



Public Comments

Meeting: Wednesday, January 13, 2021

Submittal: Written comments only; e-mailed received at planning@cityoftacoma.org by 4:00 p.m., on the meeting day

Subjects: Comments are addressing the following Discussion Item on the agenda:

1. Tideflats and Industrial Land Use Regulations

**No. of
Comments:** 7



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Positioning Statement on Industrial Land Use Regulations

The Manufacturing Industrial Council (MIC) for the South Sound promotes a balanced approach to our community shared values of economic prosperity, social equity, and environmental stewardship. Our goal is to enhance a healthy South Sound economy. As such, we are dedicated to a cleaner, fairer future in our advocacy for permanently protecting industrial lands as a continued place for family wage jobs.

On May 9, 2017, the City Council amended Resolution No. 39723 ("Resolution") initiating a subarea planning process for the Port & /Tideflats area. In addition, the Resolution requested the City of Tacoma Planning Commission consider the need for interim regulations in the Tideflats area while the subarea planning process was being conducted. The Planning Commission determined interim regulations were warranted and made its recommendation to the City Council on October 4, 2017. On November 21, 2017, the City Council adopted Tideflats Interim regulations by Amended Ordinance No. 28470 that expanded notification of heavy industrial use permits, placed temporary prohibitions on new non-industrial uses in the Port of Tacoma Manufacturing and Industrial Center and new residential development along Marine View Drive and northeast Tacoma slopes, and a temporary prohibition on certain types of new heavy industrial uses. Since that time, the Council has voted five times to renew the existing interim regulations. On October 20, 2020, the City Council passed Ordinance No. 28696, which directs the Planning Commission to begin the process to review and recommend new "non-interim" Industrial Land Use Regulations by April 2021.

By the most recent Council Ordinance, the City process now embarks to create new industrial land use regulations, only to then review the same, newly finalized regulations in the Sub Area Planning process to be debated all over again. This fundamental change in process from prior Council resolutions creates an untenable situation for business and industry.

MIC Position:

1. "No two bites at the apple:" we cannot support a process that creates new regulations only to submit them to the Sub Area Planning process to be debated all over again. As the City of Tacoma is the regulatory body with ultimate local authority, the MIC for the South Sound is asking the city for help. We would like the city to accept the challenge to determine and affirm existing and/or implement new land use regulations for industry in the Tideflats and remove the same newly developed land use regulations as a part of the scope for the Sub Area Planning process. Any less action inhibits business stability and becoming greener and continues to alienate local and regional investment considerations in the South Sound. As a result, we will lose good paying family wage jobs in the City of Tacoma, and essential marine port, manufacturing, industrial and technological assets that serve the region and state.

In addition, the impacts of Covid-19 cases increasing and the possibility of more executive action from the Governor compounds the dual land-use processes to create an untenable situation for business and industry alike, while also increasing regulatory uncertainty.

2. Preserve and protect the use of existing industrial lands for industrial purposes that support Washington's trade-based economy, industrial scale manufacturing, and family-wage jobs.

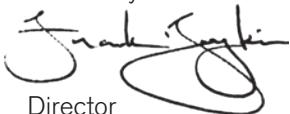
3. Oppose regulatory mandates that lack fully completed and transparent economic, health, environmental, and safety impact analysis.
4. Offer a process of review for heavy industrial use considerations intended for industrial development, to include evolving to greener economic pathways.
5. Regulations consistent with the GMA's requirement for including a port element in the City's Comprehensive Plan per RCW 36.70A.085, and consistent with the City's Port Container element.

As we have indicated previously, we welcome the opportunity to work together to provide our local businesses the certainty needed to invest in upgrades and the modernization of operations. Without regulatory certainty, investments to modernize operations are risky and reduces the opportunity to meet as many local needs as possible.

The MIC for the South Sound believes in a cleaner, fairer future, and therefore promotes government processes that lead to predictable business practices for investment in a healthy, greener economy. We want to align and move down this path expeditiously. Facing two distinct, contentious, and potentially long-term processes magnifies distraction from progress and simply does not allow businesses to proceed.

Thank you for your time and consideration of these comments.

Frank Boykin



Director

Manufacturing Industrial Council for the South Sound

frankb@tacomachamber.org

253-370-0663



Wung, Lihuang

From: john c <ixora@harbornet.com>
Sent: Tuesday, January 12, 2021 11:49 AM
To: Planning
Subject: Tideflats Subarea Plan

Tacoma Planning Commission,

I am a resident of Tacoma who is concerned about the future of the Puyallup river tideflats . As I (and many others) see it the Tideflats Subarea Plan currently being developed needs to seek a much more ecologically sustainable course than what the toxic "status quo" industrial interests are pushing for.

There are multiple extremely toxic waste sites already in the port (that have yet to be even cleaned up), so how many more actually do we want/need? None. It needs to stop. We need to take advantage of this opportunity for a new path with a fresh vision of health, safety and sustainability. The port's existing "brown fields" do not have to be continued to be used for the short term industrial profit of relatively few people. These can, and should, be cleaned up and restored (as much as possible) to natural habitat for the health and safety of this region's future generations.

Science is telling us, the local inhabitants as well as the people of the planet as a whole, that we need to restore natural habitat as much and as soon as possible or there will be hell to pay. Believe it or not, science is telling us that we are propelling this planet into its "sixth mass extinction" via our destruction of the environment, as is currently happening on the tideflats. As you probably well know, the "tideflats" is the estuary of the Puyallup river, and sadly, it has been devastated for generations by industrial development, toxic detritus and poor planning of ignorant opportunism. As a result, it has become one of the most toxic polluted rivers in the country. This has to stop. So, now let us take this opportunity to employ a vision of sustainable change and thereby, create a higher quality of life for the future of the people in this region and on this planet.

Therefore, we need to:

Make salmon restoration a priority. The life and health and hope of the region hinges upon these fundamental living elements. If we lose the salmon, (and sadly, we are rapidly) it will be devastating.

Research and pursue the financial/social benefits of restoring natural environments from industrial wastelands. This has been successfully done elsewhere; it is not impossible. We need to educate the public of the true costs if we continue to ignore science's dire warnings. The city's planning commission can be the impetus, the voice of reason that helps the public become aware. Please, make it so.

And finally, for the sake of environmental and social justice, for the health and safety of local inhabitants, because of the treaty rights of the Puyallup tribe, and to counter the near-sighted oligarchies that have disproportionately controlled our past, and because of the global climate crisis:

let there be NO expansion of *existing* fossil fuel industries in the interim regulations. We need to make sustainable, non-fossil fuel energies a priority, and stop gas and oil production/distribution now. This is a climate *emergency*, as I am sure you are well aware. Science has made it clear that we need to be *reducing* our greenhouse gas emissions and not just maintaining them at current levels. I believe you can, and hopefully, will act accordingly.

Thank you for considering my thoughts,
John Carlton



People. Partnership. Performance.

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January 11, 2021

Sent via post mail and e-mail

City of Tacoma Planning Commission
747 Market Street, Room 345
Tacoma, Washington 98402
planning@cityoftacoma.org

Subject: Non-Interim Industrial Land Use Regulations

Dear Honorable Chair Petersen and Planning Commissioners:

Thank you for accepting this communication on behalf of the Port of Tacoma regarding the Non-Interim Industrial Land Use Regulations initiated by Amended Ordinance No. 28696.

