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Sent: Tuesday, November 9, 2021 4:21 PM
To: City Clerk's Office; Woodards, Victoria; Victor, Steve(Legal); Atkinson, Stephen; Huffman, Peter
Cc: Blocker, Keith; Ushka, Catherine; Hines, John; Hunter, Lillian; McCarthy, Conor; Thoms, Robert; Beale, Chris; Walker, Kristina
Subject: Tideflats Comments and Markups from CHB
Attachments: CHB-Tideflats-Comments-and-Markup_11-09-2021.pdf

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Mayor Woodards, Deputy Mayor Blocker, and Council,

Thank you for the opportunity to comment on the 2021 Tideflats Non-Interim Regulations draft code.

Attached are our comments on elements of the draft code, followed by our recommended marked-up version of the draft code to make it as protective of environmental and public health as possible. Our mark-ups are in **green text**.

Thank you,

Erin Dilworth, MS | Policy & Technical Program Manager
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Citizens for a
Healthy
Bay

November 9, 2021

Tacoma City Council
747 Market Street
Tacoma, WA 98402

Submitted electronically to cityclerk@cityoftacoma.org

Re: 2021 Tideflats Non-Interim Regulations Amendments

Mayor Woodards, Deputy Mayor Blocker, and Council,

Thank you for the opportunity to comment on the 2021 Tideflats Non-Interim Regulations draft code. Citizens for a Healthy Bay (CHB) staff has spent countless hours reviewing and analyzing potential impacts to regulations in the Tideflats for the past four years. We dedicated a considerable amount of time reviewing and participating in the Planning Commission's recommendation process earlier this year (recommendations we supported), and even more time reviewing and providing recommendations on the draft amendments and code that are being considered for a vote later this month.

Tacoma should be a clean fuel hub – clean fuels and technologies are the future of economic growth and key to meeting the emissions reductions needed to address climate change. Tacoma is geographically positioned perfectly to become a clean fuel hub, and with our port, workforce and technical colleges, we can do this if we set the stage for clean fuel industry. Significant changes are needed for this code to meet the desired intent of reducing greenhouse gas (GHG) emissions and air pollution, while protecting the health and safety of residents. Below are our comments on elements of the draft code, followed by our recommended marked-up version of the draft code to make it as protective of environmental and public health as possible. Our mark-ups are in green text.

The 'Cleaner Fuels' Definition Needs Significant Clarification

This amendment is the first step towards setting the stage, and literally creating room for the clean fuel industry we want. We must say no to what we don't want, and yes to what we do want, and being clear about this is vitally important.

As is, the 'Cleaner Fuels' definition includes *Alternative Fuels*, which under RCW 19.112 (2) includes "liquefied petroleum gas, liquefied natural gas, compressed natural gas, biodiesel fuel, E85 motor fuel... hydrogen fuel... nonhazardous motor fuel, or electricity...." We know that natural gas CANNOT be a part of our strategy to reduce GHGs in Tacoma. Further, this definition doesn't define what kind of hydrogen nor what kind of electricity – this leaves room for these types of fuels to be produced from a natural gas base. **The inclusion of the RCW's *Alternative Fuels* must be removed from the definition of 'Cleaner Fuels.'**

The draft code now distinguishes between *New* cleaner fuel infrastructure and *Expanded* cleaner fuel infrastructure, and as written, expressly prohibits new companies from setting

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up in the Tideflats that use *any* petroleum product. For example, if a new facility wanted to come in and produce R99, which is 99% renewable diesel and 1% petroleum, they would be prohibited. This an *unintended consequence* of keeping out innovators that still might use a minimal amount of petroleum in their processing. **New, innovative facilities that need a small percentage of petroleum for production of their Cleaner Fuel should be allowed to do so under the same percentage cap as existing facilities.**

Lower the Cumulative Fossil Fuel Increase Cap to 5%

The draft code calls for a 15% cumulative expansion allowance for existing facilities that are seeking approval for Cleaner Fuels Infrastructure. No impacts analysis has been done on this allowance, and seems to be an arbitrary figure that came from the fossil fuel industry. Fifteen percent is entirely too high. We know that to reach our GHG reduction goals and to have any chance of avoiding the worst consequences of the climate emergency, we should actually be REMOVING fossil fuel infrastructure and capturing carbon and other GHGs from our atmosphere. We know that one day soon, this cap should be 0%, but in the absence of political support for that most protective path, we recommend changing the cap to 5%.

Maintenance and Safety Projects Should Not Come with an Expansion Allowance

Draft Code Section 13.06.080 Part G 6a(2) seems to state that fossil fuel expansions for replacement and improvement projects at existing facilities are allowed. We hope this is simply an oversight in the code language, and recommend removing the reference to the Replacement and Improvement clause in this section.

Clarity and Consistency of the Petroleum Definition is Needed

In the current draft code, there are many inconsistencies and ambiguities around what petroleum is, what it is not, and how certain fossil fuels are treated under the 'Cleaner Fuels' definition. The draft code prohibits new petroleum facilities. The draft code's definition of petroleum includes 'gaseous hydrocarbons.' Natural gas is a gaseous hydrocarbon, but is also listed under 'Alternative Fuels' as part of the Cleaner Fuels definition, which are expressly allowed. This is a significant contradiction that needs to be amended to show that natural gas is a petroleum product/fossil fuel, it is NOT a Cleaner Fuel by any stretch of the imagination, and should be prohibited.

Draft Code Section 13.06.080 Part G 5b(3) Should be Removed

The City has no legal obligation to allow Puget Sound Energy's Liquefied Natural Gas (PSE LNG) facility to expand to the full capacity reviewed under SEPA (State Environmental Policy Act) because SEPA review does not create a vested interest in developing a property, nor does agreed-upon mitigation activities create a vested interest in developing a property. Further, if this amendment passes, allowing PSE LNG to reach their full refining capacity will result in an additional one million tons of GHGs every year for the life of the project. Passing this amendment will effectively negate the intent and impact of incentivizing 'Cleaner Fuels.'

Thank you again for the opportunity to comment on the 2021 Tideflats Non-Interim Regulations Draft Code. If we can clarify any of our comments, please do not hesitate to contact us by email at mmalott@healthybay.org and edilworth@healthybay.org or by phone at 253-383-2429.

Sincerely,



Melissa Malott
Executive Director
Citizens for a Healthy Bay



Erin Dilworth
Policy and Technical Program Manager
Citizens for a Healthy Bay



Note: These amendments show all of the changes to existing land use regulations.

The sections included are only those portions of the code that are associated with these amendments.

New text is underlined and text that has been deleted is shown as ~~strikethrough~~.

CHB's recommended text is green underlined and text that we recommend for deletion is shown as a ~~green-strikethrough~~.

TITLE 13

LAND USE REGULATORY CODE

Chapters:

Chapter 13.01	Definitions.....	2
Chapter 13.02	Planning Commission	5
Chapter 13.03	<i>Repealed</i>	Error! Bookmark not defined.
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Chapter 13.06A	<i>Repealed</i>	Error! Bookmark not defined.
Chapter 13.07	Landmarks and Historic Special Review Districts	Error! Bookmark not defined.
Chapter 13.08	Current Use Assessment	Error! Bookmark not defined.
Chapter 13.09	<i>Repealed</i>	Error! Bookmark not defined.
Chapter 13.10	<i>Repealed</i>	Error! Bookmark not defined.
Chapter 13.11	Critical Areas Preservation	Error! Bookmark not defined.
Chapter 13.12	Environmental Code	Error! Bookmark not defined.
Chapter 13.13	<i>Repealed</i>	Error! Bookmark not defined.
Chapter 13.14	<i>Repealed</i>	Error! Bookmark not defined.
Chapter 13.15	Commute Trip Reduction.....	Error! Bookmark not defined.
Chapter 13.16	Concurrency Management System	Error! Bookmark not defined.
Chapter 13.17	Mixed-Use Center Development.....	Error! Bookmark not defined.
Chapter 13.18	Affordable Housing Inclusionary Development Areas.....	Error! Bookmark not defined.

CHAPTER 13.01

DEFINITIONS

Sections:

13.01.010	Purpose.
13.01.020	Planning Commission Definitions.
13.01.040	Platting and Subdivisions Definitions.
13.01.050	Land Use Permits and Procedures Definitions.
13.01.060	Zoning Definitions.
13.01.070	Landmarks and Historic Special Review Districts Definitions.
13.01.090	South Tacoma Groundwater Protection District Definitions.
13.01.100	Shoreline Master Program Definitions.
13.01.110	Critical Areas Preservation Definitions.
13.01.120	Environmental Code Definitions.
13.01.150	Commute Trip Reduction Definitions.
13.01.160	Concurrency Management System Definitions.
13.01.170	Mixed-Use Center Development Definitions.

13.01.010 Purpose.

For the purposes of this title, certain words and terms are defined as follows: words used in the present tense include the future, words in the singular number include the plural, and words in the plural number include the singular; the word “building” includes the word “structure”; the word “shall” is mandatory and not directory. For words that are not defined in this chapter, or that do not incorporate a definition by reference, refer to a Webster’s Dictionary published within the last ten years. For the purpose of each indicated chapter, certain words and terms are defined as follows.

* * *

13.01.060 Zoning Definitions.

For the purposes of Chapter 13.06, certain words and terms are defined as follows: words used in the present tense include the future, words in the singular number include the plural, and words in the plural number include the singular; the word “building” includes the word “structure”; the word “shall” is mandatory and not directory. For words that are not defined in this chapter, or that do not incorporate a definition by reference, refer to a Webster’s Dictionary published within the last ten years.

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13.01.060.C

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“Chemical Manufacturing.” The production, processing, and wholesale distribution of chemicals and allied products, including:

1. “Production and processing.” Establishments primarily engaged in 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.

