



Non-Interim Regulations Fossil Fuel Facilities

City of Tacoma | Planning and Development Services
Infrastructure, Planning and Sustainability
Committee



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AGENDA



Compare the Interim Regulations and Non-Interim
Recommendations from the Planning Commission

- Definitions
- Regulatory Framework
- Use Standards

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DEFINITIONS



	Before Interim	Interim	PC Recommendation
Use Classification	Heavy Industry	Oil, and other liquefied and gaseous fossil fuels	Major Fossil Fuel Facilities Renewable Fuel Facilities
Definition	Basic industrial processing from raw materials ... and bulk or raw materials storage.	Based on NAICS classifications	Major Fossil Fuel Facilities – Includes refining, storage, processing facilities, terminals. Renewable Fuel Facilities – definition tied to EPA Pathways + 50% GHG reduction

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REGULATORY FRAMEWORK



Before Interim	Interim	PC Recommendation
All Heavy Industrial Uses – Permitted	Existing Uses – Permitted New Uses – Prohibited	Major Fossil Fuel Facilities – Permitted, but with limits on expansion Renewable Fuel Facilities – Conditional Use

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FOSSIL FUEL USE STANDARDS



	Before Interim	Interim	PC Recommendation
Limits on Expansion of Fossil Fuel Facilities	None	None	Yes, expansion of the following is prohibited: <ul style="list-style-type: none"> • refining, • storage, • transportation/ transshipment facilities
Conditional Use Criteria for Renewable Fuel	None	None	<ul style="list-style-type: none"> • Consultation • Health and Safety • Emergency Service and Response • Shoreline Resources/Impacts
Special Use Standards for Renewable Fuels	None	None	<ul style="list-style-type: none"> • Annual Reporting • Facility level greenhouse gas mitigation

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Key Considerations



- Defining Expansion
 - Storage Capacity
 - Production Capacity
 - Transfer (Throughput) Capacity
- Defining Renewable Fuels
 - Federal Definition/List
 - Washington State Definition/Standard
- Limits of Land Use Regulatory Authority
 - Land Use Regulation vs Business Regulation
 - Land Use Regulation
 - Business Regulation

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Council Amendment Themes



- Limited Fossil Fuel Facility Expansion
- Fossil Fuel Facility Maintenance, Safety, Security, Required Regulatory Modifications
- National Security Fossil Fuel Facilities
- Marine Vessels Fossil Fuel Facilities
- Projects which have undergone Environmental Review and Mitigated Impacts
- New and Expanded Renewable Facilities Outright Permitted
- Prohibition of any Fossil Fuel facility Expansions or modifications
- Limit throughput of New or Existing Fossil Fuel Facilities

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