The Port of Tacoma believes development regulations deserve proper vetting to help avoid negative unforeseen consequences. It is also important to remember that changes to land use regulations must be consistent with the Shoreline Management Act, the Growth Management Act – including the Container Port Element, and the State Environmental Policy Act (SEPA).

The Port of Tacoma is a Pierce County countywide organization formed, and continues to operate, with the purpose of job creation, environmental stewardship, and driving economic vitality. We endeavor to meet this purpose in parallel with the protection of natural resources and spreading economic impact and opportunity throughout the region.

To continue this endeavor, it is imperative that our maritime, manufacturing, and industrial lands are protected from encroachment and incompatible uses, and that a broad spectrum of industrial uses are allowed in the Tideflats.

The Port of Tacoma Manufacturing Industrial Center (MIC) is the subject of a Core Policy Element of the City's One Tacoma comprehensive plan – the Container Port. The goals and policies in this chapter convey the City's intent to:

- Protect the long-term function and viability of the Port of Tacoma maritime industrial activities and services.
- Provide for a compatible transition for the Port of Tacoma maritime industrial area to development in the larger surrounding area.
- Ensure the provision, protection and preservation of capital facilities and essential public services within the Port of Tacoma maritime industrial area.
- Provide for efficient multimodal movement of goods within, to, and from the Port of Tacoma.
- Protect the habitat and shoreline areas in the Commencement Bay area.

We have completed a thorough review of the City's industrial land use regulations and have attached a document with proposed amendments for your consideration. The focus of the proposed amendments is on achieving consistency with the Container Port Element of the adopted One Tacoma comprehensive plan.

Assumptions:

1. This process includes only regulatory amendments to City code, not planning policy or comprehensive plan changes.
2. The boundary of the Port of Tacoma MIC as shown in the Container Port element will not be modified and can be referenced as an overlay district in the same way as the South Tacoma MIC is in current code.
3. The industrial zone designations M-1 and M-2 are not exclusive to the Tideflats and changes to the use allowances in these zones will apply citywide.

Overview of our proposed amendments:

Issue: Lack of consistency between the City's land use regulations and the Container Port chapter of the City's comprehensive plan.

Port Position: The City's comprehensive plan policies do not support limits on heavy industrial uses in the industrial zones; however, the policies do support transitional buffers around the Container Port Core Area as well as limits on incompatible land uses within the Core Area.

Summary of proposed amendments:

- 1) Retaining TMC 13.04.030 limits on platting slopes above Marine View Drive.
- 2) Retaining TMC 13.06.100 limits on platting slopes above Marine View Drive and notice on title for sale of property within proximity to M-1, M-2, and PMI zoning districts.
- 3) Editing TMC 13.06.060 Industrial Districts - M-1, M-2, PMI zoning districts.
 - Inserting protections for the Port of Tacoma MIC where protections exist in the code today for the South Tacoma MIC (adopted in 2008) from incompatible uses: adult family homes, commercial recreation and entertainment, confidential shelter, continuing care and retirement communities, cultural institutions (unless accessory), day cares (unless accessory), dwellings (unless caretaker), emergency transitional housing, extended care facility, foster homes, golf courses, group housing, hospitals, hotel/motels, intermediate care facility, juvenile community facilities, marijuana retailers, office space (unless accessory), residential care facilities, residential chemical dependency treatment facilities, retail, retirement homes, K-12 education, staffed residential home, student housing, and theaters.
 - Reducing square footage allowed, unless accessory, for incompatible land uses, consistent with comprehensive plan policies – brew pubs, eating and drinking establishments, personal services, self-storage facilities, urban horticulture, work release center etc.
 - Retaining limits on parks and recreation space, except for conservation, passive recreation, and water access.
 - Creating a new use type, “Fuel Production” to encourage renewable fuel production facilities, prohibit new non-renewable fuel production facilities, and allow adaptation of existing non-renewable fuel businesses.
 - A conditional use permit option is provided only in instances where the use warrants special consideration whereby conditions could provide compatibility and the use would otherwise be prohibited.

Non-Interim Industrial Land Use Regulations

January 11, 2021

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- 4) Adding reference to the Port of Tacoma MIC in 13.06.060 Industrial Districts use table abbreviations. Please also add on the zoning map the Container Port Core and Industrial/Buffer Areas and Port of Tacoma MIC as shown in the One Tacoma, Comprehensive Plan – Container Port chapter.
- 5) Deleting TMC 13.06.080 G. Interim Industrial Use Restrictions.

The comprehensive plan states that the Port is protected from development along this hillside due to the natural topography and unlikelihood of development. The Port continues to support a restriction on new residential lots for the hillside to preserve this buffer that provides a natural transition area.

We look forward to continued cooperation within the context of the Tideflats Subarea Plan and this separate Non-Interim Regulations process. Should you or your staff have any questions, please feel free to contact Port of Tacoma Government Affairs Manager, Evette Mason, at 253/383-9435 or emason@portoftacoma.com.

Sincerely,



Eric D. Johnson, Executive Director
Port of Tacoma

Courtesy Copy via e-mail:

Andrew Strobel, District 1 - Planning Commissioner
Carolyn Edmonds, District 2 - Planning Commissioner
Brett Santhuff, District 3 - Planning Commissioner
Alyssa Torrez, District 4 - Planning Commissioner
David Horne, District 5 - Planning Commissioner
Jeff McInnis, Development Community - Planning Commission Vice Chair
Christopher Karnes, Public Transportation - Planning Commissioner
Ryan Givens, Architecture, Historic Preservation - Planning Commissioner
Eric Johnson, Port of Tacoma Executive Director
Jason Jordan, Northwest Seaport Alliance Environmental and Planning Director
Sean Eagan, Port of Tacoma Government Affairs Director
Evette Mason, Port of Tacoma Government Affairs Manager
Deirdre Wilson, Northwest Seaport Alliance Senior Planning Manager
Heather Burgess, Port of Tacoma Legal Counsel
Elizabeth Pauli, Tacoma City Manager
Peter Huffman, City of Tacoma Planning and Development Services Director
Stephen Atkinson, City of Tacoma Principal Planner

Port of Tacoma - Proposed Amendments for the Non-interim Industrial Regulations

January 11, 2021

Chapter 13.01 Definitions

13.01.060 Zoning Definitions.

"Renewable fuel". Renewable fuel is fuel produced from renewable resources. Examples of renewable fuels include but are not limited to biofuels (e.g. vegetable oil used as fuel, ethanol, methanol from clean energy and carbon dioxide or biomass, renewable diesel and biodiesel) and hydrogen fuel (when produced with renewable processes). Renewable fuels can include fuels that are synthesized from renewable energy sources, such as wind and solar, and includes all fuel pathways approved by the US Environmental Protection Agency (EPA) Renewable Fuels Standard Program as well as renewable energy resources defined in state law.

