



Tideflats and Industrial Land Use Amendments

City of Tacoma | Planning and Development Services

City Council Study Session

May 4, 2021



AGENDA



- Review public comment and testimony
- Identify options for City Council
- Request any specific direction

PUBLIC HEARING



Notification:

- 40,000 public notices distributed
- Email to approximately 500 interested parties

Participation:

- 74 individuals testified
- 426 pages of written comments


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COMMENT SUMMARY



- **General support/opposition for different elements**
- **Process**
- **Out of scope**
- **Minor or technical comments**

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RECOMMENDATION AREA 5

1. Permit and land use notifications
2. Conversion of Industrial Lands
3. Residential Encroachment
4. Siting of Heavy Industrial Uses*

*Majority of comments on this topic, specifically related to fossil fuel and renewable fuel uses.


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1. PUBLIC NOTIFICATION

| Applicability | Interim Ordinance | Recommended Ordinance |
|-----------------------|---|--|
| Applicability | Heavy industrial uses that require discretionary permit | Same Also includes area-wide rezoning and Comprehensive Plan amendments |
| Notification Distance | 2500' from subject site or boundary of MIC | Same |
| Who Receives Notice? | Taxpayers of Record | Same + occupants |

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1. PUBLIC NOTIFICATION (cont.)

Comments:

- Limited comments on this topic
- Some technical comments from Port of Tacoma
- Some public support noted

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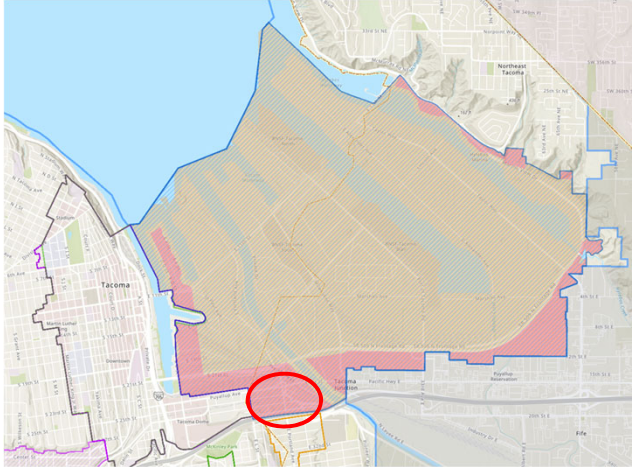


2. CONVERSION OF INDUSTRIAL LAND

| | Interim Ordinance | Recommended Ordinance |
|----------------------|--|---|
| Applicability | Heavy Industrial Districts in the Port of Tacoma MIC | Same, but also applies to the M-1 Light Industrial District |
| Affected Uses | Golf Courses, Airports, Agriculture, Schools, Juvenile Community Facility, Work Release Center, Commercial Recreation, High Intensity Park and Recreation, Residential | Same |
| Permit Status | Existing – Allowed New - Prohibited | Core area: Prohibited Buffer area: Prohibited/Conditional |

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2. CONVERSION OF INDUSTRIAL LAND (Cont.)



Comments/Requests:

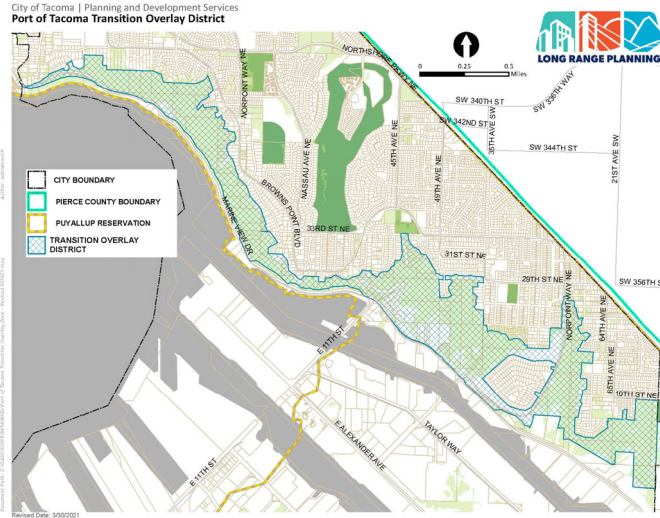
- Create Overlay District
- Add further use restrictions beyond scope of interim regulations
- Restrict residential use and non-industrial uses at the proposed Portland Avenue Station area
- Address land use compatibility beyond MIC, in Dome District and Foss Waterway

