



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

August 18, 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 4:33 p.m.

Roll Call

Present: 4 - Beale, Hunter, McCarthy and Walker

All Council Members participated virtually.

Briefing Items

1. [21-0810](#) Tideflats Non-Interim Regulations Review
[Peter Huffman, Director, Planning and Development Services;
Steve Victor, Deputy City Attorney, City Attorney's Office]

At approximately 4:34 p.m., Chair McCarthy gave opening remarks and background on work the Infrastructure, Planning, and Sustainability Committee has done so far in regards to the Tideflats Non-Interim Regulations, current staff work, and next steps.

Peter Huffman, Director, Planning and Development Services, presented on the Tideflats Non-Interim Regulations, including M-1 residential uses, noting the ordinance in effect prior to the Tideflats Interim Regulations ordinance, the current ordinance, and Planning Commission recommendations

Discussion ensued regarding the M-1 residential uses, the CBRE, Inc. and Heiberg properties discussed at the August 11, 2021, Committee meeting, the unique characteristics of each property, the requests from both properties to be removed from the Tideflats Overlay District, outreach to property owners in the buffer area between residential and industrial areas, and future

property owners who might wish to be removed from the Tideflats Overlay District.

Mr. Huffman continued presenting the chemical manufacturing uses, noting the ordinance in effect prior to the Tideflats Interim Regulations ordinance, the current ordinance, Planning Commission recommendation, and staff recommendation in the Port of Tacoma Manufacturing Industrial Center.

Discussion continued regarding identifying products and processes that should be prohibited versus ones that should be allowed through Conditional Use Permits (CUPs), using an expanded State Environmental Policy Act (SEPA) process versus the CUPs process, hydrogen projects and how they fit into the discussion, chemical manufacturing before the Interim Regulations, the intent of the Interim Regulations, products versus processes that should be prohibited, other work done in the Tideflats Subarea Plan, unintentional consequences of the Planning Commission recommendations, what kind of products and processes fall under the term "chemical manufacturing", examples of petrochemical manufacturing, the appeals process for SEPA and for CUPs, what levels of environmental review are triggered by each process, and next steps.

Topics for Upcoming Meetings

2. [21-0811](#) August 25, 2021 - Tideflats Non-Interim Regulations Review:
 Government-Government Feedback
 September 1, 2021 (Special Meeting) - Planning Commission Annual Report
 2020-2021 and Work Program 2021-2023;
 Impact Fee Framework;
 Written Reports to the Committee:
 1) Air Quality and Monitoring Update;
 2) Sustainable Tacoma Commission Annual Report;
 3) Wastewater Comprehensive Plan and Watershed
 Management Plan
 September 8, 2021 - Transportation Commission Interviews; Home in Tacoma

Claire Goodwin, Committee Liaison, stated that the next meeting will be held on August 25, 2021, and will include the potential final review of the Tideflats Non-Interim Regulations recommendations. She further stated that a special meeting may be held on August 30, 2021, for further review if necessary; and a special meeting may be held on September 1, 2021, that will include the Planning Commission Annual Report 2020-2021 and Work Program 2021-2023, an update on the impact fee framework, and written reports from Environmental Services. She concluded by stating that the September 8, 2021, meeting will include Transportation Commission interviews and an update on the Home in Tacoma Project.

Public Comment

The Committee accepted only written comments for this meeting.
The Committee received 12 written comments regarding the
Tideflats Non-Interim Regulations.

Adjournment

There being no further business, the special meeting adjourned at 6:25 p.m.



for

Conor McCarthy, Chair



Katie Foster, City Clerk's Office