2. “Wholesaling.” Establishments primarily engaged in the merchant wholesale distribution of chemicals and allied products (except agricultural and medicinal chemicals, paints and varnishes, fireworks, and plastics materials and basic forms and shapes).

3. “Petrochemical Manufacturing.” Establishments primarily engaged in (1) manufacturing acyclic (i.e., aliphatic) hydrocarbons such as ethylene, propylene, and butylene made from refined petroleum or liquid hydrocarbons, (2) manufacturing cyclic aromatic hydrocarbons such as benzene, toluene, styrene, xylene, ethyl benzene, and cumene made

from refined petroleum or liquid hydrocarbons, and/or (3) manufacturing methyl alcohol (methanol) from natural gas, coal, or other petroleum based feedstock.

4. “Explosives Manufacturing.” Establishments primarily engaged in manufacturing explosives.

5. “Fertilizer Manufacturing.” Establishments primarily engaged in one or more of the following: (1) manufacturing nitrogenous or phosphatic fertilizer materials; (2) manufacturing nitrogenous or phosphatic materials and mixing with other ingredients into fertilizers; and (3) formulating and preparing pesticides and other agricultural chemicals.

These use classifications exclude uses that are otherwise defined herein as “Cleaner Fuels” and “Petroleum Fuel Facilities.”

* * *

“Cleaner Fuels.” shall mean carbon-free fuels that generate no carbon emissions including green hydrogen, and the following:

a. Any credit generating fuel under the Washington State Low Carbon Fuel Standard (HB 1091 2021-2022) as determined by the Washington State Department of Ecology.

b. Any Biomass Renewable Fuels approved by the federal Environmental Protection Agency under the federal Renewable Fuel Standard (40 CFR Part 80 ~~Subpart K Renewable Fuel Standard~~).

c. Alcohol Fuels meeting the requirements of RCW 19.112 (1) as that statute exists or may hereafter be amended.

c. Biodiesel Fuel meeting the requirements of ~~RCW~~ RCW 19.112 (3), and Renewable Diesel meeting the requirements of RCW 19.112 (9), as those statutes exist or may hereafter be amended.

d. E85 motor fuel which meets the requirements of RCW 19.112 (26) exclusively for the propulsion of motor vehicles upon the roads, ~~or RCW 19.112 (6) for other motors, as those statutes exist or may hereafter be amended.~~

c. ~~Alternative Fuels exclusively for the propulsion of motor vehicles upon the roads, which fuels meet the requirements of RCW 19.112 (2) as that statute exists or may hereafter be amended.~~

f. “Cleaner fuels” shall not include products produced from palm oil or other feedstocks that cannot be proven to reduce GHG emissions utilizing accepted methods of the Washington State Department of Ecology, US EPA, or through a lifecycle analysis.

“Cleaner Fuel Infrastructure – Expanded.” The expansion of storage infrastructure including tankage constructed prior to effective date of this chapter to store petroleum, where the expansion of such petroleum storage infrastructure is for the sole purpose of blending petroleum with biomass and other cleaner fuels in the production of cleaner fuels.

“Cleaner Fuel Infrastructure – New.” New infrastructure for the production, storage, transportation and transshipment of Cleaner Fuels as defined herein, including infrastructure for blending biomass and other cleaner fuels with petroleum. ~~New Cleaner Fuel Infrastructure shall not include new tankage for petroleum storage.~~

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“Coal facilities.”

- Bulk coal storage: any structure, group of structures, equipment, or device that stores or transfers coal for use in the production of electricity or power, or for wholesale distribution.
- Coal power plant: a thermal power station which burns coal to generate electricity or other usable power.

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13.01.060.D

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“Decorative grille.” An open framework of metal, wood, or other material arranged in a pattern that effectively obscures the views of parked cars located in an off-street parking structure from the public right-of-way.

“Department of Defense.” The United States Department of Defense (“DOD”) ~~and any subdivision including the Defense Logistics Agency.~~

“Design (wireless communication facility).” The appearance of wireless communication facilities, including such features as materials, colors, and shapes.

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13.01.060.E

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“Emergency medical care.” Facilities providing emergency medical service on a 24-hour basis with no provision for continuing care on an inpatient basis.

“Enhanced SEPA Review.” Additions to the standard State Environmental Policy Act (SEPA) review process and checklist for project proposals governed by this chapter to be promulgated and updated from time to time by the Director. Such additions to the SEPA review process and checklist shall include but not be limited to; a public meeting for a SEPA application, which occurs after SEPA determination that an application is complete but prior to issuance of a preliminary threshold determination; an expanded Notice Distribution List to include direct mailing to taxpayers and occupants, consistent with Land Use Permits; expanded Public Notification Distance for Direct Mailing to 2500’ from the Manufacturing and Industrial Center, consistent with Land Use Permits; expanded Notification Period and Comment Period for SEPA to 30 days for Consistency with Land Use Permits, and a supplemental checklist specific to SEPA review of fuel production and or chemical manufacturing. To ensure application of this Enhanced SEPA review, the City of Tacoma shall be SEPA lead agency for all fuel-related projects permitted under this chapter.

“Supplemental checklist specific to SEPA review of fuel production and or chemical manufacturing” shall mean an expert evaluation or Worksheet that provides detailed information required to evaluate impacts to air, land and water during review of a SEPA environmental checklist. The form of the worksheet shall be prepared and updated as needed by the SEPA Responsible Official in consultation with the Planning Commission and the City Council. The expert evaluation or Worksheet shall analyze the “significance” of direct, indirect, and cumulative impacts arising from:

1. Windborne transport of fossil or renewable fuel emissions across City of Tacoma and across the reservation of the Puyallup Tribe;
2. Lifecycle greenhouse gas emissions for the project’s incremental change for renewable facilities and fossil fuel facilities;
3. Transits of tankers or barges and their support vessels that have the potential to create risks of spills or explosion or interfere with commercial and treaty tribe fishing areas;
4. Releases of stormwater and wastewater to groundwater, marine waters, intertidal wetlands, streams within the shorelines, and to their headwaters; and
5. Potential for loss of life and/or property related to risks from spills or explosions associated with refining and transport of renewable or fossil fuels or related feedstocks within City of Tacoma and within the Puyallup Tribe reservation.
6. Potential land use compatibility issues and impacts to Puyallup Tribe lands.
7. Potential land use compatibility issues and impacts to Treaty Fishing Rights.

In determining whether possible impacts are “significant” and “probable,” the Responsible Official shall determine whether the information in the expert evaluation or the Worksheet accurately analyze the severity of potential harm, independently from analysis of probability of occurrence, in compliance with WAC 197-11-330. Also, as provided in WAC 197-11-794, “the severity of an impact should be weighed along with the likelihood of its occurrence” and “an impact may be significant if its chance of occurrence is not great, but the resulting environmental impact would be severe if it occurred.” The information provided in the expert evaluation or Worksheet required for fossil and renewable fuel facilities shall be considered procedures and criteria added to City of Tacoma’s SEPA policies and procedures pursuant to WAC 197-11-906(1)(c) and are deemed necessary to be consistent with the provisions of SEPA contained in RCW 43.21C.020, RCW 43.21C.030 and RCW 43.21C.031. However, the expert evaluation or Worksheet may not be required if an environmental impact statement is prepared.

“Equipment enclosure.” A structure, shelter, cabinet, or vault used to house and protect the electronic equipment necessary for processing wireless communication signals. Associated equipment may include air conditioning, backup power supplies, and emergency generators.

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13.01.060.G

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“Grade.” The elevation of the ground surface around a building.

“Green Hydrogen.” Hydrogen produced through electrolysis powered by renewable carbon-free electricity, specifically including hydroelectric power.

“Green roof.” See Vegetated roof.

“Greenhouse gas emissions.” Gases that trap heat in the atmosphere. "Greenhouse gas," "greenhouse gases," "GHG," and "GHGs" includes carbon dioxide, methane, nitrous oxide, hydrofluorocarbons, perfluorocarbons, and sulfur hexafluoride, and any other gas or gases designated by the federal clean air act (United States Code Title 42, Chapter 85), state clean air act (Chapter 70.94 RCW) or state limiting greenhouse gas emissions law (Chapter 70.235 RCW).

“Greenhouse gas emissions – Facility emissions.” Means greenhouse gas emissions associated with fossil fuel refineries, processing, or fossil fuel transshipment facilities based upon the refining and processing of fossil fuels located within the Port of Tacoma Manufacturing and Industrial Center.

“Greenhouse gas emissions – Lifecycle emissions.” The aggregate quantity of greenhouse gas emissions (including direct emissions and significant indirect emissions), related to the full fuel lifecycle, including all stages of fuel and feedstock production and distribution, from feedstock generation or extraction through the distribution and delivery and use of the finished fuel to the ultimate consumer, where the mass values for all greenhouse gases are adjusted to account for their relative global warming potential.

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13.01.060.M

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“Microbrewery/winery.” An establishment primarily engaged in the production and distribution of beer, ale, or other malt beverages, or wine, and which may include accessory uses such as tours of the microbrewery/winery, retail sales, and/or on-site consumption, e.g., “taproom.” This classification allows a microbrewery to sell beer/wine at retail and/or act as wholesaler for beer/wine of its own production for off-site consumption with appropriate state licenses.

“Mining and Quarrying.” 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. This use category includes all industry sectors identified under NAICS Code 21 Mining, Quarrying, and Oil and Gas Extraction as well as surface mining as defined in TMC 13.01.060.S.

“Mixed-rate housing.” Includes both affordable and market-rate housing units in the same housing or mixed-use development.

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13.01.060.P

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“Personal services.” Provision of recurrently needed services of a personal nature. This classification includes services such as barber and beauty shops, tanning, seamstresses, tailors, shoe repair, dry cleaning agencies (excluding plants), photocopying, and self-service laundries; provision of instructional services or facilities such as photography, fine arts, crafts, dance or music studios, driving schools, diet centers, reducing salons, and fitness studios.