Chapter 13.04 Platting and Subdivisions

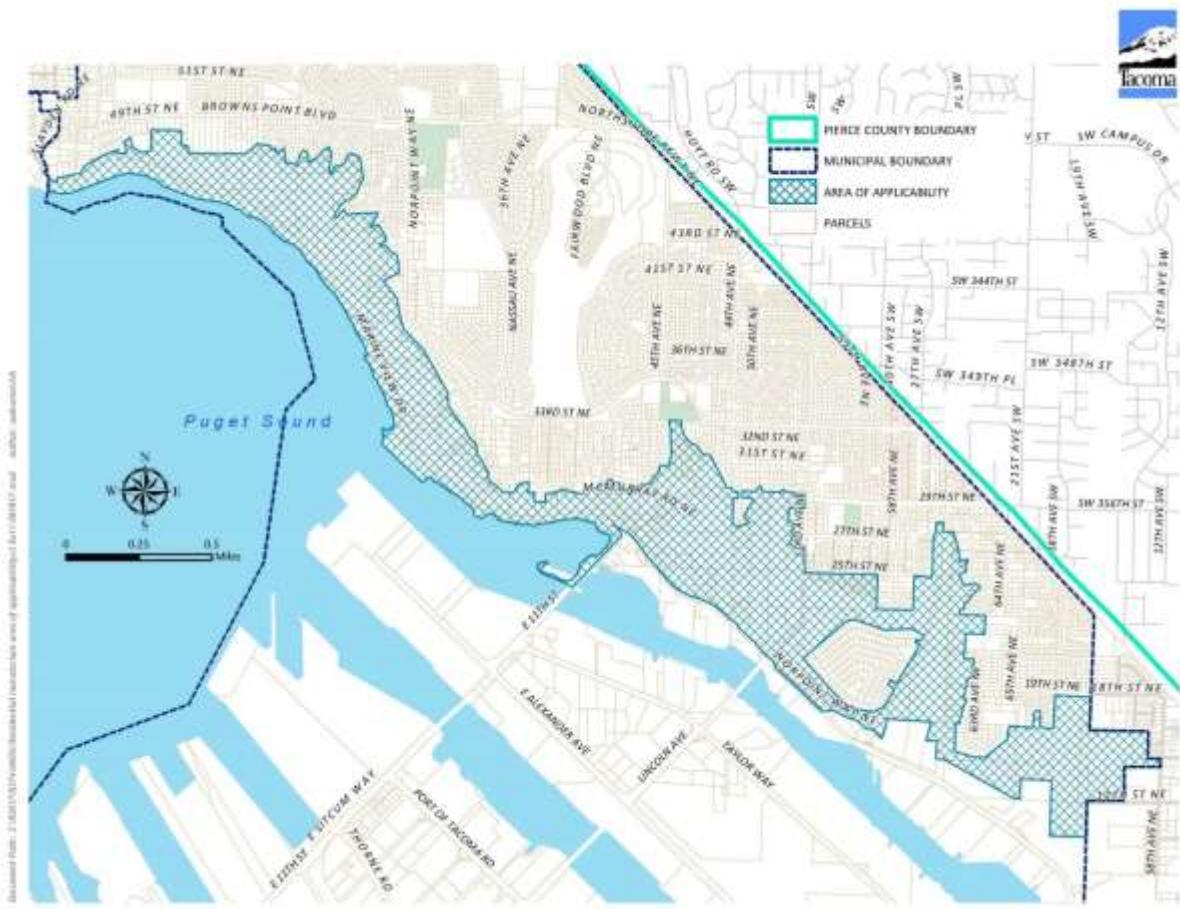
13.04.030 Policy.

A. It is hereby declared to be the policy of the City of Tacoma to consider the subdivision of land and the subsequent development of the subdivision as subject to the control of the City of Tacoma pursuant to the City's land use codes for the orderly, planned, efficient, and economical development of the community.

B. Land to be subdivided shall be of such character that it can be used safely for building purposes without danger to health or peril from fire, flood, or other menace, and land shall not be subdivided until adequate public facilities and improvements exist or proper provision has been made for drainage, water, sewerage, and capital improvements such as schools, parks, recreation facilities, and active transportation facilities. While planning public facilities and improvements for proposed subdivisions of land, consideration shall be given to adopted City policies relating to sustainability, smart growth, urban forestry, complete streets, connectivity, and green infrastructure practices.

C. It is intended that these regulations shall supplement and facilitate the enforcement of the provisions, standards and policies contained in building and housing codes, zoning ordinances, the City of Tacoma's Comprehensive Plan and applicable ordinances, manuals, design specifications, plans and guidelines, and elements thereof.

D. Per Ordinance No. 28470, on an interim basis, new New residential platting and subdivision of land is prohibited along Marine View Drive and the adjacent slopes, as identified in the following map.



Chapter 13.06 Zoning

13.06.020

J. Interim Residential Development Restrictions.

1. Per ordinance No. 28470, on an interim basis, All new residential development within the area identified in TMC 13.04.030.D is limited to one residential unit per legal lot as existing at the time of adoption of this ordinance.

2. As a condition of residential development, developers shall record a notice on title prior to initial sale which attests that the property is within proximity of an S-10, M-1, M-2, or PMI district in which industrial activities including but not limited to metal recycling, chemical storage and manufacturing, and container terminal facilities, and trains are operating and will continue to operate and expand in the future. The distance of the unit from the nearest industrial zoning district shall be recorded.

13.06.060 Industrial Districts.

B. Purpose.

3. PMI Port Maritime & Industrial District.

PMI Port Maritime & Industrial District. This district is intended to allow a broad spectrum of industrial uses to support maritime, manufacturing, and industrial lands all industrial uses and uses that are not permitted in other districts, barring uses that are prohibited by City Charter. The Port of Tacoma facilities, facilities that support the Port's operations, and other public and private maritime and industrial activities make up a majority of the uses in this district. This area is characterized by proximity to deepwater berthing; sufficient backup land between the berths and public right-of-ways; 24-hour operations to accommodate regional and international shipping and distribution schedules; raw materials processing and manufacturing; uses which rely on the deep water berthing to transport raw materials for processing or manufacture, or transport of finished products; and freight mobility infrastructure, with the entire area served by road and rail corridors designed for large, heavy truck and rail loads.

E. District use restrictions.

3. Use table abbreviations.

| | | |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---|-------------------------------------------------------------------------------------------------------------------------------------------------|
| P | = | Permitted use in this district. |
| CU | = | Conditional use in this district. Requires conditional use permit consistent with the criteria and procedures of Section 13.05.010 A. |
| TU | = | Temporary Uses allowed in this district subject to specified provisions and consistent with the criteria and procedures of Section 13.06.080 P. |
| N | = | Prohibited use in this district. |
| <u>MIC = Manufacturing Industrial Center. Refer to One Tacoma, the City's Comprehensive Plan, Container Port Element for a map of the Port of Tacoma MIC boundaries.</u> | | |

[For definitions of terms in the District use table, see Section 13.01.060 Zoning Definitions.](#)

