



Tideflats Interim Regulations

City of Tacoma | Planning and Development Services

**City Council Presentation
September 22, 2020**





OVERVIEW



- Summary of Tideflats Interim Regulations
 - Background
 - Elements
- Periodic Reporting Update
 - Permit activity
 - Fossil fuel trends
- Next Steps



BACKGROUND



Purpose:

- Maintain the integrity of the planning process
- Maintain baseline conditions until Subarea Plan is complete

Legislative Background:

- November 21, 2017, City Council adopted the Tideflats Interim Regulations by Amended Ordinance No. 28470;
- Four subsequent extensions.



● ● ● ISSUE 1: PUBLIC AWARENESS OF PERMITS

Interim Measure: Expand public notice to 2500' of Manufacturing/Industrial Center boundary

Findings:

- Public testimony from prior permit applications
- Public notice not reaching adjacent neighborhoods
- Broad potential impacts of projects



● ● ● ISSUE 2: CONVERSION OF INDUSTRIAL LANDS

Interim Measure: Prohibit specific types of non-industrial uses in Port/Tideflats.

Findings:

- Regional growth forecasts and scarcity of industrial lands
- Growing pressure to convert to nonindustrial uses
- Economic impact of industrial uses
- City's zoning allows significant non-industrial uses



● ● ● ISSUE 3: RESIDENTIAL ENCROACHMENT

Interim Measure: Prohibit new platting and subdivision of land along Marine View Drive/ NE Tacoma hillside.

Findings:

- Platting activity
- Growing housing market
- Lack of regulations to limit development
- Buildable lands report
- Public comment from business and residents



ISSUE 4: HEAVY INDUSTRIAL IMPACTS/RISKS



Interim Measure: Temporarily prohibit new a) oil and liquefied fossil fuel storage, processing, refining; b) coal terminals and storage; c) chemical manufacturing; d) smelting; e) mining and quarrying.

Findings:

- Lack of use restrictions and development standards in Zoning Code.
- Environmentally sensitive areas, environmental risks
- Market changes and legal changes
- Existing uses/prior permit applications
- Proximity to residential areas
- Climate impacts/ policies



INTERIM PERMIT ACTIVITY



Have any expansions occurred during the interim period?

- Several projects vested prior to Interim Regulations taking effect:
 - U.S. Oil biofuels
 - PSE LNG facility
 - Seaport Sound Terminal Pier modification
- Overall permit activity has been limited
 - Very little permit activity associated with chemical manufacturing
- Seaport Sound Terminal
 - Rail expansion (4 new rail spurs, double rail car handling)
 - Proposed storage expansion (166,000 barrel increase)



INTERIM PERMIT ACTIVITY



What potential new use or development has not been allowed as a result of the interim regulations?

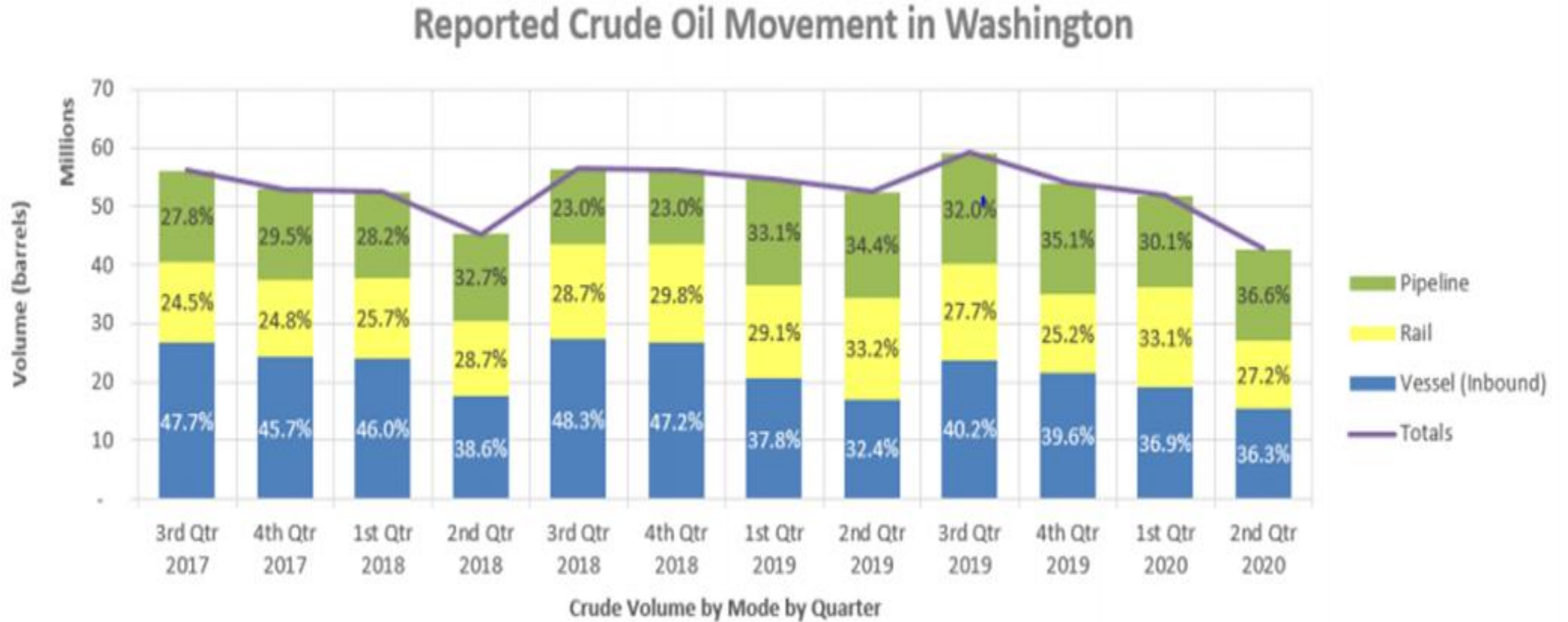
- Residential Development
- Chemical Manufacturing
- Oil Transloading Facility

