



Tideflats and Industrial Land Use Amendments

City of Tacoma | Planning and Development Services

City Council Presentation

April 27, 2021





AGENDA



- **Background**
- **Process and Public Engagement**
- **Recommendation Summaries**
- **Additional Information**
 - Conditional Use Permits
 - Fossil Fuel Study Update
- **Next Steps**

● ● ● BACKGROUND



- **Tideflats Interim Regulations in Effect Since 2017**
 - By State Law, must be extended every 6 months (5 previous extensions)
- **Amended Ordinance No. 28696 Passed on October 20, 202**
Directed Planning Commission to:
 - Recommend “Non-Interim” regulations by April, 2021
 - Limit review to those issues and uses addressed in initial interim regulations
 - Consider approaches to regulate expansion of existing uses
 - Consider predictability for industry and community
 - Seek input from Port of Tacoma, Puyallup Tribe and other partners

● ● ● BACKGROUND



- **Planning Commission finalized and forwarded recommendations on April 7, 2021**
- **City Council approval would replace interim regulations with “permanent” regulations**
 - Permanent regulations can be amended at any time
- **City Council can consider amendments to Planning Commission recommendations**



PLANNING COMMISSION PROCESS



Date	Process Description
November – December	Public Scoping Process including Public Hearing on Draft Scope of Work
January 6	Discussion
January 13	Listening Session with panels on health and environment, labor and industry, and neighborhoods.
January 20	Discussion
February 3	Discussion + Set Public Hearing
March 3	Public Hearing
March 17	Debrief
April 7	Recommendation

●●● PUBLIC ENGAGEMENT



December 2, 2020 Scoping Hearing:

- 28 people testified; 146 written letters
- 40,000 public notices distributed
- Staff led informational meeting

March 3, 2021 Public Hearing:

- 34 people testified; 71 written letters
- 40,000 public notices distributed
- Staff led informational meeting

Other:

- Staff and Commission direct engagement
- Written comments accepted for each meeting
- Online map comment and data tool



Listening Session:

- Annette Bryan, Councilmember, Puyallup Tribe of Indians
- Lexi Brewer, Chair, Sustainable Tacoma Commission
- Melissa Mallott, Executive Director, Citizens for a Healthy Bay
- Venus Dergan, South Tacoma Neighborhood Council
- Yvonne McCarty, North East Tacoma Neighborhood Council
- Tom Ebenhoh, New Tacoma Neighborhood Council
- Andrew Troske, Refinery Manager, Par Pacific
- Eric Johnson, Executive Director, Port of Tacoma
- Jared Faker, President, ILWU Local 23
- Karen Zima, Vice-President, RoadOne Intermodal Logistics



General Types of Comments Received:

- Comments on process
- Comments outside scope of work
- Technical comments
- Clarifications
- Opposition/Support for specific elements

● ● ● SCOPE OF WORK



- **Policy Review:**
 - Growth Management Act, Shoreline Management Act, Comprehensive Plan, Climate Emergency Resolution
- **State Environmental Policy Act (SEPA):**
 - Determination of Non-significance
- **Uses:**
 - Potential risks, impacts, benefits of specific uses under review
- **Other information:**
 - Public input, environmental hazards, environmental assets, adjacent land uses and zoning, employment, greenhouse gas emissions, sea level rise, fossil fuel baseline



RECOMMENDATION AREAS



Planning Commission Recommendations:

1. Public Notification (Permit and Land Use Notifications)
2. Conversion of Industrial Lands
3. Residential Encroachment
4. Siting of Potentially High Risk/ High Impact Industrial Uses