4. District use table.

| Uses | M-1 | M-2 | PMI | Additional Regulations ¹ |
|--------------------------------|------|-------|-------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Adult family home | P/N* | N | N | In M-1 districts, permitted only within residential or institutional buildings in existence on December 31, 2008, the effective date of adoption of this provision, or when located within a mixed-use building where a minimum of 1/3 of the building is devoted to industrial or commercial use. *Not permitted within the <u>Port of Tacoma MIC or the</u> South Tacoma M/IC Overlay District. See Section 13.06.080 N. |
| Adult retail and entertainment | P~ | P~ | PN | Subject to development standards contained in Section 13.06.080 B. <u>Within the Port of Tacoma MIC, limited to 15,000 square feet in M-1 and 10,000 square feet in M-2 of floor area per development site.</u> |
| Agricultural uses | CU | CU/N* | CU/N* | Such uses shall not be located on a parcel of land containing less than 20,000 square feet of area. <u>*Per Ordinance No. 28470, on an interim basis, such uses are not permitted within the Port of Tacoma M/IC. See 13.06.060 I.</u> |
| | M-1 | M-2 | PMI | Additional Regulations ¹ |
| Airport | CU | CU/N* | CU/N* | <u>*Per Ordinance No. 28470, on an interim basis, such uses are not permitted within the Port of Tacoma M/IC. See 13.06.060 I.</u> |
| Ambulance services | P | P~ | P~ | <u>*Public services only allowed in the Port of Tacoma MIC.</u> |
| Animal sales and service | P | PN | N | |
| Assembly facility | P | P/CU* | N | <u>*Within the Port of Tacoma MIC, a conditional use permit is required for facilities over 10,000 square feet.</u> |
| Brewpub | P | P/CU* | P/CU* | <u>*Within the Port of Tacoma MIC, a conditional use permit is required for facilities over 10,000 square feet.</u> |
| Building material and services | P | P | P | |
| Business support services | P | P | P | |

| Carnival | P/TU* | N | N | *Temporary use only within the <u>Port of Tacoma MIC and</u> South Tacoma M/IC Overlay District. |
|-----------------------------------------|--------------------------|-----------------|--------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Cemetery/internment services | N | N | N | New facilities are not permitted. Enlargement of facilities in existence prior to the effective date of this provision (May 27, 1975) may be approved in any zoning district subject to a conditional use permit. See Section 13.06.640. |
| Commercial parking facility | P | P | <u>PN*</u> | <u>*Temporary use only within the Port of Tacoma MIC.</u> |
| Commercial recreation and entertainment | P/CU* | P/CU* <u>~</u> | N | *Within the <u>Port of Tacoma MIC and the</u> South Tacoma M/IC Overlay District, a conditional use permit is required for facilities over 10,000 square feet of floor area in the M-2 district and over 15,000 square feet in the M-1 district. <u>-Per Ordinance No. 28470, on an interim basis, within the Port of Tacoma M/IC, a conditional use permit is required for facilities over 10,000 square feet of floor area in the M-2 district and over 15,000 square feet in the M-1 district.</u> |
| Communication facility | P | <u>PN</u> | <u>PN</u> | |
| Confidential shelter | <u>CUP/</u> <u>N*</u> | N | N | See Section 13.06.080 N. *Not permitted within the South Tacoma M/IC Overlay District <u>or the Port of Tacoma MIC</u> . |
| Continuing care retirement community | P/N* | N | N | In M-1 districts , permitted only within residential or institutional buildings in existence on December 31, 2008, the effective date of adoption of this provision, or when located within a mixed-use building where a minimum of 1/3 of the building is devoted to industrial or commercial use. *Not permitted within the <u>Port of Tacoma or</u> South Tacoma M/IC Overlay District. See Section 13.06.080 N. |
| Correctional facility | N | <u>CUN</u> | <u>CUN</u> | Modifications or expansions to existing facilities that increase the inmate capacity shall be processed as a major modification (see Section 13.05.130). A pre-application community meeting is also required. This CU is only available in the M-1 zones in place as of 1/1/2018. The notification distance for a project within the M-1 zone will be 2,500 feet from the boundaries of that zone. |
| Uses | M-1 | M-2 | PMI | Additional Regulations |
| Craft Production | <u>P/CU*</u> | <u>P/CU*</u> | <u>P/CU*</u> | *Within the <u>Port of Tacoma MIC, a conditional use permit is required for each business over 15,000 square feet in M-1 and over 10,000 square feet in PMI and M-2 of floor area.</u> |
| Cultural institution | P/CU* | P/CU* <u>AN</u> | N | *Conditional use within the <u>Port of Tacoma MIC and</u> South Tacoma M/IC Overlay District, unless an accessory use. <u>-Per Ordinance No. 28470, on an interim basis, such uses are not permitted within the Port of Tacoma M/IC. See 13.06.060.I.</u> |

| | | | | |
|--------------------------------------|------------|------------|--------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Day care, family | P/N* | N | N | *Not permitted within the South Tacoma M/IC Overlay District <u>or Port of Tacoma MIC</u> . |
| Day care center | P* | P* | N | Subject to development standards contained in Section 13.06.080 E. <u>*Allowed in the Port of Tacoma MIC as an accessory use only.</u> |
| Detention facility* | CU | N | N | Modifications or expansions to existing facilities that increase the inmate/detainee capacity shall be processed as a major modification (see Section 13.05.130). A pre-application community meeting is also required (see Section 13.05.010.A.16. This CU is only available in the M-1 zones in place as of January 1, 2018. The notification distance for a project within the M-1 zone will be 2,500 feet from the boundaries of that zone. |
| Detoxification center | <u>CUN</u> | <u>CUN</u> | N | |
| Drive-through with any permitted use | P | P | P | Subject to the requirements of TMC 13.06.090 A. |
| Dwelling, single-family detached | P/N*~ | N*~ | N*~ | In M-1 districts, single-, two- and three-family and townhouse dwellings are prohibited, except for residential uses in existence on December 31, 2008, the effective date of adoption of this provision. In M-1 districts, new multi-family residential dwellings are permitted only within a mixed-use building where a minimum of 1/3 of the building is devoted to industrial or commercial use. *In all districts, quarters for caretakers and watchpersons are permitted as is temporary worker housing to support uses located in these districts. ~Not permitted within the South Tacoma M/IC Overlay District <u>or Port of Tacoma MIC</u> except for quarters for caretakers and watchpersons and temporary worker housing, as noted above. <u>Per Ordinance No. 28470, on an interim basis, such uses are not permitted within the Port of Tacoma M/IC except for quarters for caretakers and watchpersons and temporary worker housing to support uses located in these districts. See 13.06.060 I..</u> |
| Dwelling, two-family | P/N*~ | N*~ | N*~ | |
| Dwelling, three-family | P/N*~ | N*~ | N*~ | |
| Dwelling, multiple-family | P/N*~ | N*~ | N*~ | |
| Dwelling, townhouse | P/N*~ | N*~ | N*~ | |
| Dwelling, accessory (ADU) | P*/N~ | N | N | *Subject to additional requirements contained in 13.06.080 A. ~Not permitted within the <u>Port of Tacoma MIC</u> or South Tacoma M/IC Overlay District. |
| Eating and drinking | P*/CU~ | P*/CU~ | P*/CU~ | *Limited to 7,000 square feet of floor area, per business, in the JBLM Airport Compatibility Overlay District. <u>Within the Port of Tacoma MIC, a conditional use permit is required for each business over 15,000 square feet in M-1 and over 10,000 square feet in PMI and M-2 unless an accessory use.</u> |

