storage, production, transshipment (13.06.080.G.6), including natural gas and LNG
- Ethanol: Allows ethanol production for an ethanol fuel blend, but not refining or storage of petroleum

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CLEAN FUEL DEFINITION

	IPS	Planning Commission	Whatcom
Carbon free fuels	Yes	Yes	Yes
Credit generating	Yes	Yes	
EPA RFS Pathways	Yes	Yes	
Renewable Diesel	Yes		Yes
Ethanol Blends	Yes, all types		E85
Natural gas	Yes		
Propane	Yes		
Green Hydrogen	Yes	Yes	Yes
GHG reduction		Yes, 50% required	Yes, allows fuels achieving 50%

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CODE COMPARISON

	IPS Committee	Planning Commission	Whatcom County
New Petroleum Fuel Facility	Prohibited	Prohibited	Prohibited
Expansion of existing facilities	Yes; For cleaner fuel; 15% cap on new petroleum; Enhanced SEPA	Yes; For renewable fuel; No cap on overall production; Conditional Use	Yes; For traditional fossil fuels or renewables; No cumulative cap; Conditional Use
New Facilities	Cleaner Fuel only; Enhanced SEPA	Renewable fuel only; Conditional use	Prohibited

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PSE LNG FACILITY

- **Environmental Impact Statement (EIS) and Permits:**
 - EIS and PSCAA SEIS considered a 5 million gallon storage tank + 500,000 gallon daily production
 - 5 million gallon storage tank and LNG train for 250,000 gallon daily production are currently completed. PSE executed and fully funded a Mitigation Agreement for full 500,000 gallon daily production
- **IPS Recommendation:**
 - Acknowledges that the 500,000 gallons per day as evaluated in the EIS and SEIS and as fully mitigated in the Mitigation Agreement may be completed.

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ENHANCED SEPA PROCESS



	Baseline SEPA	Proposed SEPA	Conditional Use
Notification List	Limited distribution	Standard list + taxpayers and occupants within 2500' of the center	Same as proposed SEPA
Public Meeting	None	Required – during comment period	Same as proposed SEPA
Public Comment Period	Minimum 14 days	30 days	Same as proposed SEPA

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ENVIRONMENTAL REVIEW



- **Non-Project Action:** Determination of Nonsignificance
 - Revised to consider modifications from IPS Committee
- **Baseline = Pre-interim Ordinance:**
 - Pre-interim ordinance allows unlimited expansion of existing uses and new uses
 - Interim ordinance allows unlimited expansion of existing uses
 - Analysis considered Planning Commission proposal and IPS proposal compared to Baseline.
- **Conclusion:** Both IPS and Planning Commission proposals would significantly reduce potential petroleum expansion and thereby reduce risk of significant detrimental impacts
- **Project Review:** Project level impacts for permitted expansion would be considered at time of proposal

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SCHEDULE



Date	Topic
October 12	Study Session – Debrief Public Hearing and Discuss Potential Amendments
October 15	Publish Draft Ordinance and Exhibits
	Tribe Consultation
November 2	City Council – Date to determine if moving forward with Non-interim or Interim Ordinance
November 9	City Council – First Reading of Ordinance
November 16	City Council – Final Reading of Ordinance <i>*Note: Adoption after this date would require an emergency action to prevent a lapse in regulations</i>
Post-adoption	Department of Ecology – State Approval Process for Shoreline Amendments
December 2	Interim Regulations Expire <i>*Note: A Six-month extension would apply through June 2, 2022</i>



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