1. PUBLIC NOTIFICATION



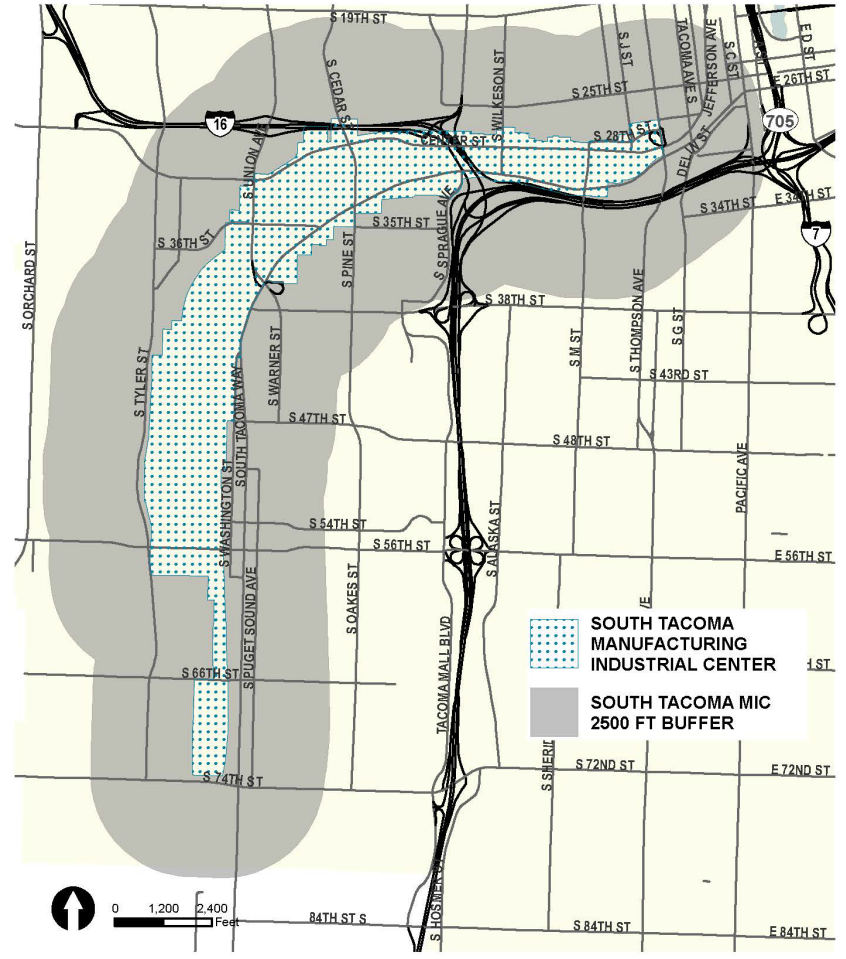
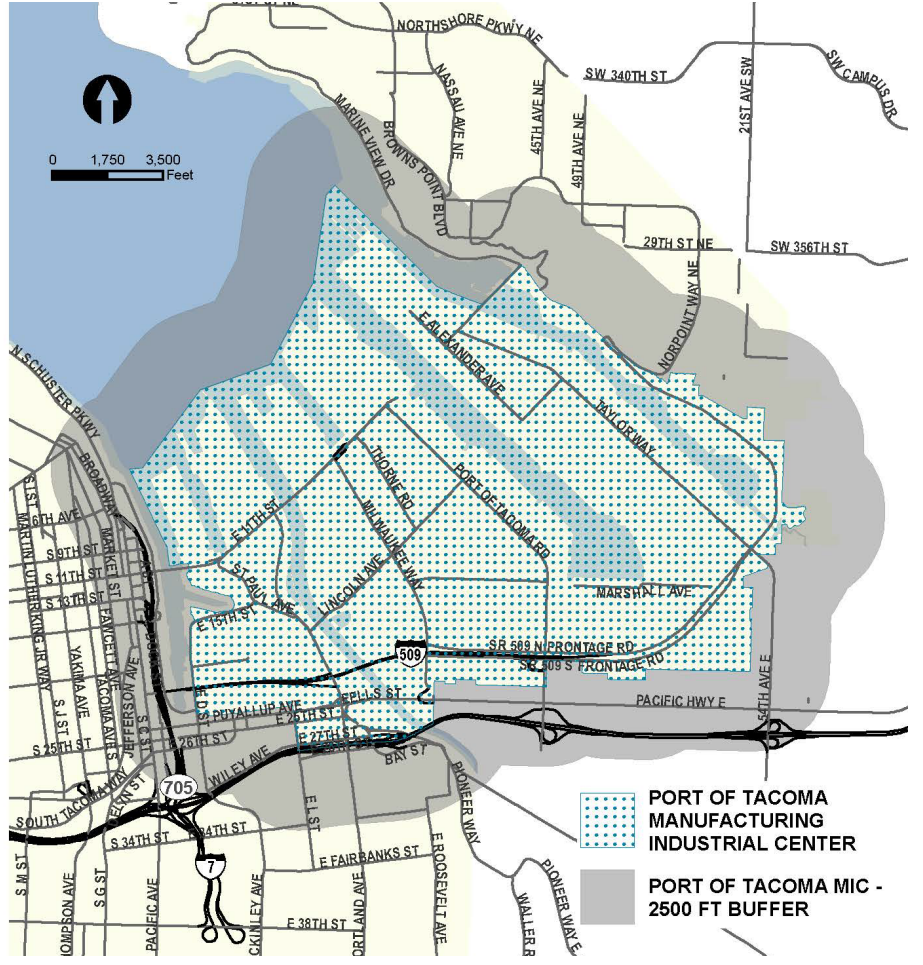
Purpose: Ensure community members and potentially impacted parties are informed of potential zoning and permit applications and aware of how to participate.