“Petroleum.” Crude oil, petroleum products and byproducts, and gaseous hydrocarbons and byproducts.

“Petroleum Fuel Facility.” This definition includes the following facilities:

- Petroleum fuel refinery;
- Terminals engaged in the bulk movement of petroleum fuels (excluding railyards and marine fueling facilities);
- Natural gas processing: any facility which (i) separates natural gas components to recover usable natural gas liquids (i.e., liquefied petroleum or natural gas), or (ii) produces natural gas suitable for transport (i.e., pipeline quality dry natural gas), or (iii) processes natural gas to create methanol or other chemical products.
- ~~Bulk storage and processing of one type of petroleum fuel, or a combination of multiple types of petroleum fuels, in excess of one million gallons.~~

“Petroleum – Storage Capacity.” Gallons of petroleum capable of being stored within the entirety of the applicant’s facility for purposes of measuring expansion as allowed herein.

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13.01.060.S

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“Sign, warning.” Any sign which is intended to warn persons of prohibited activities such as “no hunting” and “no dumping.”

“Sign, window.” A sign painted on, affixed to, or installed inside a window for purposes of viewing from outside the premises.

“Smelting.” Smelting is a process of applying heat to ore in order to extract a base metal. It is a form of extractive metallurgy. It is used to extract many metals from their ores, including silver, iron, copper, and other base metals. This use category includes all smelting activities identified in NAICS codes 331411, 331313, and 331410.

“Special needs housing.” A broad term that includes adult family homes, confidential shelters, emergency and transitional housing, extended care facilities, continuing care retirement communities, intermediate care facilities, residential chemical dependency treatment facilities, residential care facilities for youth, retirement homes, and staff residential homes.

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CHAPTER 13.02 PLANNING COMMISSION

Sections:

13.02.010	Creation – Appointment.
13.02.15	Establishment of advisory committees.
13.02.16	<i>Repealed.</i>
13.02.020	Meetings – Officers – Records.
13.02.030	Expenditures – Budget.
13.02.040	Duties and responsibilities.
13.02.043	<i>Repealed.</i>
13.02.050	Quorum.
13.02.053	<i>Repealed.</i>
13.02.057	<i>Repealed.</i>
13.02.060	Comprehensive Plan.
13.02.070	Comprehensive Plan amendment procedures.

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13.02.070 Comprehensive Plan amendment procedures.

A. Adoption and amendment by ordinance.

* * *

G. Planning Commission review.

1. The Department will present the proposed amendment along with analysis conducted pursuant to Section 13.02.070.F to the Planning Commission for review and direction. The Commission will conduct public meetings and hearings, and solicit comments from the general public, organizations and agencies, other governmental departments and agencies, and adjacent jurisdictions as appropriate.
2. In formulating its recommendations to the City Council concerning adoption or amendment of the Comprehensive Plan, the Planning Commission shall provide public notice and conduct at least one public hearing.
3. Advisory committees established in accordance with Section 13.02.015 may also conduct one or more public hearings prior to making recommendations to the Planning Commission.
4. Planning Commission public hearings for adoption or amendment of development regulations and processes, moratoria, or interim zoning may be, but are not required to be, held at the same time as and in conjunction with the public hearing(s) for adoption or amendment of the Comprehensive Plan.
5. For land use designation changes, the Department shall ensure that a special notice of the acceptance of the application by the Planning Commission for consideration in the current amendment cycle is mailed to all property taxpayers, as indicated in the records of the Pierce County Assessor, and occupants, within, and within 2500~~400~~ feet of, the subject area. This special notice will inform property taxpayers that an application has been filed, identify where the application and background information may be reviewed, describe in general terms the review and public comment process, establish a time and place for an informational meeting with City staff, and solicit preliminary comments.
6. After a public hearing, the Department will prepare a report summarizing the public hearing comments, provide a response to comments and make further recommendations, if appropriate, and forward the report and all comments to the Planning Commission for consideration.

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CHAPTER 13.05

LAND USE PERMITS AND PROCEDURES

Sections:

13.05.010	Land use permits.
13.05.020	Application requirements for land use permits.
13.05.030	Zoning and land use regulatory code amendments.
13.05.040	Historic preservation land use decisions.
13.05.050	Development regulation agreements.
13.05.060	Residential infill pilot program.
13.05.070	Notice process.
13.05.080	Director decision making authority.
13.05.090	Decision of the director.
13.05.100	Appeals of administrative decisions.
13.05.105	<i>Repealed.</i>
13.05.110	Applications considered by the Hearing Examiner.
13.05.120	Expiration of permits.
13.05.130	Modification/revision to permits.
13.05.140	Director approval authority.
13.05.150	Enforcement.

13.05.010 Land Use Permits.

A. Conditional Use Permits.

1. Purpose.

In many zones there are uses that may be compatible but because of their size, operating characteristics, potential off-site impacts and/or other similar reasons warrant special review on a case-by-case basis. The purpose of the conditional use permit review process is to determine if such a use is appropriate at the proposed location and, if appropriate, to identify any additional conditions of approval necessary to mitigate potential adverse impacts and ensure compatibility between the conditional use and other existing and allowed uses in the same zoning district and in the vicinity of the subject property. The zoning district use tables identify which uses require a conditional use permit. These uses may be authorized by the Director or Hearing Examiner in accordance with the procedures established in this Chapter and the applicable criteria outlined below.

* * *

23. Chemical Manufacturing, Processing, and Wholesale Distribution.

a. Decision: Hearing Examiner

b. In addition to the general conditional use criteria, Chemical manufacturing, processing, and wholesale distribution must demonstrate the following when a conditional use permit is required:

(1) Consultation:

- Planning and Development Services staff will seek input from the Tacoma Fire Department, Tacoma-Pierce County Health Department, Tacoma Community and Economic Development Department, Puyallup Tribe of Indians, and any other subject matter expert necessary to determine the potential risks and impacts of the proposed facility, as well as appropriate mitigation measures.

(2) Public health and safety:

- The property on which the proposed facility is to be located must not expose large concentrations of people, particularly in residential and commercial areas, to unreasonable adverse impacts. In applying this criteria the City shall consider impacts to employee-dense businesses in the Tideflats as well as to detention/correctional facilities and people detained within those facilities.

- The lot is located, or the use can be appropriately mitigated, to avoid any adverse impacts on receipt or utilization of federal funding for affordable housing and community development in adjacent residential and mixed-use areas, with particular attention given to Trust Lands of the Puyallup Tribe of Indians. The City will consider the current methodology for Acceptable Separation Distances as published by the Department of Housing and Urban Development in determining appropriate separation distances and on-site mitigation measures for this purpose.
- The applicant shall submit a management plan. The City will determine the level of detail to be disclosed in the plan based on the probable impacts and/or the scale of the effects. Discussion of materials handling and storage, odor control, transportation, spill prevention, and other factors may be required.
- The City may impose conditions of approval limiting the nature of the materials produced and/or the scale of manufacturing operations in order to minimize the degree and severity of risks to public health and safety.

(3) Emergency services and risk management:

- The project shall not result in any increased risk of spill within the waters of Puget Sound and Commencement Bay. Updated spill response and emergency response plans shall be provided with the application, for review by all appropriate agencies;
- Plans and sufficient, realistic performance bonding for decommissioning and failure incidents are provided to ensure that the site will be rehabilitated after the use or activity is completed, terminated, or abandoned;
- Permit applicant to provide proof of insurance naming City of Tacoma as additional insured.
- Any adverse impacts to emergency services or increased demands for emergency services necessary to ensure the health and safety of employees and surrounding communities shall be mitigated concurrently with the proposed use or development.

(4) Shoreline Resources and Shorelines of Statewide Significance.

For uses within the shoreline, with a shoreline facility, or that propose to transport products and materials via marine vessel, the following criteria apply, with consideration given to the potential off-site impacts resulting from transport:

- There will be no likely long-term significant adverse impacts to shoreline resources or uses, or shorelines of statewide significance;
- All feasible steps are taken to avoid and minimize adverse social and economic impacts, including impacts on aquaculture, recreation, tourism, navigation, air quality, and recreational, commercial, and tribal fishing;
- All feasible steps are taken to avoid and minimize adverse impacts to fish and wildlife, including impacts on migration routes and habitat areas of species listed as endangered or threatened, environmentally critical and sensitive habitats such as breeding, spawning, nursery, foraging areas and wetlands. All impacts that cannot be avoided can be sufficiently mitigated or compensated so as to achieve no net loss of ecological functions over time.

24. Non-Industrial Uses in the Port of Tacoma Manufacturing and Industrial Center.

a. Decision: Hearing Examiner

b. In addition to the general conditional use criteria in TMC 13.05.010.A, non-industrial conditional uses in the Port of Tacoma Manufacturing and Industrial Center shall meet the following criteria. In considering conditional use permit applications, the City will consult with the Puyallup Tribe of Indians and Port of Tacoma to determine potential off-site impacts on port/industrial facilities and operations, and to identify appropriate mitigation measures.

(1) The location will not significantly interfere with container shipping facilities. Mitigation may be required to avoid and minimize disruptions to nearby industrial activity.

(2) The location is buffered from potentially high-impact industrial facilities.

(3) The use will incorporate design elements to reduce impact on employees and customers from adjacent or nearby industrial activities.

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13.05.030 Zoning and land use regulatory code amendments.

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B. Area-Wide Rezoning Reclassifications

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9. Planning Commission Review.