| Emergency and transitional housing | P/N* | N | N | In M-1 districts, permitted only within residential or institutional buildings in existence on December 31, 2008 the effective date of adoption of this provision, or when located within a mixed-use building where a minimum of 1/3 of the building is devoted to industrial or commercial use. *Not permitted within the <u>Port of Tacoma MIC or</u> South Tacoma M/IC Overlay District. See Section 13.06.080 N. |
|---------------------------------------|-----------|-------------|--------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Uses | M-1 | M-2 | PMI | Additional Regulations ¹ |
| Extended care facility | P/N* | N | N | In M-1 districts, permitted only within residential or institutional buildings in existence on December 31, 2008, the effective date of adoption of this provision, or when located within a mixed-use building where a minimum of 1/3 of the building is devoted to industrial or commercial use. *Not permitted within the <u>Port of Tacoma MIC or</u> South Tacoma M/IC Overlay District. See Section 13.06.080 N. |
| Foster home | P/N* | N | N | In M-1 districts, permitted only within residential or institutional buildings in existence on December 31, 2008, the effective date of adoption of this provision, or when located within a mixed-use building where a minimum of 1/3 of the building is devoted to industrial or commercial use. *Not permitted within the <u>Port of Tacoma MIC or</u> South Tacoma M/IC Overlay District. |
| <u>Fuel production and facilities</u> | <u>P*</u> | <u>P*</u> | <u>P*</u> | <u>*New fuel production and facilities are limited to renewable fuels only as defined in TMC 13.01.060. Existing fuel facilities may be adapted or modified for renewable fuels.</u> |
| Fueling station | P | P | P | |
| Funeral home | <u>NP</u> | <u>PN</u> | N | |
| Golf course | P/N* | <u>P/N*</u> | N | <u>*Not permitted within the South Tacoma M/IC Overlay District.</u> <u>Per Ordinance No. 28470, on an interim basis, such uses are not permitted within the Port of Tacoma M/IC. See 13.06.060.I.</u> |
| Group housing | P/N* | N | N | In M-1 districts, permitted only within residential or institutional buildings in existence on December 31, 2008, the effective date of adoption of this provision, or when located within a mixed-use building where a minimum of 1/3 of the building is devoted to industrial or commercial use. *Not permitted within the <u>Port of Tacoma MIC or</u> South Tacoma M/IC Overlay District. |
| Heliport | CU | CU | <u>P*/CU</u> | <u>*Permitted on port marine terminals.</u> |
| Home occupation | P | P | P | Subject to additional requirements contained in Section 13.06.080 F. |

| Hospital | P/CU* <u>~</u> | P/N~ | N | *Conditional use within the South Tacoma M/IC Overlay District. ~Not permitted within the <u>Port of Tacoma MIC or</u> South Tacoma M/IC Overlay District. <u>Per Ordinance No. 28470, on an interim basis, such uses are not permitted within the Port of Tacoma M/IC. See 13.06.060 I.</u> |
|-----------------------------------------------|-------------------|-------------------|----------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Hotel/motel | P/N* | N | N | *Not permitted within the <u>Port of Tacoma MIC or</u> South Tacoma M/IC Overlay District. |
| Industry, heavy | <u>NCU</u> | P | P | <u>Animal slaughter, fat rendering, acid manufacture, smelters, and blast furnaces allowed in the PMI-District only.</u> <u>*See section 13.06.080.G Interim Industrial Use Restrictions for interim regulations.</u> |
| Industry, light | P | P | P | |
| Uses | M-1 | M-2 | PMI | Additional Regulations ¹ |
| Intermediate care facility | P/N* | N | N | In M-1 districts, permitted only within residential or institutional buildings in existence on December 31, 2008, the effective date of adoption of this provision, or when located within a mixed-use building where a minimum of 1/3 of the building is devoted to industrial or commercial use. *Not permitted within the <u>Port of Tacoma MIC or</u> South Tacoma M/IC Overlay District. See Section 13.06.080 N. |
| Juvenile community facility | P/N* | P/N* <u>~</u> | <u>P</u> <u>N</u> <u>~</u> | See Section 13.06.080 H. for resident limits and additional regulations. *Not permitted within the <u>Port of Tacoma MIC or</u> South Tacoma M/IC Overlay District. <u>Per Ordinance No. 28470, on an interim basis, such uses are not permitted within the Port of Tacoma M/IC. See 13.06.060 I.</u> |
| Live/Work | P | N | N | Projects incorporating live/work in new construction shall contain no more than 20 live/work units. Subject to additional requirements contained in Section 13.06.080 I. |
| Marijuana processor, producer, and researcher | P | P | P | See additional requirements contained in Section 13.06.080 J. |
| Marijuana retailer | P~ | P~ | N | <u>Within the Port of Tacoma MIC and South Tacoma M/IC Overlay District, and within the M-2 District of the Port of Tacoma M/IC on an interim basis per Ordinance No. 28470 (See 13.06.060 I.)</u> limited to 10,000 square feet of floor area per development site in the M-2 district and 15,000 square feet in the M-1 district. See additional requirements contained in Section 13.06.080 J. |
| Microbrewery/winery | <u>P</u> <u>*</u> | <u>P</u> <u>*</u> | <u>P</u> <u>*</u> | <u>Retail and on-site consumption areas limited to 10,000 square feet of floor area per development site in the Port of Tacoma MIC.</u> |
| Mobile home/trailer court | N | N | N | |
| Nursery | <u>P</u> <u>N</u> | <u>P</u> <u>N</u> | N | |

| Office | P* | P* | P/ <u>CU~</u> | *Within the South Tacoma M/IC Overlay District, unless accessory use, limited to 10,000 square feet of floor area per development site in the M-1 district and 15,000 square feet in the M-2 district. *Limited to 7,000 square feet of floor area, per business, in the JBLM Airport Compatibility Overlay District. <u>Conditional Use Permit is required for office space greater than 10,000 square feet of floor area per development site, unless use is accessory.</u> |
|------------------------------------------------------------------------------------------------|------------|---------------------|---------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Parks, recreation and open space | P <u>~</u> | P <u>A<u>N</u>*</u> | P <u>A<u>N</u>*</u> | Subject to the requirements of Section <u>13.06.560.D</u> <u>13.06.080 L</u> . <u>*Limited to water access, non-motorized trails, and passive use public or quasi-public open space lands for their conservation and other open space benefits within the Port of Tacoma MIC. Per Ordinance No. 28470, on an interim basis, High Intensity/Destination facilities (see 13.06.560) are not permitted in the Port of Tacoma M/IC. See 13.06.060 L</u> |
| Passenger terminal | P | P | P | |
| Personal services | P <u>~</u> | P <u>~</u> | P <u>~</u> | <u>*Within the Port of Tacoma MIC limited to 15,000 square feet in M-1 and 10,000 square feet in PMI and M-2 of floor area per development site.</u> |
| Port, terminal, and industrial; water-dependent or water-related (as defined in Chapter 13.10) | NP | NP | P*uN | *Preferred use. <u>-See section 13.06.080.G Interim Industrial Use Restrictions for interim regulations.</u> |
| Uses | M-1 | M-2 | PMI | Additional Regulations ¹ |
| Public safety and public service facilities | P | P | P | |
| Religious assembly | P | P <u>~</u> | P <u>~</u> | <u>*Use allowed in Port of Tacoma MIC only when serving maritime vessel crew.</u> |
| Repair services | P | P | P | |
| Research and development industry | P | P | NP <u>~</u> | <u>*In PMI a conditional use permit is required for businesses over 15,000 square feet, unless accessory.</u> |
| Residential care facility for youth | P/N* | N | N | In M-1 <u>districts</u> , permitted only within residential or institutional buildings in existence on December 31, 2008, the effective date of adoption of this provision, or when located within a mixed-use building where a minimum of 1/3 of the building is devoted to industrial or commercial use. *Not permitted within the <u>Port of Tacoma MIC or</u> South Tacoma M/IC Overlay District. See Section 13.06.080 N. |
| Residential chemical dependency treatment facility | P/N* | N | N | See Section 13.06.080 N. *Not permitted within the <u>Port of Tacoma MIC or</u> South Tacoma M/IC Overlay District. |