Planning Commission Recommendation:

- Expand public notice distances to 2500' of project site or designated center;
- Provide notices to occupants as well as taxpayers;
- Conduct a public meeting;
- Applies to heavy industrial permit applications as well as area-wide rezones or Comprehensive Plan Map Amendments



1. PUBLIC NOTIFICATION (cont.)





2. CONVERSION OF INDUSTRIAL LAND

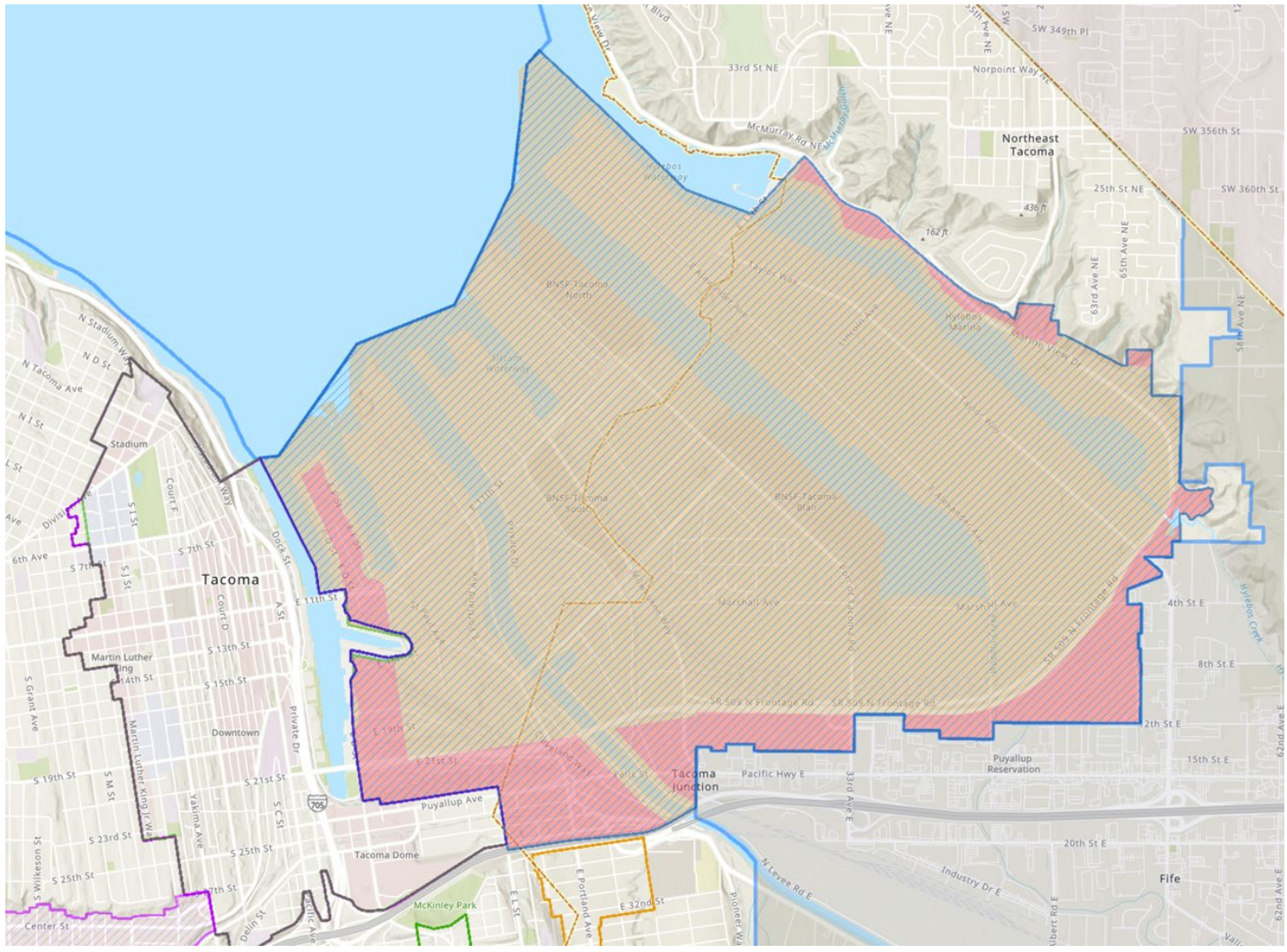
Purpose: Preserve industrially-zoned lands for manufacturing and industrial use and protect port-industrial lands from incompatible land uses.