3. RESIDENTIAL ENCROACHMENT



| | Interim Ordinance | Recommended Ordinance |
|--------------------------------|-------------------------|---|
| Subdivision | Prohibited | Allowed |
| Allowed Housing Density | 1 unit per existing lot | Maximum 1 unit per acre |
| Notice on Title | Required | Required |
| Development Standards | None | Address clustering, noise, light, vegetation management |

3. RESIDENTIAL ENCROACHMENT (Cont)

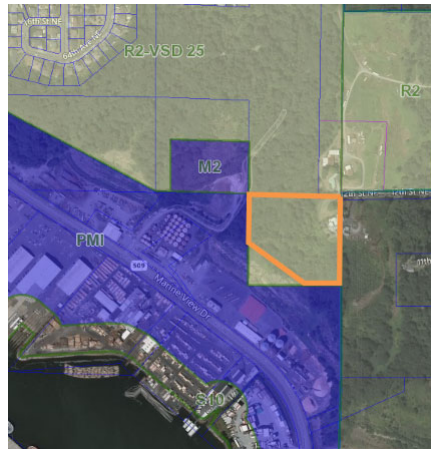


3. RESIDENTIAL ENCROACHMENT (Cont)



Comments:

- Remove property from proposed overlay district
- Concern over limitations on residential development



4. SITING HEAVY INDUSTRIAL USES



Purpose: Apply use preferences; Support transition to renewable fuels; Promote greater compatibility with urban setting and surrounding areas; Create permit pathways for new economic activity and job growth.

Affected Uses:

1. Coal facilities
2. Smelting
3. Mining and quarrying
4. Chemical Manufacturing
5. Oil and other liquefied and gaseous fossil fuels

4. SITING HEAVY INDUSTRIAL USES (Cont.)



| Use Classification | Interim Ordinance | Recommended Ordinance |
|--------------------------------------|--|--|
| Coal facilities | Prohibited | Prohibited |
| Smelting | Prohibited | Prohibited |
| Mining and quarrying | Existing – Allowed New – Prohibited | Existing – Allowed New - Prohibited |
| Chemical Manufacturing | Existing – Allowed New – Prohibited | Allowed – non-hazardous Conditional – hazardous |
| Oil and Other Fossil Fuel Facilities | Existing – Allowed New – Prohibited | Fossil Fuel Facilities: <ul style="list-style-type: none"> • Existing – allowed, but no expansions • New - prohibited Renewable Fuel Facilities: <ul style="list-style-type: none"> • Conditional Use |

4. SITING HEAVY INDUSTRIAL USES (Cont.)



Comments:

- Support for limitations on fossil fuel facilities
- Concern over impact of limitations on fossil fuel facilities
- Support for renewable fuels
- Both support for conditional use permits/concern over uncertainty of permits
- The proposal doesn't go far enough to regulate fossil fuel and high impact uses
- Impacts to JBLM

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QUESTIONS AND ADDITIONAL INFORMATION



Questions from Study Session:

Fossil and Renewable Fuels

- Would the proposed regulations affect current production, supply, and transport?
- How much of the current production and supply is for regional demand?
- What is the impact of constraining local production and supply of fossil fuels?