| Retail | P~ | P~ | P* | <p>*Limited to 7,000 square feet of floor area, per development site, in the PMI District and JBLM Airport Compatibility Overlay District.</p> <p>~Within the <u>Port of Tacoma MIC</u> and <u>South Tacoma M/IC Overlay District</u>, and within the M-2 District of the Port of Tacoma M/IC on an interim basis per Ordinance No. 28470 (see 13.06.400.G.), unless an accessory use, limited to 10,000 square feet of floor area per development site in the M-2 district and 15,000 square feet in the M-1 district.</p> <p>Outside of the South Tacoma M/IC Overlay District <u>and Port of Tacoma M/IC</u>, limited to 65,000 square feet per use, unless approved with a conditional use</p> |
|---------------------------|------|---------------|---------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Retirement home | P/N* | N | N | <p>In M-1 districts, permitted only within residential or institutional buildings in existence on December 31, 2008, the effective date of adoption of this provision, or when located within a mixed-use building where a minimum of 1/3 of the building is devoted to industrial or commercial use.</p> <p>*Not permitted within the <u>Port of Tacoma MIC</u> and <u>South Tacoma M/IC Overlay District</u>.</p> |
| School, public or private | P/N* | P/N* <u>~</u> | P/N* <u>~</u> | <p>*General K through 12 education not permitted in the PMI Port of Tacoma MIC District or in the South Tacoma M/IC Overlay District.</p> <p><u>Per Ordinance No. 28470, on an interim basis, General K through 12 education is not permitted within the Port of Tacoma M/IC. See 13.06.060 I.</u></p> |
| Seasonal sales | TU | TU | TU | Subject to development standards contained in Section 13.06.080 P. |
| Self-storage | P | P | <u>P</u> N | See specific requirements in Section 13.06.090 J. |
| Short-term rental | N | N | N | |
| Uses | M-1 | M-2 | PMI | Additional Regulations ¹ |
| Staffed residential home | P/N* | N | N | <p>In M-1 districts, permitted only within residential or institutional buildings in existence on December 31, 2008, the effective date of adoption of this provision, or when located within a mixed-use building where a minimum of 1/3 of the building is devoted to industrial or commercial use.</p> <p>*Not permitted within the <u>Port of Tacoma MIC</u> or <u>South Tacoma M/IC Overlay District</u>. See Section 13.06.080 N.</p> |
| Student housing | P/N* | N | N | <p>In M-1 districts, permitted only within residential or institutional buildings in existence on December 31, 2008, the effective date of adoption of this provision, or when located within a mixed-use building where a minimum of 1/3 of the building is devoted to industrial or commercial use.</p> <p>*Not permitted within the <u>Port of Tacoma MIC</u> or <u>South Tacoma M/IC Overlay District</u>.</p> |
| Surface mining | CU | CU | CU | |

| Temporary uses | P | P | P | Subject to development standards contained in Section 13.06.080 P. |
|---------------------------------------------------------------|-------|-------|-------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Theater | P/N* | N | N | *Not permitted within the <u>Port of Tacoma MIC or</u> South Tacoma M/IC Overlay District. |
| Transportation/freight terminal | P | P | P | |
| Urban Horticulture | P | P | PN | |
| Utilities | P | P | P | |
| Vehicle rental and sales | P | P | PN* | Subject to development standards contained in Section <u>13.06.510</u> <u>13.06.080 S.</u> <u>*Transport and sale of vehicles arriving via port terminal is permitted.</u> |
| Vehicle service and repair | P | P | PN* | Subject to development standards contained in Section 13.06.080 S. <u>*Service of vehicles arriving via port terminal is permitted.</u> |
| Vehicle service and repair, industrial | P | P | P | Subject to development standards contained in Section 13.06.080 S. |
| Vehicle storage | P | P | PN* | Subject to development standards contained in Section 13.06.080 S. <u>*Storage of vehicles arriving via port terminal is permitted.</u> |
| Warehouse/storage | P | P | P | Storage and treatment facilities for hazardous wastes are subject to the state locational standards adopted pursuant to the requirements of Chapter 70.105 RCW and the provisions of any groundwater protection ordinance of the City of Tacoma, as applicable. |
| Wholesale or distribution | P | P | P | |
| Wireless communication facility | P/ CU | P/ CU | P/ CU | Wireless communication facilities are subject to Section 13.06.080 Q. |
| Work/Live | P | N | N | Projects incorporating work/live in new construction shall contain no more than 20 work/live units. Subject to additional requirements contained in Section 13.06.080 I. |
| Uses | M-1 | M-2 | PMI | Additional Regulations ¹ |
| Work release center | CU/N* | CU/N* | PN* | Subject to development standards contained in Section 13.06.080 R. <u>*Per Ordinance No. 28470, on an interim basis, such uses are not permitted within the Port of Tacoma M/IC. See 13.06.060 I.</u> |
| Uses not prohibited by City Charter and not prohibited herein | N | N | N | |

Footnotes:

1. For historic structures and sites, certain uses that are otherwise prohibited may be allowed, subject to the approval of a conditional use permit.
2. Within the JBLM Airport Compatibility Overlay District, the land use and development standards of this section are modified as specified in TMC 13.06.070.F, which shall prevail in the case of any conflict.

13.06.060

I. Interim Special Use Restrictions for Non-industrial Uses in the Port of Tacoma M/IC.

1. Per Ordinance No. 28470, on an interim basis, the intent of these special use restrictions is to place a pause on new nonindustrial uses within the M-2 Heavy Industrial and PMI Port Maritime Industrial Zoning Districts of the Port of Tacoma M/IC until such time as the Tideflats subarea plan is complete.

13.06.080 Special Use Standards

G. Interim Industrial Use Restrictions.

1. Applicability.

These special use restrictions apply to the following primary uses in all zoning districts:

- a. Coal terminals or bulk storage facilities;
- b. Oil, or other liquefied or gaseous fossil fuel terminals, bulk storage, manufacturing, production, processing or refining of oil or other liquefied or gaseous fossil fuels;
- c. Chemical manufacturing;
- d. Mining and quarrying;
- e. Smelters.

2. Purpose.

Per Ordinance No. 28470, on an interim basis, the purpose of this section is to pause the establishment of certain new industrial uses until such time as the Tideflats Subarea Plan is complete.

3. Use standards.

a. New uses. The establishment of new uses are prohibited on an interim basis.

b. Existing uses. Legally permitted uses, as defined below, at the time of adoption of this code are allowed.

c. Definitions. For the purpose of applying these special use restrictions, applicable North American Industrial Classification System (NAICS) codes and descriptions are cited and shall be interpreted broadly in accordance with the intent of the interim regulations.

