



City of Tacoma

Infrastructure, Planning and Sustainability Committee Minutes

Dial: 253-215-8782 Meeting ID: 862 2723 4162

Webinar Link: www.zoom.us/j/86227234162 Passcode: 614650

July 21, 2021

4:30 PM

Chair Conor McCarthy, Vice Chair Kristina Walker, Chris Beale,
Lillian Hunter, Catherine Ushka (alternate)

SPECIAL MEETING

Call To Order

Chair McCarthy called the special meeting to order at 4:30 p.m.

Roll Call

Present: 3 - Hunter, McCarthy and Walker

Absent: 1 - Beale

Council Member Beale arrived at 4:40 p.m.

All Council Members participated virtually.

Briefing Items

1. [21-0706](#) Tideflats Non-Interim Regulations Review
[Peter Huffman, Director, Planning and Development Services;
Steve Victor, Deputy City Attorney, City Attorney's Office]

At approximately 4:31 p.m., Chair McCarthy provided opening remarks, including a recap of the review meetings held by the Committee so far and topics that will be considered at this meeting. Peter Huffman, Director, Planning and Development Services, presented standard permitting versus conditional use permits (CUPs), including how the decisions are made, how the project is reviewed, and what criteria need to be met. Steve Victor, Deputy City Attorney, presented the application and classification process, noting standard use permitting, prohibited uses, CUPs, and determination of significance.

Council Member Beale arrived here, at 4:40 p.m.

Mr. Victor continued with the State Environmental Policy Act (SEPA) review

required for a CUP.

Discussion ensued regarding addressing and mitigating the impacts of projects, the typical time frame for CUP consideration, and the general cost of CUP applications.

Mr. Huffman continued with the Planning Commission's proposed criteria and standards for renewable fuel facilities, noting consultation, public health and safety, emergency services and risk management, shoreline resources, shorelines of statewide significance, and special use standards.

Discussion ensued throughout regarding adding CUP conditions in addition to SEPA analysis, possible impacts on businesses and development, working with the Puyallup Tribe of Indians, and overlapping actions between the CUP process and the SEPA process.

Chair McCarthy invited Frank Boykin, Director, Manufacturing and Industrial Council for the South Sound, and Mark Martinez, Executive Secretary, Pierce County Building and Construction Trades Council, to join the panel. Mr. Boykin presented on the business sector, including business capital allocation and evaluation, project evaluation, the impact of CUPs on project consideration, and the need for regulatory certainty. Mr. Martinez presented on the impacts of permitting, including effects on jobs in the Tideflats and benefits of facilities there.

Discussion ensued regarding the partnership between environmental stewardship and thriving industries, and balancing jobs and industry growth with environmental stewardship.

Topics for Upcoming Meetings

2. [21-0708](#) July 28, 2021 - Planning Commission Interviews;
Tideflats Non-Interim Regulations: High Impact and Chemical Uses
August 11, 2021 - Tideflats Non-Interim Regulations: Residential Uses
August 25, 2021 - Tideflats Non-Interim Regulations:
Government-Government Feedback

Claire Goodwin, Committee Liaison, stated that the next meeting will be on July 28, 2021, and will include a discussion on the Tideflats Non-Interim Regulations high impact and chemical uses topic, and that the Planning Commission interviews were postponed to the August 25th, 2021, meeting. She further stated that the August 11, 2021, meeting will include a discussion on the Tideflats Non-Interim Regulations residential uses topic, and the August 25, 2021, meeting will include the Planning Commission interviews and the final discussion on the Tideflats Non-Interim Regulations.

Chair McCarthy stated that the proposed amendments would be discussed before the Tideflats Non-Interim Regulations discussion at the July 28, 2021, meeting.

Public Comment

Only written comments were accepted for this meeting. The Committee received 31 written comments regarding the Tideflats Non-Interim Regulations.

Adjournment

There being no further business, the special meeting adjourned at 5:59 p.m.

Conor McCarthy, Chair

Katie Foster, City Clerk's Office