STATEWIDE FOSSIL FUEL MOVEMENT



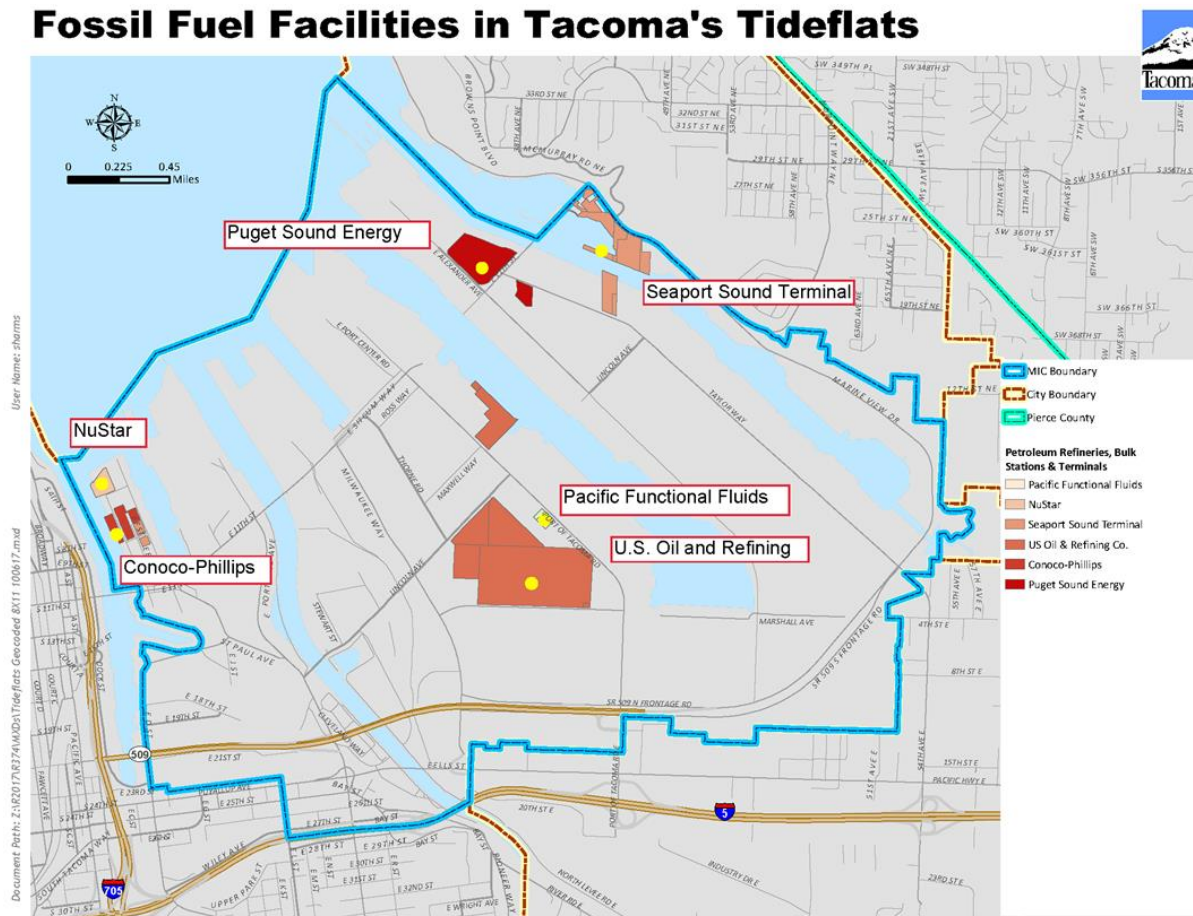
- WA has five crude oil refineries and one biorefinery
- 21,000 miles of natural gas and hazardous materials pipelines
- 5,000 vessels transit waters annually
- 3100 miles of railroad tracks that could potentially transport oil