Planning Commission Recommendation:

- Provide greater restrictions on non-industrial uses in the Core Area of the Port of Tacoma Manufacturing and Industrial Center:
 - Prohibit Golf Courses, Airports, Agriculture, Schools Juvenile Community Facility, Work Release Center, Commercial Recreation, High Intensity Park and Recreation (such as stadium/community centers).
- Allow for some greater flexibility for compatible non-industrial uses in the Industrial/Commercial Buffer Area
 - Allow dwellings, cultural facilities, hospital, schools as conditional use



2. CONVERSION OF INDUSTRIAL LAND (Cont.)





3. RESIDENTIAL ENCROACHMENT

Purpose: Limit encroachment of incompatible residential uses on the Port of Tacoma MIC; apply appropriate standards to limit long term nuisance issues; ensure reasonable use of private property.

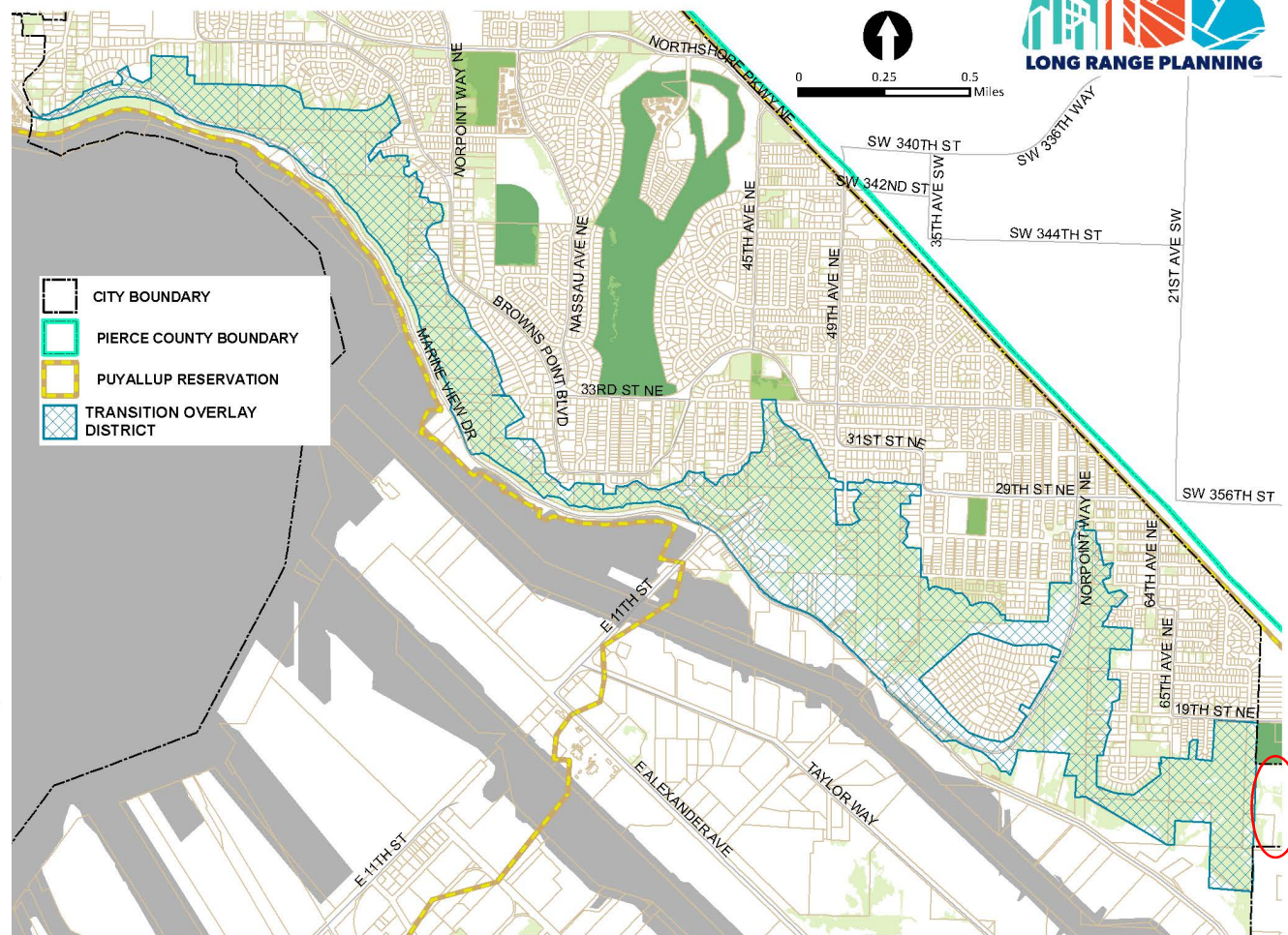
Planning Commission Recommendation:

- Applies to NE Tacoma hillside above Marine View Drive
- Limits new development to maximum of one unit per acre
- Require clustering of units
- Apply building and design standards to limit impacts

3. RESIDENTIAL ENCROACHMENT (Cont.)



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Port of Tacoma Transition Overlay District



Map amendment



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.

Interim Ordinance:

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



4. SITING HEAVY INDUSTRIAL USES (Cont.)