(1) Coal terminals and bulk storage facilities. The bulk storage or wholesale distribution of coal and coal products or transfer of coal products via shipping terminal.

(2) Oil or other liquefied or gaseous fossil fuel terminals, bulk storage, manufacturing, production, processing or refining.

(a) Petroleum bulk stations and terminals. This industry comprises establishments with bulk liquid storage facilities primarily engaged in the merchant wholesale distribution of crude petroleum and petroleum products. NAICS Code 424710.

(b) Petroleum refineries. This industry comprises establishments primarily engaged in refining crude petroleum into refined petroleum. Petroleum refining involves one or more of the following activities: (1) fractionation; (2) straight distillation of crude oil; and (3) cracking. NAICS Code 324110.

(c) Natural gas liquid extraction. This industry comprises establishments primarily engaged in the recovery of liquid hydrocarbons from oil and gas field gases. Establishments primarily engaged in sulfur recovery from natural gas are included

in this industry. NAICS Code 211112.

(d) Bulk storage, production, and wholesale distribution of natural gas liquids, liquefied natural gas, and liquefied petroleum gas.

(3) Chemical manufacturing.

The Chemical Manufacturing subsector is based on the transformation of organic and inorganic raw materials by a chemical process and the formulation of products. This subsector distinguishes the production of basic chemicals that comprise the first industry group from the production of intermediate and end products produced by further processing of basic chemicals that make up the remaining industry groups. For the purposes of these special use restrictions, this definition will apply to all industries classified as subcategories of NAICS Code 325 Chemical Manufacturing.

(4) Mining and quarrying.

This use category includes all industry sectors identified under NAICS Code 21 Mining, Quarrying, and Oil and Gas Extraction. The Mining, Quarrying, and Oil and Gas Extraction sector comprises establishments that extract naturally occurring mineral solids, such as coal and ores; liquid minerals, such as crude petroleum; and gases, such as natural gas. The term mining is used in the broad sense to include quarrying, well operations, beneficiating (e.g., crushing, screening, washing, and flotation), and other preparation customarily performed at the mine site, or as a part of mining activity.

(5) Smelters.

(a) Primary Smelting and Refining of Copper. This industry comprises establishments primarily engaged in (1) smelting copper ore and/or (2) the primary refining of copper by electrolytic methods or other processes. Establishments in this industry make primary copper and copper-based alloys, such as brass and bronze, from ore or concentrates. NAICS

Code 331411.

(b) ~~Alumina Refining and Primary Aluminum Production~~. This industry comprises establishments primarily engaged in one or more of the following: (1) refining alumina (i.e., aluminum oxide) generally from bauxite; (2) making aluminum from alumina; and/or (3) making aluminum from alumina and rolling, drawing, extruding, or casting the aluminum they make into primary forms. Establishments in this industry may make primary aluminum or aluminum-based alloys from alumina. NAICS Code 331313.

(c) ~~Nonferrous Metal (except Aluminum) Smelting and Refining~~. This industry comprises establishments primarily engaged in (1) smelting ores into nonferrous metals and/or (2) the primary refining of nonferrous metals (except aluminum) by electrolytic methods or other processes. NAICS Code 331410.

(6) ~~Terminal~~.

A “terminal” is a point of interchange between land and water carriers, such as a pier, wharf, or group of such, equipped with facilities for care and handling of cargo and/or passengers.

H. Juvenile community facilities

4. Use standards. a. Maximum number of residents. No juvenile community facility shall house more than eight residents in the R-1, R-2, R-2SRD, HMR-SRD, NRX, R-3, R-4-L, and C-1 Districts. No juvenile community facility shall house more than 16 residents in the R-4, R-5, URX, RCX, NCX, CCX, UCX, CIX, C-2, M-1, and M-2, ~~and PMI~~ Districts.

R. Work release centers.

3. Use restrictions

a. Maximum number of residents.

No work release center shall house more than 30 persons, excluding resident staff, in the UCX District; no more than 25 persons, excluding resident staff, in the CIX District; 25 persons, excluding resident staff, in the M-1, and M-2 Districts; ~~and 75 persons, excluding resident staff, in the PMI District.~~

S. Vehicle service and repair; and vehicle service and repair, industrial.

d. In PMI District: Outdoor storage of inoperable vehicles, auto parts, and tires is permitted when associated with a permitted use.

To the Planning Commission,
(updated, 8 January 2021)

5 January 2021

Hello. My name is Roger Martin. I am a resident of Steilacoom and have long been concerned about development of the Tideflats, especially the LNG facility. You possibly recall my rather emotional commentary from an earlier Council meeting about the lack of any scientific expertise on any local group dealing with planning and/or regulating Tideflats development. I remain extremely upset and puzzled by such a missing element; absence of someone with a scientific background in relevant, applicable subject matter seems insane to me. I have been a designated subject-matter expert (SME) myself on earlier projects, including the pilot training SME for aerodynamics and flight controls for the SAC FB-111 and for training and pilot advice employed by Northrop Grumman for the B-2 (Stealth bomber). Boeing's disastrous results with the 737MAX are a perfect example of what can occur when SME advice is missing or disregarded. What happened to that program was completely predictable and should be a warning for development of the Tideflats.

As I might have said before, I have degrees in Systems Management, as well as Biology and Oceanography. My daughter is a doctoral candidate and is currently waiting for her college at The University of Oxford to re-open from COVID shutdown so that she can return to leading her US West Coast group who is studying the interface of coastal infrastructure and rising sea levels. Her current degrees include a BBA and an MBA from Harvard Business School. She is the one who remarked to me when she learned you folks were putting an enormous container with liquified explosive gas on top of a landfill on top of an earthquake fault and in a known lahar and tsunami zone: "How can they be so stupid!?" Concern over what is going on with the PSE LNG project is important to both of us.

I have previously mentioned my concerns over the lack of adequate scientific study on the LNG facility with a member of my church, now Professor Emeritus from PLU in Environmental Geology. Doctor Duncan Foley is also the principal author of the book *Investigations in Environmental Geology*, published in 2008. He gave me a great deal of local information that I have attempted to pass on to various persons working on the LNG facility. I hoped the information would inform more-intelligent regulation, planning, and execution. I have yet to see anything from that except its mention by some environmental groups about the inevitable flooding of the area where the LNG facility is being constructed in only a couple of decades. In the wake turbulence of the lessons that should have been learned from not only the 737MAX, but the Fukushima nuclear disaster, Hurricane Katrina, Deepwater Horizon, Chernobyl, COVID, and now, the attack on the US Capitol, one would hope that early warnings would receive a lot more attention today. The cost of acting very early is overwhelmed by the cost of not acting.

One of the discussions and discoveries I have had with Doctor Foley was about this: Nobody seems to have taken into account that PSE's LNG facility is sitting on top of shoreline landfill. This type of danger of was discussed in a very-easy-to-read study by UC-Berkeley and Arizona State University, first published in 2018 (See article <https://news.berkeley.edu/2018/03/07/sinking-land-will-exacerbate-flooding-from-sea-level-rise-in-bay-area/>). My daughter's Oxford team of SMEs brought this study to my attention. What makes it far worse is that the unstable substrate of the PSE landfill is sitting directly on top of an earthquake fault, and despite some claims by project proponents to the contrary, and that there is *no* structural support connecting the LNG facility to bedrock, which Doctor Foley showed me is between about 1500 and 2000 feet below the surface. The obvious danger to anybody with the slightest understanding of earth sciences is that the substrate is going to go through liquefaction in an earthquake—all 1500-plus feet of it will be rearranged, just like the very shallow Marina District's landfill did in San Francisco in the 1989 (not 1906) Loma Prieta earthquake. That event caused breakage of both natural-gas and water lines in the landfill, subsequent fires, and death.

