



**CITY OF TACOMA, WASHINGTON
OFFICE OF THE CITY COUNCIL
COUNCIL CONSIDERATION REQUEST**

TO: Mayor & City Council
FROM: Council Member Olgy Diaz and Senior Council Policy Analyst Lynda foster
COPIES TO: Elizabeth Pauli, City Manager; Hyun Kim, Deputy City Manager; Chris Bacha, City Attorney
SUBJECT: **Ordinance – Grease Interceptor Education Requirement – December 17, 2024**
DATE: December 11, 2024

I ask for your support for an Ordinance to establish the distribution requirements for grease interceptor educational flyers at the time of entering into a lease agreement or purchasing a property that will be occupied by any food- or beverage-related business, in order to educate commercial tenants or property owners on the conditions of private grease interceptors.

LEGISLATIVE INTENT:

Commercial tenants or property owners often sign a lease or purchase a property prior to contacting the Health Department and/or Permit Department. Current regulations may require equipment that exceeds the expectation of the business owner which may cause a significant delay in opening the business, a need to adjust the business plan, or may make the project infeasible (either financially or structurally).

This ordinance would apply to all purveyors of commercial real estate that is or will be occupied by any food- or beverage-related business; including, but not limited to, sellers, brokers, agents, and property managers. It would create a requirement to disclose and share information via an educational flyer created by the City of Tacoma about the potential requirements to install or upgrade a grease interceptor system that meets current environmental requirements as approved by the City of Tacoma, Planning and Development Services, Permitting department. The disclosure and information shall be provided to the potential lessee or buyers prior to signing of a lease or completing a purchase of the property.

City of Tacoma, Planning and Development Services will create the fact sheet and update as needed. In addition, the City of Tacoma Permit Department will provide the fact sheet any time a food- or beverage-based business engages with the permit process. The City will encourage the Tacoma-Pierce County Health Department to provide the flyer any time they engage with food- or beverage-related businesses.

DESIRED ORDINANCE DATE: January 7, 2025

COMMUNITY ENGAGEMENT/ (CUSTOMER RESEARCH):

Local food and beverage establishments contacted the City Council with their concerns about grease interceptor requirements. Council Member Diaz attended a round table discussion with businesses in March 2024. After researching this concern, CM Diaz developed a policy proposal and shared it with the Cross District Association in October 2024. CM Diaz also met with

representatives from the Hospitality Association and Chamber of Commerce. Local business, restaurant owners, and associations that represent them have been overwhelmingly supportive of the proposed policy.

2025 STRATEGIC PRIORITIES:

Equity and Accessibility:

According to the National Urban League, the 2024 State of Black Business report, finds that Black Americans are drastically underrepresented among business owners relative to their share of the population. They are more likely than other businesses to be shut out of traditional financing opportunities. They are starved for venture capital investment. And they are less likely to be awarded government contracts. Black-owned businesses face the greatest obstacles to financing, by far, more than any other demographic. Only 32% -- compared with 56% of white-owned businesses -- are fully approved for the financing they seek, while 40% - compared with 18% of white-owned businesses, are completely denied loans, lines of credit, and cash advances. Even when financing is approved, Black-owned businesses are more likely to be offered high interest rates. As a result, these businesses are more likely to delay plans to expand and have a harder time refinancing their existing debt. There are also extra barriers to capital and loans for immigrants. Immigrant entrepreneurs have a hard time plugging into the financial systems of their host countries. Banks and other lenders are often reluctant to provide start-up capital and ongoing credit because it is difficult for them to assess the financial history of immigrants and to conduct credit checks.

Economy/Workforce: *Equity Index Score:* Select Index Score.

Increase the number of diverse livable wage jobs.

Increase the number of Tacoma households that have livable wage jobs within proximity to the city.

Increase the availability of industry-specific education programs to support identified growth sectors.

Decrease the number of vacant properties downtown and in the neighborhood business districts.

Increase positive public perception related to the Tacoma economy.

Civic Engagement: *Equity Index Score:* Select an Index Score.

Increase the percentage of residents who believe they are able to have a positive impact on the community and express trust in the public institutions in Tacoma.

Livability: *Equity Index Score:* Select Index Score.

Improve access and proximity by residents to diverse income levels and race/ethnicity to community facilities, services, infrastructure, and employment.

How does your policy, program, or service help or harm the health of the natural environment?² (e.g. reduction in carbon emissions, open space conditions, sustainability, clean air, water and soil, and noise and light pollution).

Explain how your legislation will affect the selected indicator(s)?

This policy aims to provide critical education to new and aspiring business owners so they can make wise investments into their future. By directing businesses to education and resources to learn about infrastructure requirements before they commit to a lease or purchase, we are helping even the playing field between experienced and new entrepreneurs. This policy is one step to help food and beverage businesses succeed here in Tacoma so that our entire community can benefit. This policy is also directly responsive to community concerns, and taking action on this issue will show small and local businesses that engaging with their City Council makes a positive impact on the community. Ensuring business owners know more about how to invest in the right grease interceptor for their business will also help protect the natural environment from fats, oils and grease that otherwise would cause harm, and helps ensure the city keeps our wastewater system

maintainable and our high standards to keeping the Puget Sound clean.

ALTERNATIVES:

Alternative	Positive Impacts	Negative Impacts
1. Take no action	Conserve staff capacity for other Council priorities	Does not address known issue that the restaurant community is requesting Council address
2. Increase funding for business education and outreach	Educate aspiring business owners and reduce challenges with grease interceptors	Requires funding in a tight budget year.
3. Pursue policy solutions for other grease interceptor concerns	Would tackle more challenges identified by the business community.	Would require further research and delay bringing a policy solution forward.

EVALUATIONS AND FOLLOW UP:

City of Tacoma, Planning and Development Services will create the fact sheet and update as needed. In addition, the City of Tacoma Permit Department will provide the fact sheet any time a food- or beverage-based business engages with the permit process. The City will encourage the Tacoma-Pierce County Health Department to provide the flyer any time they engage with food- or beverage-related businesses.

SPONSOR RECOMMENDATION:

Sponsors recommend adopting this Ordinance and implementing this education requirement to disclose and share information via an educational flyer created by the City of Tacoma about the potential requirements to install or upgrade a grease interceptor system that meets current environmental requirements as approved by the City of Tacoma, Planning and Development Services, Permitting department.

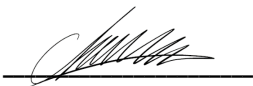
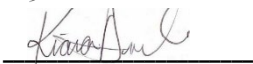
FISCAL IMPACT:


No fiscal impact to adopting the code/language change. This policy will require staff time to create the educational flyer, advertise the change in education requirement, and respond to complaints that the law is not being followed. Impacts will be incorporated into ongoing workload.

If you have a question related to the Council Contingency Fund Request, please contact Lynda Foster at 253.591.5166 or lfoster@cityoftacoma.org.

SUBMITTED FOR COUNCIL CONSIDERATION BY: 
Council Member Diaz

SUPPORTING COUNCIL MEMBERS SIGNATURES (2 SIGNATURES ONLY)

1.  POS# 5
2.  POS# 6

Mayor's initials 
 (Mayor's initials for awareness only to ensure alignment and coordination of emergent policies.)