Recommendation:

- Coal Facilities – Same as interim
- Smelting – Same as interim
- Mining and Quarrying – Same as interim
- Chemical Manufacturing:
 - Hazardous chemicals are Conditional Use
 - Conditional use along periphery of the Port
 - Prohibit petrochemical, explosives, and fertilizer manufacturing



4. SITING HEAVY INDUSTRIAL USES (Cont.)

Recommendation:

- Oil and other liquefied and gaseous fossil fuels:
 - New use categories:
 - Fossil Fuel Facility – Major
 - Renewable Fuel Facility – Major
 - Prohibit new Fossil Fuel Facilities and expansion of current fossil fuel refining and storage
 - Allow existing Fossil Fuel Facilities to maintain, upgrade, change fuel types without additional permit requirements
 - Require a conditional use permit for new renewable fuel facilities or expansion of renewables beyond baseline volumes



● ● ● PLANNING COMMISSION RECOMMENDATION

Approve as Recommended:

- Exhibit A: Amendments to Title 13 Land Use Regulatory Code
- Exhibit B: Amendments to Title 19 Shoreline Master Program

Address in Subarea Plan or Other Process:

- Port of Tacoma Overlay District and additional use restrictions
- Review land use around Portland Ave Station location
- South Tacoma Groundwater Protection District



ADDITIONAL INFORMATION



Conditional Use Permits

What uses would be conditional? Hazardous chemical manufacturing, storage and processing, renewable fuels, certain non-industrial uses.