You can see these bedrock-depth data for yourself, easily found in the records of the USGS (See <https://pubs.er.usgs.gov/publication/mf2265>). To better demonstrate the level of liquefaction susceptibility is found in the Tideflats, I hope the Commission will review this liquefaction map from Washington DNR: ftp://ww4.dnr.wa.gov/geology/pubs/ofr04-20/ofr2004-20_sheet53_pierce_liq.pdf.

Has nobody among you seen these data? If not, why not? But, if so, why was this not included in the EIS / SEIS? Nobody has drilled any holes and inserted supporting structure that deep in the Tideflats, to support *anything* there. A scientific SME such as Doctor Foley would have alerted you to that before any permits or EPA approvals would have been granted. I say it again, remember the 737MAX and the warnings test-pilot SMEs had given that nobody heeded, either in Boeing's commercial management or the regulation management at the FAA. How many lives, jobs, and dollars have been, and continue to be lost, on that program? How much has Boeing paid in lawsuits and legal fees for their inattention to warnings by SMEs? I understand there was another \$2B settlement proposed this week. What about colleagues', families', and friends' memories of the lives lost in the two unnecessary crashes?

The rising sea level and sinking substrate that sits on top of an earthquake fault are only one combined concern you should be addressing and are not. There are others, including the inevitability of a tsunami inside the Sound estimated to reach the same height as Fukushima's did. The sea level is expected to rise enough to flood the landfill on which the LNG facility sits in a couple of decades, too. Doctor Foley can provide you those data too. Do you know Tacoma Parks has already prepared for that by moving facilities at Owen Beach to higher ground in 2020? If they know enough to plan for that, why don't you?

I again suggest that you contact Doctor Foley or somebody else with a subject-matter expertise while there still might be time to make changes in plans. The longer nothing happens to improve the project leadership's knowledge of what should have already been fundamental, foundational matters, the more expensive it will be when discovering that mistake as the result of a disaster is realized. You are already too late to have stopped the project when it should have been stopped. The later you wait, the worse the situation will get.

As I have said in earlier communications with people supposedly managing this project, when Oxford's now-delayed study is finally published in a few years, the lack of the *most-basic* environmental planning and homework that Tacoma has put into this LNG facility is likely to be part of that report, since my daughter's group is one of six groups, internationally, who will be submitting their studies through the University. The fact that you were warned verbally and in writing will also certainly be recorded, just as it was with the 737MAX, and now, apparently, with the attack on the Capitol. You too might be famous.

Sincerely,

Roger T Martin, Lt Col, USAF (Ret)

3800-A Bridgeport Wy, W, #543

University Place WA 98466

fbrogert@yahoo.com

From: [Janeen Provazek](#)
To: [Planning](#)
Subject: Re Interim Regulations
Date: Wednesday, January 13, 2021 12:06:10 PM

Dear Members of Planning Commission,

I am urging you to recommend to the City of Tacoma ZERO fossil fuel expansion of any kind in our Tide Flats and Port. Once interim Regulations are permanent, they must reflect the reality of our Climate Emergency. We cannot continue expanding and supporting fossil fuels if we are to have a chance to turn back the tide of the terrible pollution problem we have.

There is no doubt that a sustainable future for us is to turn to green energy sources. Yes, we have gotten a lot of money from oil companies. Yes, it is hard to say goodbye to that, BUT, THE FUTURE OF OUR CITY DEPENDS ON DIVESTING FROM FOSSIL FUELS.

We have a chance to be leaders in green Climate solutions and allow for a more sustainable future. Be those leaders.

Thank you,

Janeen Provazek, Tacoma resident
Volunteer for 250 Tacoma

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Wung, Lihuang

From: Daniel Villa <dan@350tacoma.org>
Sent: Wednesday, January 13, 2021 11:39 AM
To: Planning
Subject: Non-Interim Regs

Dear Planning Commission,

I'm writing to urge you to include a ban on any fossil fuel expansion in Tacoma. We already know the IPCC report says we can't allow fossil fuels to expand if we want to avoid the worst effects of the climate crisis.

In fact, we need to be shifting swiftly away from fossil fuels, not entertaining how much they should be expanding.

I always hear fossil fuel industry representatives saying that we need to "maintain a stable business environment" yet the very nature of their business is going to make that impossible by de-stabilizing the climate.

Maersk, the largest shipping company in the world, recognizes this, that there is no profit in a world deeply altered by the climate crisis. They are in fact working on having alternatively powered ships in service starting by 2030.

We here in Tacoma must do all we can to make sure we can maintain a stable climate for all, not just for business (but of course business will ultimately benefit, it will just be different companies with different products).

And here's an article about the latest report from international scientists:

<https://www.theguardian.com/environment/2021/jan/13/top-scientists-warn-of-ghastly-future-of-mass-extinction-and-climate-disruption-aoe>

Please recommend to the City Council that ZERO fossil fuel expansion be allowed for the non-interim (and interim, if they'll remain in place beyond the next renewal).

All the best,

Dan

--

Wung, Lihuang

From: Tracy Wiegman <danceinmygarden@yahoo.com>
Sent: Wednesday, January 13, 2021 4:46 PM
To: Planning
Subject: Interim or non-interim regs recommendations

Dear Planning Commission,

I am writing to ask you to recommend to the Tacoma City Council zero expansion of fossil fuels in, what is now known as, the Port of Tacoma or tideflats of Tacoma..... what once was the Puyallup Estuary, a thriving ecosystem that provided, abundantly, for the Puyallup Nation's people as well as all the other living beings who depended on this essential place where the fresh river water meets the saline water of the Salish Sea.

We all know it's time for courage, time to dig down deep into our connection to the beauty of life, to the sorrow of where we are and what we have lost.....I truly believe, with all my heart and soul, that we have it in us to turn this boat around, to veer to shore before we go over the waterfall to our doom, to regroup together, to work together for a different plan that will restore our sensibilities, restore our love for this beautiful precious Earth, restore the wise child inside of us who has the simple sense of wonder, who really only needs clean water, clean air, clean healthy ecosystems and a loving environment with people around them that show compassion for all beings and Earth who provides for us.

Please, I'm asking you, I'm begging you and I'm demanding of you to snap out of the stupor you, me, all of us, have been in.....for all of our children's sake.....the evidence is in, it's not a question anymore.....It's time now for drastic, courageous change! Why not be one of those courageous game changers, life savers??? It's not going to be easy and I know there are so many questions of how are we going to deal with bladdybladdybladdyblahhhh.....It's OK! We can figure out the answers together!

With all my deep sincerity and Love,

Tracy Wiegman
Tacoma resident,
Earth resident,
Mother of three children,
Lover of Trees, Birds, Water, Flowers, Mystery.....
(now retired longshoreman)