- a. The Department will present the proposed amendment along with analysis conducted pursuant to this Section to the Planning Commission for review and direction. The Commission will conduct public meetings and hearings, and solicit comments from the general public, organizations and agencies, other governmental departments and agencies, and adjacent jurisdictions as appropriate.
- b. In formulating its recommendations to the City Council concerning a proposed area-wide zoning reclassification, the Planning Commission shall provide public notice and conduct at least one public hearing.
- c. Advisory committees established in accordance with Section 13.02.015 may also conduct one or more public hearings prior to making recommendations to the Planning Commission.
- d. For area-wide zoning reclassifications, the Department shall ensure that a special notice of the acceptance of the application by the Planning Commission for consideration in the current amendment cycle is mailed to all property taxpayers, as indicated in the records of the Pierce County Assessor, and occupants, within, and within 2500~~400~~-feet of, the subject area. This special notice will inform property taxpayers that an application has been filed, identify where the application and background information may be reviewed, describe in general terms the review and public comment process, establish a time and place for an informational meeting with City staff, and solicit preliminary comments.
- e. The Planning Commission shall conduct a public hearing to consider an area-wide zoning reclassification and to determine the consistency of the reclassification with the Comprehensive Plan and its elements and RCW 36.70A. In making its recommendation to the City Council, the Planning Commission shall make findings and conclusions to demonstrate the manner in which the area-wide reclassification carries out and helps implement the goals and policies of the Comprehensive Plan.

* * *

13.05.070 Notice process.

A. Purpose.

The purpose of this section is to provide notice requirements for land use applications.

B. Administrative Determination.

1. A public notice of application is not required for Administrative Determinations. Examples of Administrative Determinations are minor variances, reasonable accommodation requests, review of non-conforming rights, zoning verification requests, and information requests.
2. Determinations of the Director shall be mailed to the applicant and the property owner (if different than the applicant) by first class mail and/or electronic mail.
3. At the discretion of the Director, notice of the Determination and/or summary of Determination may be provided to other qualified or interested parties.

C. Process I – Minor Land Use Decisions.

1. A public notice of application shall be provided, and a notice of application published, within 14 days following a notice of complete application being issued to the applicant as identified in Section 13.05.020.E. Examples of minor land use decisions are variances, Conditional Use Major Modifications, temporary shelters, wetland/stream/FWHCA Verifications, and wetland/stream/FWHCA Minor Development Permits.
2. Public notice of application shall be mailed by first-class mail to the applicant; property owner (if different than the applicant); neighborhood councils pursuant to TMC 1.45 and business districts pursuant to TMC 1.47 in the vicinity where the proposal is located; qualified neighborhood or community organizations; the Tacoma Landmarks Commission (for proposals located within a historic district or affecting a designated landmark); and the Puyallup Tribe of Indians Tribe for

“substantial action” as defined in the “Agreement Between the Puyallup Tribe of Indians, Local Governments in Pierce County, the State of Washington, the United States of America, and Certain Private Property Owners,” dated August 27, 1988. Any of the above groups may be notified by electronic means instead of, or in addition to, first-class mail, upon written notification to the Department that electronic transmittal is the preferred method. ~~;~~ and to Notice shall also be mailed by first-class mail to occupants and owners of property and/or taxpayers of record, as indicated by the records of the Pierce County Assessor/Treasurer, within the distances identified in Section 13.05.070.H.

3. Parties receiving public notice of application shall be given 14 days from the date of mailing (including the day of mailing) to provide any comments on the proposed project to the Department. ~~The notice shall indicate that a copy of the decision taken upon such application will be provided to any person who submits written comments on the application within 14 days of the mailing of such notice, or who requests receipt of a copy of the decision.~~

4. Decisions of the Director shall be mailed to the applicant and the property owner, if different than the applicant, by first class mail. Decisions of the Director requiring environmental review pursuant to the State Environmental Policy Act, WAC 197-11, and the provisions of TMC Chapter 13.12, shall also include a Threshold Determination by the Responsible Official for the Department.

(a) A full copy of the decision shall be provided to any party who commented on the proposal during the comment period.

(b) A notice of decision shall be mailed by first-class mail to:~~all recipients of the initial public notice, as described above. owners of property and/or taxpayers of record as indicated by the Pierce County Assessor/Treasurer’s records within the distance identified in Section 13.05.020.H; neighborhood councils pursuant to TMC 1.45 and neighborhood business districts pursuant to TMC 1.47 in the vicinity where the proposal is located; qualified neighborhood or community organizations; and the Puyallup Indian Tribe for “substantial action” as defined in the “Agreement Between the Puyallup Tribe of Indians, Local Governments in Pierce County, the State of Washington, the United States of America, and Certain Private Property Owners,” dated August 27, 1988.~~

~~5. A neighborhood or community organization shall be qualified to receive notice under this section upon a finding that the organization:~~

~~(a) has filed a request for a notification with the City Clerk in the form prescribed by rule, specifying the names and addresses of its representatives for the receipt of notice and its officers and directors;~~

~~(b) includes within its boundaries land within the jurisdiction of the permit authority;~~

~~(c) allows full participating membership to allow property owners/residents within its boundaries;~~

~~6. More than one neighborhood or community organization may represent the same area.~~

~~7. It shall be the duty of the neighborhood group to advise the City Clerk’s office in writing of changes in its boundaries, or changes in the names and addresses of the officers and representatives for receipt of notice.~~

58. A public information sign (or signs), provided by the Department for applications noted in Table H (Section 13.05.070.H), indicating that a land use permit application for a proposal has been submitted, shall be erected on the site by the applicant, in a location specified by the Department, within seven calendar days of the date on which a notice of complete application is issued to the applicant. The sign shall remain on the site until the date of final decision, at which time the sign shall be removed by the applicant. The sign shall contain, at a minimum, the following information: type of application, name of applicant, description and location of proposal, and where-how additional information can be obtained.

D. Process II – Administrative Decisions Requiring an Environmental Determination and Height Variances, Shoreline Permits, Conditional Use, Special Development Permits, Wetland/Stream/Fish & Wildlife Habitat Conservation Area (FWHCA) Development Permits, Site Approvals.

1. A public notice of application shall be provided within 14 days following a notice of complete application being issued to the applicant as identified in Section 13.05.020.E.

2. Public notice of application shall be mailed by first-class mail to the applicant; property owner (if different than the applicant); neighborhood councils pursuant to TMC 1.45 and neighborhood business districts pursuant to TMC 1.47 in the vicinity where the proposal is located; qualified neighborhood or community organizations consistent with the requirements set forth for Process I land use permits; the Tacoma Landmarks Commission (for proposals located within a historic district or affecting a designated landmark); and the Puyallup ~~Tribe of Indians~~ for “substantial action” as defined in the “Agreement Between the Puyallup Tribe of Indians, Local Governments in Pierce County, the State of Washington, the United States of America, and Certain Private Property Owners,” dated August 27, 1988. Any of the above groups may be notified by electronic means instead of, or in addition to, first-class mail, upon written notification to the Department that electronic transmittal is the preferred method. ~~;~~ and to Notice shall also be mailed by first-class mail to occupants and owners

of property and/or taxpayers of record, as indicated by the records of the Pierce County Assessor/Treasurer, within the distances identified in Section 13.05.070.H. For major modifications to development approved in a PRD District rezone and/or site approval, the notice of application shall also be provided to all occupants and owners of property and/or taxpayers of record within the entire PRD District and owners of property and/or taxpayers of record, as indicated by the records of the Pierce County Assessor/Treasurer, within the distances identified in Section 13.05.070.H. from the boundary of the PRD District.

3. Parties receiving public notice of application shall be given 30 days, with the exception of five to nine lot preliminary plats which shall be given 14 days from the date of mailing (including the day of mailing) to provide any comments on the proposed project to the Department, unless a Public Meeting is held, as provided by Section 13.05.070.G. ~~The notice shall indicate that a copy of the decision taken upon such application will be provided to any person who submits written comments on the application within 30 days of the mailing of such notice, or who requests receipt of a copy of the decision.~~

4. A public information sign (or signs), provided by the Department for applications noted in Table H (Section 13.05.070.H), indicating that a land use permit application for a proposal has been submitted, shall be erected on the site by the applicant, in a location specified by the Department, within seven calendar days of the date on which a notice of complete application is issued to the applicant. The sign shall remain on the site until the date of final decision, at which time the sign shall be removed by the applicant. The sign shall contain, at a minimum, the following information: type of application, name of applicant, description and location of proposal, and where additional information can be obtained.

5. Notice shall be published in a newspaper of general circulation for applications identified in the table in subsection H of this section.

6. Decisions of the Director shall be mailed to the applicant and the property owner, if different than the applicant, by first class mail. Decisions of the Director requiring environmental review pursuant to the State Environmental Policy Act, WAC 197-11, and the provisions of TMC Chapter 13.12, shall also include a Threshold Determination by the Responsible Official for the Department.

(a) A full copy of the decision shall be provided to any party who commented on the proposal during the comment period.

(b) A notice of decision shall be mailed by first-class mail to all recipients of the initial public notice, as described above.

E. Process III – Decisions Requiring a Public Hearing.

1. A public notice of application shall be provided within 14 days following a notice of complete application being issued to the applicant as identified in Section 13.05.020.C.

2. Public notice of application, including the information identified in Section 13.05.070.F, shall be mailed by first-class mail to the applicant, property owner (if different than the applicant), neighborhood councils pursuant to TMC 1.45 and neighborhood business districts pursuant to TMC 1.47 in the vicinity where the proposal is located; qualified neighborhood or community organizations; the Tacoma Landmarks Commission (for proposals located within a historic district or affecting a designated landmark); ~~and the Puyallup Indian Tribe of Indians for “substantial action” as defined in the “Agreement Between the Puyallup Tribe of Indians, Local Governments in Pierce County, the State of Washington, the United States of America, and Certain Private Property Owners,” dated August 27, 1988. Any of the above groups may be notified by electronic means instead of, or in addition to, first-class mail, upon written notification to the Department that electronic transmittal is the preferred method.~~ and to Notice shall also be mailed by first-class mail to residents and owners of property and/or taxpayers of record, as indicated by the records of the Pierce County Assessor/Treasurer, within the distances identified in Section 13.05.070.H. For major modifications to development approved in a PRD District rezone and/or site approval, the notice of application shall also be provided to ~~residents~~ occupants and all owners of property and/or taxpayers of record within the entire PRD District and owners of property and/or taxpayers of record, as indicated by the records of the Pierce County Assessor/Treasurer, within the distances identified in Section 13.05.070.H from the boundary of the PRD District.

