



# Tideflats Interim Regulations

City of Tacoma | Planning and Development Services

City Council – First Reading of Ordinance  
May 12, 2020



## PRESENTATION OVERVIEW



- Summary of Ordinance
- Summary of Public Comments
- Fossil Fuel Reporting Update
- Next Steps

## SUMMARY OF ORDINANCE



### 6-Month Extension of Tidelands Interim Regulations:

1. Expanded Permit Notification
2. Pause on new non-industrial uses
3. Pause on new residential development along Marine View Drive
4. Pause on certain new industrial activities, including smelting, chemical manufacturing, coal facilities, mining and quarrying, and oil and other liquefied fossil fuel industries.

❖ Ordinance adopted in November, 2017; Three prior extensions.

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## PUBLIC HEARING



- On May 5, 2020 the City Council conducted a public hearing on the proposed extension.
  - 16 people testified at the public hearing.
  - Approximately 100 letters submitted.

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## PUBLIC COMMENT



### In support of extension, requesting further amendments:

- Risks to people at Northwest Detention Center;
- Concerns with link between air quality and health impacts of COVID-19;
- Concerns with delays to the Subarea Planning process, and impacts of COVID-19;
- Risk of expansion of existing uses and additional vessel export;
- Risk of geological hazards in Tideflats (lahar, seismic, flood);
- Consider permanent regulations or amendments to address existing use expansion;
- Climate emergency.

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## PUBLIC COMMENT



### Regulations unnecessary, but supports extension as-is:

- Continue subarea planning partnership;
- COVID-19 economic recovery requires predictability and consistent regulations;
- COVID-19 adding greater uncertainty, don't add new constraints on private investment or new uncertainty;
- Interim regulations are unnecessary and may have unforeseen consequences;
- Extensions or modifications could interfere with current and near-term energy projects;
- Lack of regulatory certainty is a barrier to innovation.

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## PUBLIC COMMENT



### Restrictions on Residential Development:

- Uncertainty of ongoing extensions;
- Property values and taxes continuing to increase;
- Unable to sell or develop property.

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## FOSSIL FUEL REPORTING



2012: Crude oil transport by rail began.

2015: State Legislation addressing risks of increased transport.