STATE TRENDS

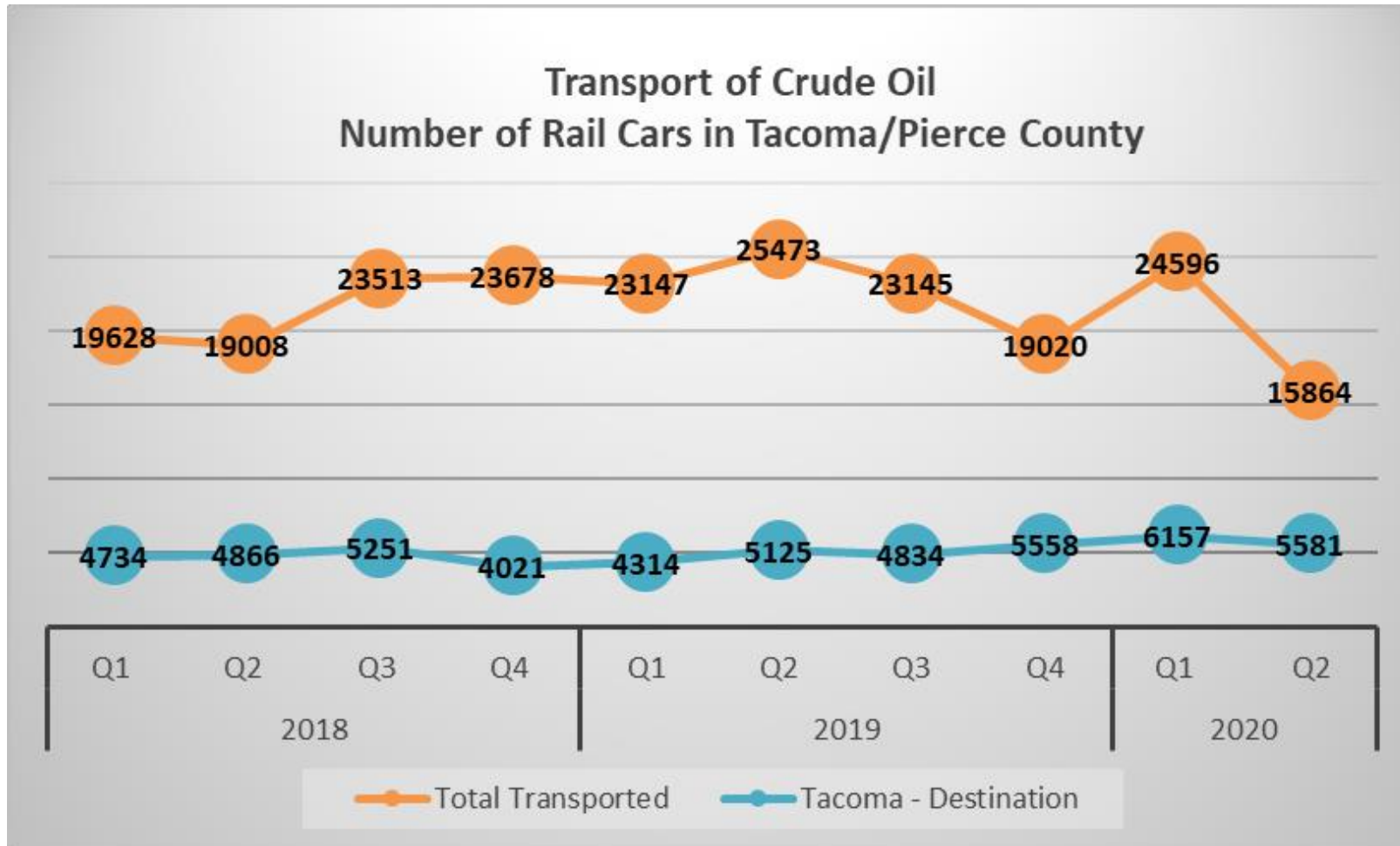


TIDEFLATS FOSSIL FUEL FACILITIES

1. Seaport Sound Terminal (TARGA)
2. U.S. Oil
3. Conoco-Phillips
4. NuStar
5. Puget Sound Energy
6. Pacific Functional Fluids



TACOMA TRENDS – RAIL



TACOMA TRENDS - VESSEL TRANSFERS





NEXT STEPS



September 29: Public Hearing

October 13: Study Session and First Reading of Ordinance

October 20: Final Reading of Ordinance

December 2: Current Ordinance Expires



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