3. The notified parties shall be allowed 21 days from the date of mailing to comment on the pre-threshold environmental determination under provisions of Chapter 13.12, after which time the responsible official for SEPA shall make a final determination. Those parties who comment on the environmental information shall receive notice of the environmental determination. If an appeal of the determination is filed, it will be considered by the Hearing Examiner at the public hearing on the proposal.

4. A public information sign (or signs), provided by the Department, indicating that a land use permit application for a proposal has been submitted, shall be erected on the site by the applicant, in a location specified by the Department, within seven calendar days of the date on which a notice of complete application is issued to the applicant. The sign shall remain on the site until the date of final decision, at which time the sign shall be removed by the applicant. The notice shall contain, at a

minimum, the following information: type of application, name of applicant, location of proposal, and where additional information can be obtained.

5. Notice shall be published in a newspaper of general circulation for applications identified in the table in subsection H of this section.

F. Content of Public Notice and Notice of Application.

1. At a minimum, the Public Notice shall contain the following elements:

a. A clear statement that a full Notice of Application as described below is available, and how to access that Notice;

b. A project description, including type of permit requested, proponent, location, and vicinity map;

c. Preliminary environmental determination (or exemption);

d. Project contact information, including comment method and deadline and, as applicable, the following:

i. Date, time, place and type of hearing (notice must be provided at least 15 days prior to the open record hearing);

ii. A provision which advises that a “public meeting” may be requested by any party entitled to notice.

2. The Notice of application shall contain the following information, where applicable, in whatever sequence is most appropriate for the proposal, per the requirements of RCW 36.70B.110. The notice shall be made available, at a minimum, in the project’s online permit file, and by any other methods deemed appropriate:

a.1. Date of application;

b.2. Date of notice of completion for the application;

c.3. Date of the notice of application;

d.4. Description of the proposed project action;

e.5. List of permits included in the application;

f.6. List of studies requested;

g.7. Other permits which may be required;

h.8. A list of existing environmental documents used to evaluate the proposed project(s) and where they can be reviewed;

i.9. Public comment period (not less than 14 nor more than 30 days), statement of right to comment on the application, receive notice of and participate in hearings, request a copy of the decision when made, and any appeal rights;

j.10. Date, time, place and type of hearing (notice must be provided at least 15 days prior to the open record hearing);

k.11. Statement of preliminary determination of development regulations that will be used for project mitigation and of consistency;

l.12. A provision which advises that a “public meeting” may be requested by any party entitled to notice;

m. Notice that a copy of the decision taken upon such application will be provided to any person who submits written comments on the application within 14 days of the mailing of such notice, or who requests receipt of a copy of the decision.

n.13. Any other information determined appropriate, e.g., preliminary environmental determination, applicant’s analysis of code/policy applicability to project.

G. Public Comment Provisions.

Parties receiving public notice of application shall be given the opportunity to comment in writing to the department. A “public meeting” to obtain information, as defined in Section 13.01.050, may be held on applications which require public notification under Process II, and Conditional Use Major Modifications, when:

1. The Director determines that the proposed project is of broad public significance; or

2. The neighborhood council pursuant to TMC 1.45 or the neighborhood business district pursuant to TMC 1.47 in the area of the proposed project requests a “public meeting”; or

3. The owners of five or more parcels entitled to notice for the application make a written request for a meeting; or

4. The applicant has requested a “public meeting.”

Requests for a meeting must be made in writing and must be in the Planning and Development Services office within the comment period identified in the notice. One public meeting shall be held for a permit request regardless of the number of public meeting requests received. If a public meeting is held, the public comment period shall be extended 7 days beyond and including the date of the public meeting. Notice of the “public meeting” shall be mailed at least 14 days prior to the meeting to all parties entitled to original notice, and shall specify the extended public comment period; however, if the Director has determined that the proposed project is of broad public significance, or if the applicant requests a meeting, notification of a public meeting may be made with the notice of application, and shall allow the standard 30-day public comment period.

The comment period for permit type is identified in Section 13.05.070.H. When a proposal requires an environmental determination under Chapter 13.12, the notice shall include the time within which comments will be accepted prior to making a threshold determination of environmental significance or non-significance.

H. Notice and Comment Period for Specified Permit Applications.

Table H specifies how to notify, the distance required, the comment period allowed, expiration of permits, and who has authority for the decision to be made on the application.

Table H – Notice, Comment and Expiration for Land Use Permits

Permit Type	Preapplication Meeting	Notice: Distance	Notice: Newspaper	Notice: Post Site	Comment Period	Decision	Hearing Required	City Council	Expiration of Permit
Interpretation of code	Recommended	100 feet for site specific	For general application	Yes	14 days	Director	No	No	None
Uses not specifically classified	Recommended	400 feet	Yes	Yes	30 days	Director	No	No	None
Boundary line adjustment	Required	No	No	No	No	Director	No	No	5 years ³
Binding site plan	Required	No	No	No	No	Director	No	No	5 years ³
Environmental SEPA DNS* (see TMC 13.05.070.I)	Optional	Same as case type	Yes if no hearing required	No	Same as case type	Director	No	No	None
Environmental Impact Statement (EIS)* (see TMC 13.05.070.I)	Required for scoping, DEIS and FEIS	1000 feet	Yes	Yes	Minimum 30 days	Director	No, unless part of associated action. Public scoping meeting(s) required	No	None
Variance, height of main structure	Required	400 feet	No	Yes	30 days	Director	No ¹	No	5 years
Open space classification	Required	400 feet	No	Yes	2	Hearing Examiner	Yes	Yes	None
Plats 10+ lots	Required	1000 feet	Yes	Yes	21 days SEPA ²	Hearing Examiner	Yes	Final Plat	5 years ⁶
Rezones	Required	400 feet; 1000 feet for public facility site	No; Yes for public facility site	Yes	21 days SEPA ²	Hearing Examiner	Yes	Yes	None
Shoreline/CUP/ variance* (see TMC 13.05.070.I)	Required	400 feet	No	Yes	30 days ⁵	Director	No ¹	No	2 years/ maximum ⁶
Short plat (2-4 lots)	Required	No	No	No	No	Director	No	No	5 years ³
Short plat (5-9 lots)	Required	400 feet	No	Yes	14 days	Director	No ¹	No	5 years ⁶

Permit Type	Preapplication Meeting	Notice: Distance	Notice: Newspaper	Notice: Post Site	Comment Period	Decision	Hearing Required	City Council	Expiration of Permit
Site approval	Required	400 feet	No	Yes	30 days ⁵	Director	No	No	5 years
Conditional use* (see TMC 13.05.070.I)	Required	400 feet; 1000 feet for development sites over 1 acre in size	No	Yes	30 days ⁵	Director	No	No	5 years ⁴
Conditional use, correctional facilities (new or major modification)	Required	2,500 feet from the edge of the zone	Yes	Yes	30 days ²	Hearing Examiner	Yes	No	5 years
Conditional use, detention facilities (new or major modification)	Required	2,500 feet from the edge of the zone	Yes	Yes	30 days ²	Hearing Examiner	Yes	No	5 years
Conditional use, large-scale retail	Required	1,000 feet	Yes	Yes	30 days ²	Hearing Examiner	Yes	No	5 years
Conditional use, master plan	Required	1000 feet	Yes	Yes	30 days ²	Director	Yes	No	10 years
Conditional Use, Minor Modification	Optional	No	No	No	No	Director	No	No	5 years
Conditional Use, Major Modification	Required	400 feet; 1000 feet for public facility sites and master plans	No	Yes	14 days ⁵	Director	No	No	5 years
Temporary Shelters Permit	Required	400 feet	Yes	Yes	14 days	Director	No	No	1 year
Minor Variance	Optional	100 feet ⁷	No	No	14 days	Director	No ¹	No	5 years
Variance	Optional	100 feet	No	Yes	14 days	Director	No ¹	No	5 years
Wetland/Stream/FWHCA development permits	Required	400 feet	No	Yes	30 days	Director	No ¹	No	5 years*
Wetland/Stream/FWHCA Minor Development Permits	Required	100 feet	No	Yes	14 days	Director	No ¹	No	5 years*
Wetland/Stream/FWHCA verification	Required	100 feet	No	Yes	14 days	Director	No ¹	No	5 years

INFORMATION IN THIS TABLE IS FOR REFERENCE PURPOSE ONLY.

* Programmatic Restoration Projects can request 5 year renewals to a maximum of 20 years total.

When an open record hearing is required, all other land use permit applications for a specific site or project shall be considered concurrently by the Hearing Examiner (refer to Section 13.05.110.C).

- 1 Conditional use permits for wireless communication facilities, including towers, shall expire two years from the effective date of the Director's decision and are not eligible for a one-year extension.
- 2 Comment on land use permit proposal allowed from date of notice to hearing.
- 3 Must be recorded with the Pierce County Auditor within five years.
- 4 Special use permits for wireless communication facilities, including towers, are limited to two years from the effective date of the Director's decision.
- 5 If a public meeting is held, the public comment period shall be extended 7 days beyond and including the date of the public meeting.
- 6 Refer to Section 13.05.120 for preliminary plat expiration dates.
- 7 Public Notification of Minor Variances may be sent at the discretion of the Director. There is no notice of application for Minor Variances.

I. Expanded Notification for Heavy Industrial Uses.

1. Applicability.

The following expanded notification standards apply to the following permit applications and SEPA determinations:

a. Uses classified as "heavy industry" where a shoreline permit, conditional use permit, or variance is required.