What is a conditional use? A use that may be desirable or essential but is not allowed outright due to potential compatibility or impact.

Purpose: Ensure use compatibility; provide flexibility with standards; consider unique attributes of size, operations, off-site impacts; and determine appropriate mitigation measures.

Criteria: General criteria apply broadly, some uses have specific criteria tailored to likely or potential impacts and compatibility concerns.

Timeline: 120 days

Who makes decision: Hearing Examiner

••• ADDITIONAL INFORMATION



Fossil Fuel Study

Baseline Data

- ⑩ By four transportation modes
- ⑩ By imports, exports, processing/refinement, and local use
- ⑩ Data collection and analysis from EIA, ECY, DOL, USACE

Document Changes within Subarea

- ⑩ Permitted expansions, additions, and renovations
- ⑩ Any proposed changes (not implemented/permited)

Economic Impact

- ⑩ Data collection from interviews with individual facilities
- ⑩ Input-Output analysis using IMPLAN

Future Demand

- ⑩ Data collection and analysis from existing market forecasts

●●● ADDITIONAL INFORMATION



Fossil Fuel Study Methodology

Mode	Product	Geography	Reporting Frequency	Source	Notes
Pipeline	Crude	State	Biannual	Ecology	No pipeline in Tacoma transports Crude Oil
	Motor Vehicle Fuel	Facility	Every Transaction	DOL	Outbound only
	All Other Refined Products	NA	NA	None	*
Rail	Crude	City	Every Transfer	Ecology	Inbound only
		Facility	Unknown	Ecology	Available to emergency response agencies (TFD)
	Motor Vehicle Fuel	Facility	Every Transaction	DOL	Outbound only
	All Other Refined Products	NA	NA	None	*
Truck	Motor Vehicle Fuel	Facility	Every Transaction	DOL	Outbound only
	Crude & All Non-MVF Refined Products	NA	NA	None	**
Vessel	All	Facility	Transfer	Ecology	
		City	Annual	USACE	
	Motor Vehicle Fuel	Facility	Every Transaction	DOL	Outbound only



Fossil Fuel Study Findings:

- Par Pacific represents 6% of Washington State refining capacity at 40,700 barrels per day;
- 5.2 million barrels of storage capacity in Tideflats;
- Overall shift from vessel transport of crude oil to Tacoma to rail transport;
- Crude oil outbound from Tacoma facilities has increased in recent years;
- Federal Energy Information Administration projects:
 - Petroleum demand flattens through 2050
 - Natural gas demand increases
 - Renewable energy has largest projected increase



Fossil Fuel Study Findings

Economic Impact of Existing Facilities:

Impact	Employment	Labor Income	Value Added	Output
Direct	357	\$78.2 M	\$784.7 M	\$2,209.9 M
Indirect	704	\$45.4 M	\$126.8 M	\$229.8 M
Induced	324	\$18.0 M	\$34.5 M	\$54.1 M
TOTAL	1,384	\$141.6 M	\$946.1 M	\$2,493.8 M

* Does not include data from Conoco-Phillips facility



NEXT STEPS



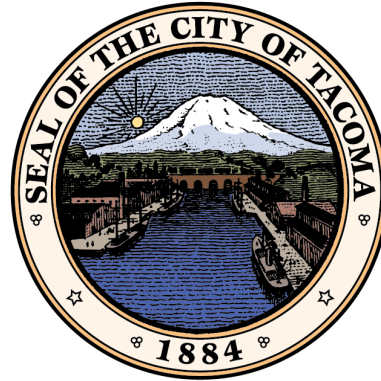
April 27: Public Hearing

May 4: Study Session

May 11: First Reading of Ordinance

May 18: Final Reading of Ordinance

June 2: Current Ordinance Expires



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