### Crude Oil Origin

#### Rail:

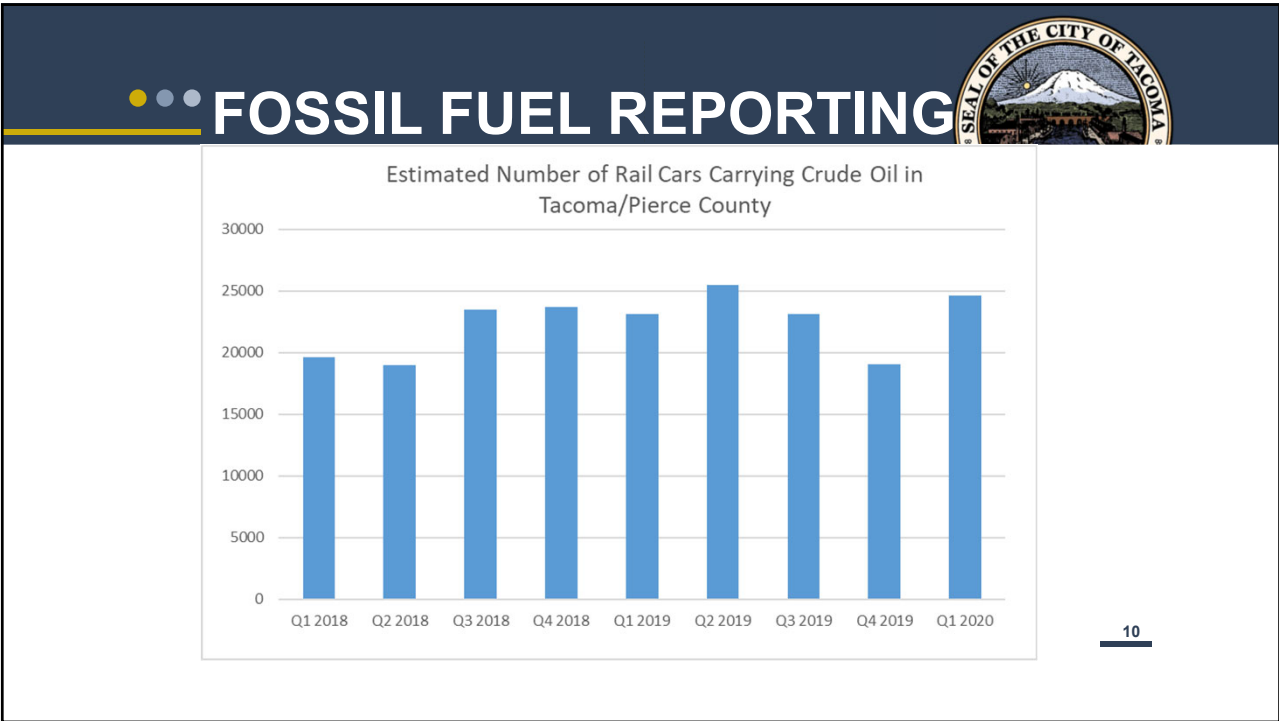
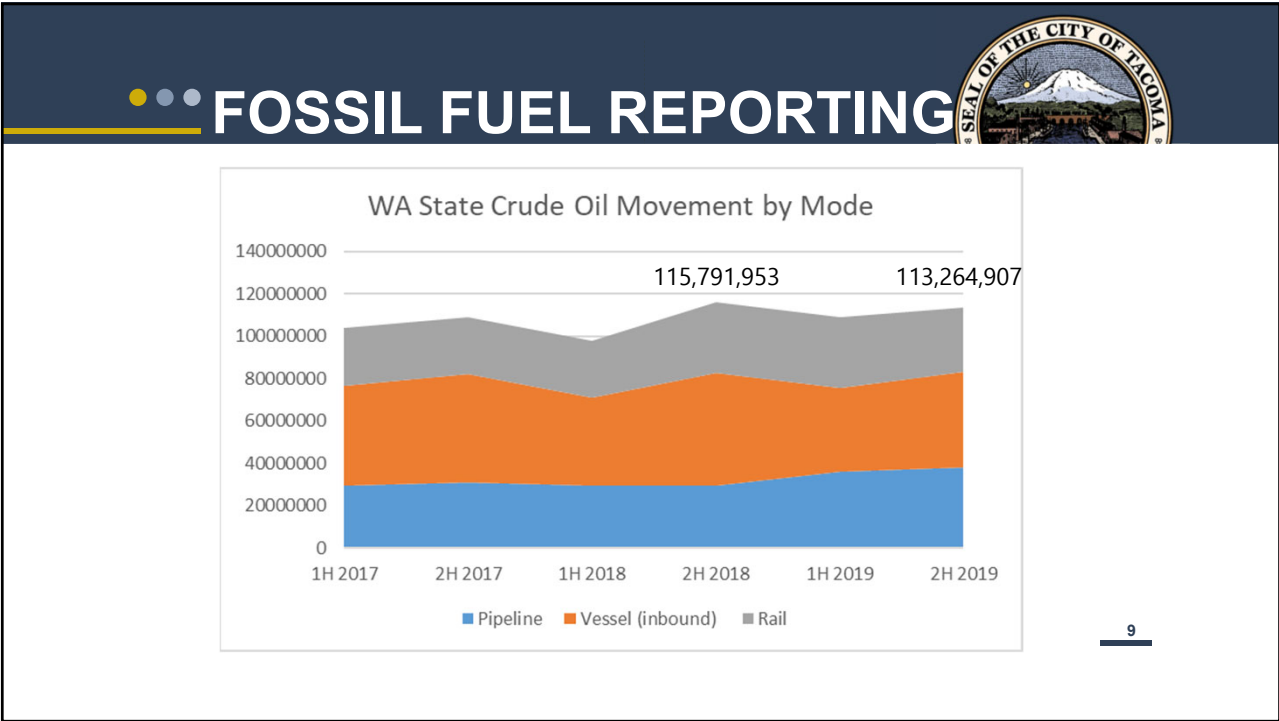
- North Dakota
- Alberta
- Saskatchewan

#### Pipeline:

- Alberta
- British Columbia



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## NEXT STEPS



May 19: Final Reading of Ordinance

June 2: Current Ordinance Expires



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