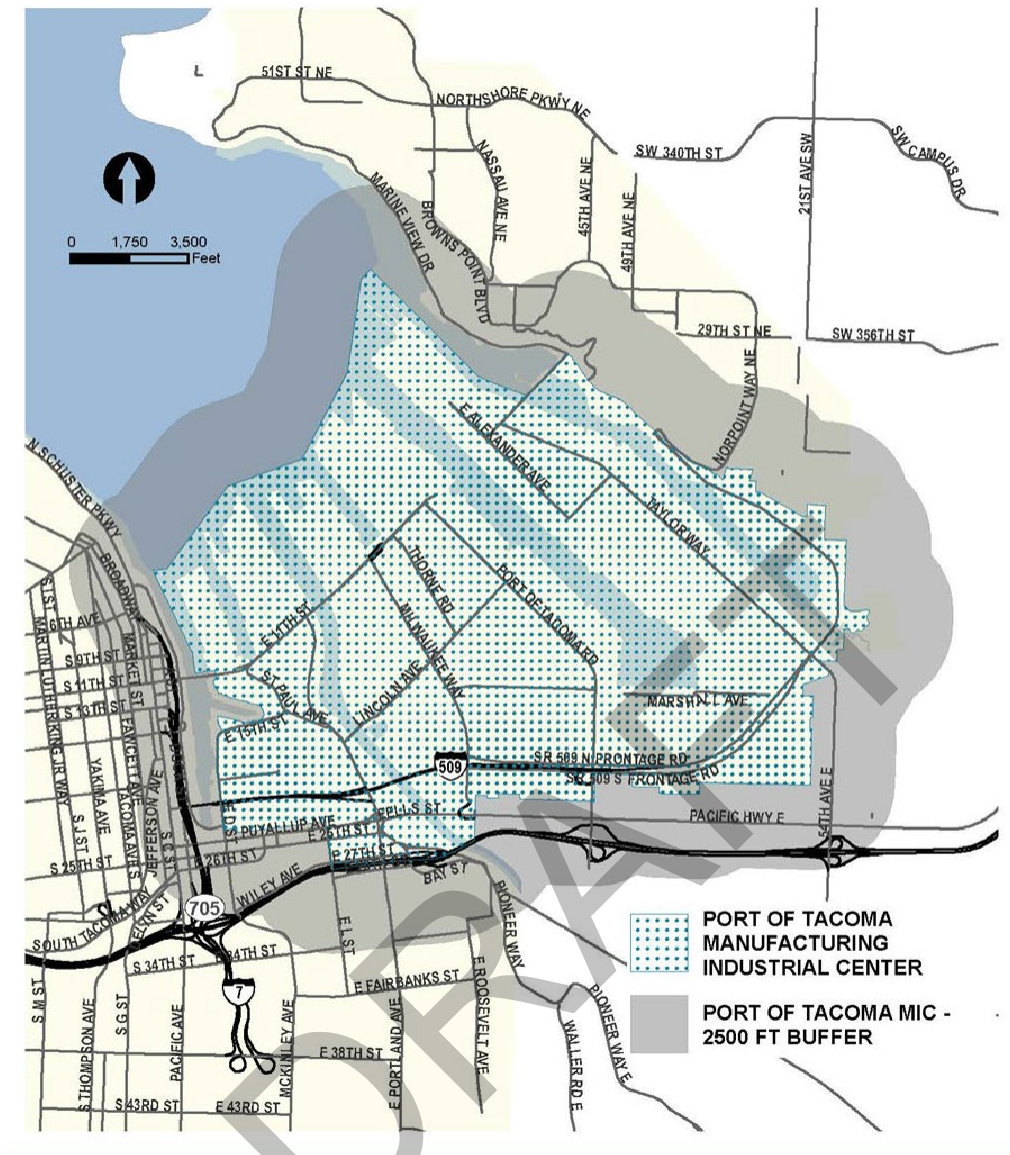
b. SEPA determinations for uses classified as "Petroleum Fuel Facility," "Cleaner Fuel Infrastructure (new and expanded)," and "Chemical Manufacturing."

2. Notice for designated projects will be emailed to all Neighborhood Councils and Business Districts, as well as the Community Council. In addition, notice will be sent to the SEPA contact for all adjacent jurisdictions (Federal Way, Fife, Fircrest, Lakewood, Pierce County, and University Place). This is in addition to all typically-notified parties and the Puyallup Tribe of Indians.

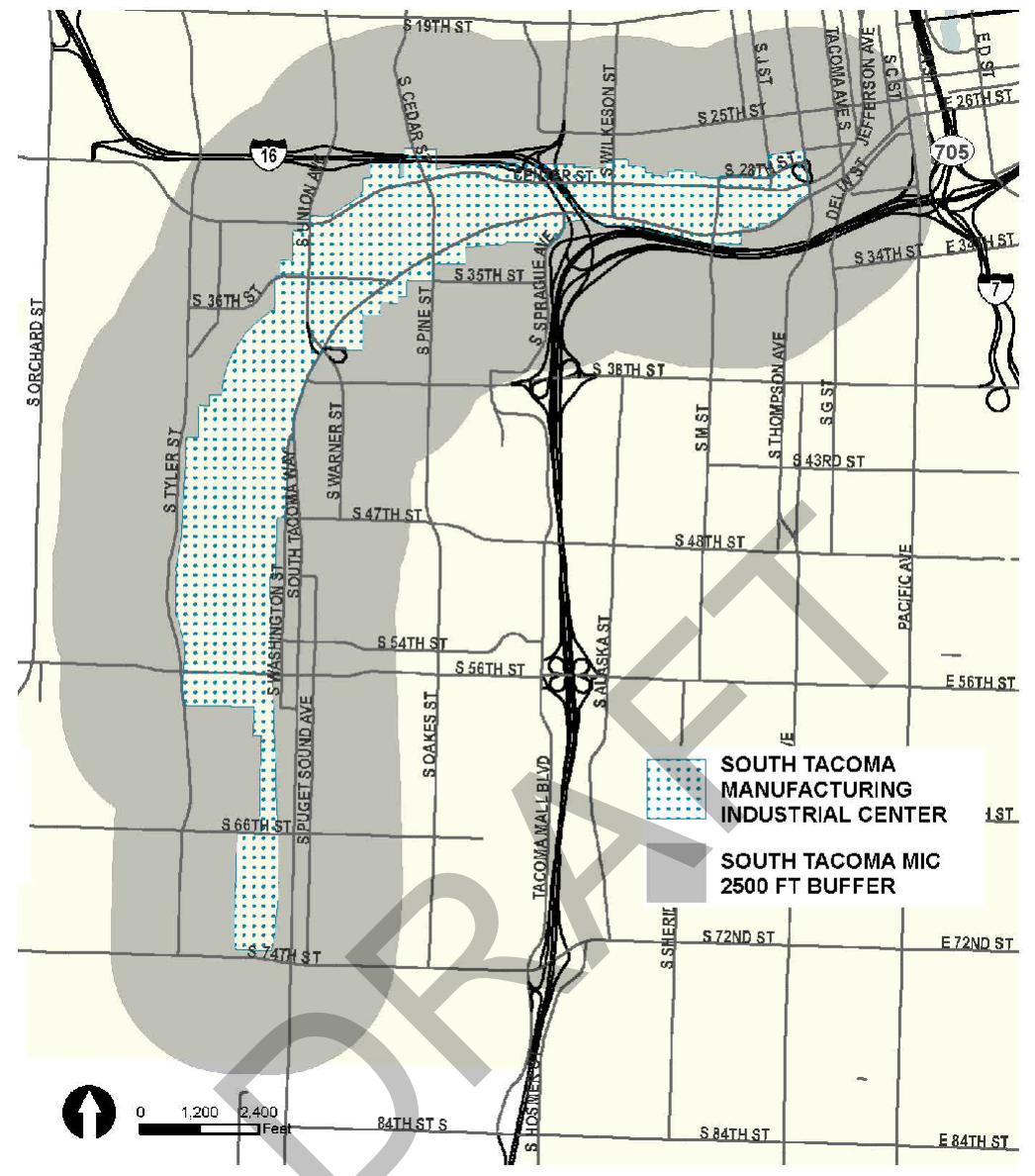
3. Notification of designated projects will be mailed by first-class mail to the applicant; property owner (if different than the applicant); neighborhood councils and business districts; qualified neighborhood or community organizations; the Puyallup Tribe of Indians; Local Governments in Pierce County; and to owners of property and/or taxpayers of record, as indicated by the records of the Pierce County Assessor/Treasurer.

4. Notification distance.

(a) The notification distance for a project within the Port of Tacoma Manufacturing/Industrial Center (M/IC) shall extend to 2,500 feet from the boundaries of that center, as generally depicted in the following map:



(b) Notification distance for a project within the South Tacoma Manufacturing/Industrial Overlay District shall extend to 2,500 feet from the boundaries of the Overlay District as generally depicted in the following map:



(c) Notification distance for a qualifying industrial project in any other zoning district, outside either of the above areas, will be 2,500 feet from the boundaries of the project site.

5. Upon determination of a Complete Application, the City will hold a public meeting to provide notification that a significant project has been applied for. Further, the meeting will provide clarity on the public process (from all permitting agencies) and opportunities for public review and comment.

(a) For projects with an associated land use permit and public notice, this meeting will take place approximately two weeks after the start of the public notice period. Public notice will be extended to 30 days in the rare case that the TMC-required notice period is not already 30 days.

(b) For projects not associated with a land use permit, the meeting will take place after determination that a SEPA application is complete, but prior to issuance of a preliminary SEPA determination. The meeting will include a proposed SEPA timeline, including issuance of the preliminary determination, opportunity for comment, and the appeal process for this type of SEPA determination.