Conditional Use Permits

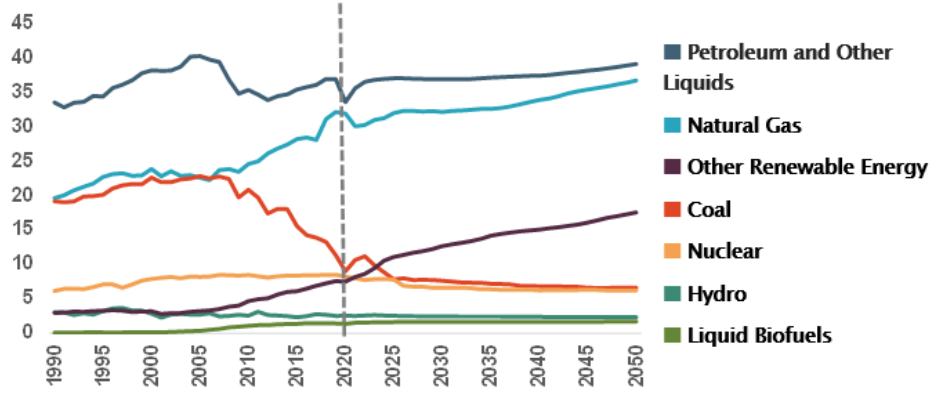
- What are differences between a Conditional Use Permit and SEPA?

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NATIONAL FUEL FORECASTS

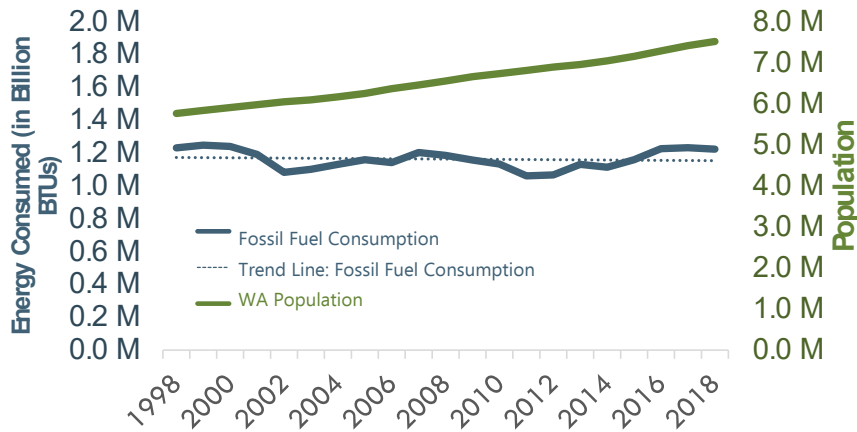


U.S. Energy Consumption Forecast by Fuel Type, in Quadrillion BTUs



Source: U.S. Energy Information Administration, 2019; BERK, 2021. |

WA STATE FOSSIL FUEL TRENDS



● ● ● SEPA VS. CONDITIONAL USE



| | SEPA | CUP |
|--|---|--|
| Timeline | Determination: <ul style="list-style-type: none"> • Issued with land use permit • 30 days for building permit EIS – No timeline | 120 Days |
| Decision-maker | Director | Hearing Examiner (proposal) |
| Purpose | Informational – disclose potential impacts and mitigation | Permit decision/ Apply standards/ Require mitigation |
| Scope of Review | Environmental impacts (air, water, earth, stormwater, etc) | Same – but also includes economic impacts and other community benefits |
| Who determines the scope of review? | Checklist – State Department of Ecology; City is typically lead agency | City Council determines criteria |

● ● ● COUNCIL OPTIONS



Adopt: Adopt Planning Commission Non-interim Recommendation as proposed

Amend: Consider amendments to the Planning Commission proposal

Extend: Continue interim regulations

Expire: Allow interim regulations to expire

POTENTIAL AMENDMENTS



1. Renewable Fuels

- Better align definition with new/upcoming state definitions?
- Remove Conditional Use permit in Tideflats "Core" area?

2. Chemical Manufacturing

- Remove Conditional Use for hazardous chemical manufacturing in "Core" area?

3. Other?

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NEXT STEPS



May 11: First Reading of Ordinance

May 18: Final Reading of Ordinance

June 2: Current Interim Ordinance Expires

Shoreline Master Program Amendments subject to Ecology review and approval.

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