(c) This required public meeting is in lieu of the optional public meeting in Subsection F above.

6. Upon determination of a Complete Application, the City will post the permit package and all relevant studies on the City's permitting website.

7. Additional notification may be done as necessary (i.e., social media posts or separate project web pages) or as appropriate for the project type.

J. Notice for public hearings.

1. The Department shall give public/legal notice of the subject, time and place of the Planning Commission, or its advisory committee, public hearings in a newspaper of general circulation in the City of Tacoma prior to the hearing date. The Department shall provide notice of Commission public hearings on proposed amendments to the Comprehensive Plan and development regulations to adjacent jurisdictions, other local and state government agencies, Puyallup Tribal Nation, the applicable current neighborhood council board members pursuant to TMC 1.45, neighborhood business districts pursuant to TMC 1.47, and other individuals or organizations identified by the Department as either affected or likely to be interested.

2. For Comprehensive Plan land use designation changes, area-wide zoning reclassifications, and interim zoning of an area-wide nature, the Department shall ensure that a special notice of public hearing is mailed to all property taxpayers, as indicated in the records of the Pierce County Assessor, and occupants, within, and within 2500~~1000~~ feet of the subject area.

3. For land use designation amendments, area-wide zoning reclassifications, or center boundary modifications affecting a designated regional growth center or manufacturing and industrial center, the Department shall ensure that a special notice of public hearing is mailed to all property taxpayers and occupants within, and within 2500 feet, of the designated center.

4~~3~~. For a proposed amendment to the Comprehensive Plan land use designations or area-wide zoning classifications within a focused geographic area, the Department shall require that a public information sign(s), provided by the Department, is posted in the affected area at least 14 calendar days prior to the Planning Commission public hearing. The sign shall be erected at a location or locations as determined by the Department, and shall remain on site until final decision is made by the City Council on the proposed amendment. The applicant shall check the sign(s) periodically in order to make sure that the sign(s) remains up and in a readable condition. The sign shall contain, at a minimum, the name of the applicant, a description and location of the proposed amendment, and where additional information may be obtained.

5~~4~~. The City Clerk shall give public notice of the subject, time and place of public hearings for actions by the City Council in a newspaper of general circulation in the City of Tacoma prior to the hearing date.

CHAPTER 13.06 ZONING

Sections:

13.06.010	General Provisions.
13.06.020	Residential Districts.
13.06.030	Commercial Districts.
13.06.040	Mixed-Use Center Districts.
13.06.050	Downtown.
13.06.060	Industrial Districts.
13.06.070	Overlay Districts.
13.06.080	Special Use Standards.
13.06.090	Site Development Standards.
13.06.100	Building Design Standards.

* * *

13.06.020 Residential Districts.

* * *

E. District use restrictions.

1. The following use table designates all permitted, limited, and prohibited uses in the districts listed. Use classifications not listed in this section are prohibited, unless permitted via Section 13.05.080.
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.
3. Use table abbreviations.

P = Permitted use in this district.
TU = Temporary Uses allowed in this district subject to specified provisions and consistent with the criteria and procedures of Section 13.06.080.P.
CU = Conditional use in this district. Requires conditional use permit, consistent with the criteria and procedures of Section 13.05.010.A.
N = Prohibited use in this district.

4. District use table. (see next page for table)

Uses ³	R-1	R-2	R-2SRD	HMR-SRD	R-3	R-4-L	R-4	R-5	Additional Regulations ^{1, 3}
Accessory uses and buildings	P	P	P	P	P	P	P	P	Subject to additional requirements contained in Section 13.06.020.F
Adult family home	P	P	P	P	P	P	P	P	Subject to additional requirements contained in Section 13.06.080.N
Adult retail and entertainment	N	N	N	N	N	N	N	N	
Agricultural uses	CU	CU	CU	CU	CU	CU	CU	CU	Such uses shall not be located on a parcel of land containing less than 20,000 square feet of area. Buildings shall not be permitted in connection with such use, except greenhouses having total floor area not in excess of 600 square feet. Livestock is not allowed.
Airports	CU	CU	CU	CU	CU	CU	CU	CU	
Ambulance services	N	N	N	N	N	N	N	N	
Animal sales and service	N	N	N	N	N	N	N	N	
Assembly facility	N	N	N	N	N	CU	CU	CU	
Brewpub	N	N	N	N	N	N	N	N	
Building materials and services	N	N	N	N	N	N	N	N	
Business support services	N	N	N	N	N	N	N	N	
Carnival	N	N	N	N	N	N	N	N	Subject to additional requirements contained in Section 13.06.080.P.
Cemetery/internment services	N/CU	N/CU	N/CU	N/CU	N/CU	N/CU	N/CU	N/CU	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 13.05.010.A.
Chemical manufacturing, processing, and wholesaling	N	N	N	N	N	N	N	N	
Cleaner Fuel Infrastructure	N	N	N	N	N	N	N	N	
Coal facilities	N	N	N	N	N	N	N	N	

Uses ³	R-1	R-2	R-2SRD	HMR-SRD	R-3	R-4-L	R-4	R-5	Additional Regulations ^{1,3}
Commercial parking facility	N	N	N	N	N	N	N	N	Subject to additional requirements contained in Section 13.06.090.C.
Commercial recreation and entertainment	N	N	N	N	N	N	N	N	
Communication facility	CU	CU	CU	CU	CU	CU	CU	CU	Antennas for such facilities are subject to the additional requirements contained in Section 13.06.080.Q.
Confidential Shelter	P	P	P	P	P	P	P	P	Subject to additional requirements contained in Section 13.06.080.N.
Continuing care retirement community	N	N	N	N	P	P	P	P	Subject to additional requirements contained in Section 13.06.080.N.
Correctional facility	N	N	N	N	N	N	N	N	
Craft Production	N	N	N	N	N	N	N	N	Prohibited except as provided for in Section 13.06.020.E
Cultural institution	N	N	N	N	N	N	N	N	
Day care, family	P	P	P	P	P	P	P	P	Must be licensed by the State of Washington.
Day care center	CU	CU	CU	CU	CU	P/CU	P	P	Subject to additional requirements contained in Section 13.06.080.E. For R-4-L, day care centers with an enrollment limited to 50 or fewer children or adults are permitted, while day care centers for more than 50 children or adults may be allowed subject to the approval of a conditional use permit.
Detention facilities	N	N	N	N	N	N	N	N	Side yards shall be provided as specified in Section 13.06.602.
Detoxification center	CU	CU	CU	CU	CU	CU	CU	CU	
Drive-through with any use	N	N	N	N	N	N	N	N	
Dwelling, single-family detached	P	P	P	P	P	P	P	P	No lot shall contain more than one dwelling unless specifically approved to do so through a Planned Residential District, Cottage Housing or other City review process.

Uses ³	R-1	R-2	R-2SRD	HMR-SRD	R-3	R-4-L	R-4	R-5	Additional Regulations ^{1, 3}
Dwelling, two-family	N	CU ²	P/CU	P/CU	P	P	P	P	<p>In the R-2SRD and HMR-SRD districts, two-family dwellings are permitted if lawfully in existence at the time of reclassification to R-2SRD/HMR-SRD or only upon issuance of a conditional use permit.</p> <p>In R-2 Districts, two-family development may be considered under the Residential Infill Pilot Program (see Section 13.05.060), but requires issuance of a conditional use permit.</p> <p>Subject to additional requirements contained in Section 13.06.100.</p>
Dwelling, three-family	N	N	P/CU	P/CU	P	P	P	P	<p>In the R-2SRD and HMR-SRD districts, three-family dwellings are permitted if lawfully in existence at the time of reclassification to R-2SRD or HMR-SRD. New three-family dwellings are permitted only upon issuance of a conditional use permit.</p> <p>For R-3, three-family dwellings are permitted, provided existing single- or two-family dwellings shall not be enlarged, altered, extended, or occupied as a three-family dwelling, unless the entire building is made to comply with all zoning standards applicable to new buildings; and, further provided such existing structures shall not be enlarged or extended, unless such enlargement, extension, or alteration is made to conform to the height, area, and parking regulations of this district.</p> <p>Subject to additional requirements contained in Section 13.06.100.</p>
Dwelling, multiple-family	N	N	N	P/N	CU ²	P	P	P	<p>In the HMR-SRD district, only multiple-family dwellings lawfully in existence on December 31, 2005 are permitted. Such multiple-family dwellings may continue and may be changed, repaired, and replaced, or otherwise modified, provided, however, that the use may not be expanded beyond property boundaries owned, leased, or operated as a multiple-family dwelling on December 31, 2005.</p> <p>In R-3 Districts multiple-family development may be considered under the Residential Infill Pilot Program (see Section 13.05.060), but requires issuance of a conditional use permit.</p>

Tacoma Municipal Code

Uses ³	R-1	R-2	R-2SRD	HMR-SRD	R-3	R-4-L	R-4	R-5	Additional Regulations ^{1, 3}
Dwelling, townhouse	N	CU ²	CU	CU	P	P	P	P	Subject to additional requirements contained in Section 13.06.020.G. In R-2, R-2SRD and HMR-SRD Districts townhouse development requires issuance of a conditional use permit. In R-2, townhouses also require review under the Residential Infill Pilot Program (see Section 13.05.060).
Dwelling, accessory (ADU)	P	P	P	P	P	P	P	P	ADUs are only allowed in association with single-family development. Subject to additional requirements contained in Section 13.06.080.A.
Dwelling, Cottage Housing	CU2	CU2	CU2	N	CU2	CU2	CU2	CU2	Cottage Housing developments require the issuance of a Conditional Use Permit and are subject to the provisions of the Residential Infill Pilot Program. See Section 13.05.060.
Eating and drinking	N	N	N	N	N	N	N	P	For R-5, minor eating and drinking establishments are permitted, provided they are within retirement homes, continuing care retirement communities, student housing, apartment complexes, or similar facilities, are designed primarily to serve on-site residents, and are consistent with a restaurant use per Section 13.01.060.
Emergency and transitional housing	N	N	N	N	N	CU	CU	CU	Subject to additional requirements contained in Section 13.06.080.N.
Extended care facility	N	N	N	N	P	P	P	P	Subject to additional requirements contained in Section 13.06.080.N.
Foster home	P	P	P	P	P	P	P	P	
Fueling station	N	N	N	N	N	N	N	N	
Funeral home	N	N	N	N	N	N	N	N	
Golf course	P	P	P	P	P	P	P	P	

Tacoma Municipal Code

Uses ³	R-1	R-2	R-2SRD	HMR-SRD	R-3	R-4-L	R-4	R-5	Additional Regulations ^{1, 3}
Group housing	P	P	P	P	P	P	P	P	In the R-1, R-2, R-2SRD, and HMR-SRD districts, group housing is limited to 6 or fewer unrelated adults. In the R-3 district, group housing is limited to 15 or fewer unrelated adults. In the R-4-L, R-4 and R-5 districts, there is no limit to the allowed number residents in a group housing facility.
Heliport	CU	CU	CU	CU	CU	CU	CU	CU	
Home occupation	P	P	P	P	P	P	P	P	Subject to additional requirements contained in Section 13.06.080.F.
Hospital	N	N	N	N	N	CU	CU	CU	
Hotel/motel	N	N	N	N	N	N	N	N	
Industry, heavy	N	N	N	N	N	N	N	N	
Industry, light	N	N	N	N	N	N	N	N	
Intermediate care facility	N	N	N	N	P	P	P	P	Subject to additional requirements contained in Section 13.06.080.N.
Juvenile community facility	CU	CU	CU	CU	CU	CU	CU	CU	Subject to additional requirements contained in Section 13.06.080.H.
Live/Work	N	N	N	N	N	N	N	N	
Marijuana processor	N	N	N	N	N	N	N	N	
Marijuana producer	N	N	N	N	N	N	N	N	
Marijuana retailer	N	N	N	N	N	N	N	N	
Microbrewery/winery	N	N	N	N	N	N	N	N	
Surface mining Mining and quarrying	CU N	CU N	CU N	CU N	CU N	CU N	CU N	CU N	Existing surface mines considered permitted as conditional use, sSubject to additional requirements contained in Section 13.06.080.O.
Mobile home/trailer court	N	N	N	N	N	CU	N	N	Subject to additional requirements contained in Section 13.06.090.B.
Nursery	N	N	N	N	N	N	N	N	
Office	N	N	N	N	N	N	N	N	

Uses ³	R-1	R-2	R-2SRD	HMR-SRD	R-3	R-4-L	R-4	R-5	Additional Regulations ^{1, 3}
Parks, recreation and open space	P/CU	P/CU	P/CU	P/CU	P/CU	P/CU	P/CU	P/CU	Parks, recreation and open space uses are permitted outright. However, the following parks and recreation features and facilities require a Conditional Use Permit: Destination facilities High-intensity recreation facilities High-intensity lighting Development of more than 20 off-street parking spaces Parks, recreation and open space uses are subject to the requirements of Section 13.06.080.L, where the above features are defined.
Passenger terminal	N	N	N	N	N	N	N	N	
Personal services	N	N	N	N	N	N	N	P	For R-5, minor personal service uses, such as beauty parlors and instructional services, are permitted, provided they are within retirement homes, continuing care retirement communities, student housing, apartment complexes, or similar facilities and are designed primarily to serve on-site residents.
Petroleum Fuel Facility	N	N	N	N	N	N	N	N	
Port, terminal, and industrial; water-dependent or water-related (as defined in Title 19*)	N	N	N	N	N	N	N	N	
Public safety and public service facilities	CU	CU	CU	CU	CU	CU	CU	CU	Unless the specific use is otherwise allowed outright, public service facilities are permitted only upon issuance of a conditional use permit.
Religious assembly	CU	CU	CU	CU	CU	CU	CU	CU	
Repair services	N	N	N	N	N	N	N	N	
Research and development industry	N	N	N	N	N	N	N	N	
Residential care facility for youth	N	N	N	N	P	P	P	P	Subject to additional requirements contained in 13.06.080.N.

* Code reviser's note: Title 13.10 was repealed and a new Title 19, entitled "Shoreline Master Program", was enacted per Ordinance No. 28612.

Uses ³	R-1	R-2	R-2SRD	HMR-SRD	R-3	R-4-L	R-4	R-5	Additional Regulations ^{1, 3}
Residential chemical dependency facility	N	N	N	N	N	P	P	P	Subject to additional requirements contained in 13.06.080.N.
Retail	N	N	N	N	N	N	N	P	For R-5, minor retail businesses such as drug stores and newsstands are permitted, provided they are within retirement homes, continuing care retirement communities, student housing, apartment complexes, or similar facilities and are designed primarily to serve on-site residents.
Retirement home	N	N	N	N	P	P	P	P	Subject to additional requirements contained in Section 13.06.080.N.
School, public or private	CU	CU	CU	CU	CU	CU	CU	CU	
Seasonal sales	TU	TU	TU	TU	TU	TU	TU	TU	Subject to additional requirements contained in Section 13.06.080.P.
Self-storage	N	N	N	N	N	N	N	N	
Short-term rental (1-2 guest rooms)	P	P	P	P	P	P	P	P	Subject to additional requirements contained in Sections 13.06.080.M and 13.06.080.A.
Short-term rental (3-9 guest rooms)	N	N	N	N	CU	CU	CU	CU	Subject to additional requirements contained in Sections 13.06.080.M and 13.06.080.A.
Short-term rental (entire dwelling)	P	P	P	P	P	P	P	P	Subject to additional requirements contained in Section 13.06.080.M and 13.06.080.
<u>Smelting</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	
Staffed residential home	P	P	P	P	P	P	P	P	Subject to additional requirements contained in Section 13.06.080.N.
Student housing	CU	CU	CU	CU	CU	CU	CU	CU	
Surface mining	CU	CU	CU	CU	CU	CU	CU	CU	Subject to additional requirements contained in Section 13.06.080.O.
Temporary uses	TU	TU	TU	TU	TU	TU	TU	TU	See Section 13.06.080.P
Theater	N	N	N	N	N	N	N	N	
Transportation/freight terminal	N	N	N	N	N	N	N	N	
Urban Horticulture	N	N	N	N	N	N	N	N	

Uses ³	R-1	R-2	R-2SRD	HMR-SRD	R-3	R-4-L	R-4	R-5	Additional Regulations ^{1, 3}
Utilities	CU	CU	CU	CU	CU	CU	CU	CU	
Vehicle rental and sales	N	N	N	N	N	N	N	N	
Vehicle service and repair	N	N	N	N	N	N	N	N	
Vehicle service and repair, industrial	N	N	N	N	N	N	N	N	
Vehicle storage	N	N	N	N	N	N	N	N	
Warehouse, storage	N	N	N	N	N	N	N	N	
Wholesale or distribution	N	N	N	N	N	N	N	N	
Wireless communication facility	CU	CU	CU	N	CU	CU	CU	CU	Subject to additional requirements contained in Section 13.06.080.Q and the time limitations set forth in Chapter 13.05, Table G.
Work/Live	N	N	N	N	N	N	N	N	
Work release center	N	N	N	N	N	N	N	N	Subject to additional requirements contained in Section 13.06.080.R.
Uses not prohibited by City Charter and not prohibited herein	N	N	N	N	N	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. See Section 13.05.010.A for additional details, limitations and requirements. ² Certain land uses, including two-family, townhouse, and cottage housing in certain districts, are subject to the provisions of the Residential Infill Pilot Program. See Section 13.05.060. ³ 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.									

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13.06.030 Commercial Districts.

* * *

E. District use restrictions.

1. The following use table designates all permitted, limited, and prohibited uses in the districts listed. Use classifications not listed in this section or provided for in this section are prohibited, unless permitted via Section 13.05.080.

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.

[See next page for table.]

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.

4. District use table.

Uses ⁴	T	C-1	C-2 ¹	PDB	Additional Regulations ^{2, 3, 4} (also see footnotes at bottom of table)
Adult family home	P	P	P	P	See definition for bed limit.
Adult retail and entertainment	N	N	N	N	Prohibited except as provided for in Section 13.06.080.B.
Agricultural uses	CU	CU	CU	CU	Such uses shall not be located on a parcel of land containing less than 20,000 square feet of area. Livestock is not allowed.
Airport	CU	CU	CU	CU	
Ambulance services	N	P	P	P	
Animal sales and service	N	P	P	N	Must be conducted entirely within an enclosed building.
Assembly facility	CU	P	P	P	
Brewpub	N	N	P	N	2,400 barrel annual brewpub production maximum, equivalent volume wine limit.
Building materials and services	N	N	P	N	
Business support services	N	P	P	P	
Carnival	TU	TU	TU	TU	Subject to Section 13.06.080.P.
Cemetery/internment services	N	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.
Chemical manufacturing, processing and wholesale distribution	N	N	N	N	
Cleaner Fuel Infrastructure	N	N	N	N	
Coal facilities	N	N	N	N	
Commercial parking facility	P	P	P	P	

Uses ⁴	T	C-1	C-2 ¹	PDB	Additional Regulations ^{2, 3, 4} (also see footnotes at bottom of table)
Commercial recreation and entertainment	N	N	P	P	
Communication facility	N	N	P	P	
Confidential shelter	P	P	P	P	See Section 13.06.080.N. Limit: 15 residents in T District.
Continuing care retirement community	P	P	P	P	See Section 13.06.080.N.
Correctional facility	N	N	N	N	
Craft Production	CU	P	P	P	Must include a retail/eating/drinking/tasting component that occupies a minimum of 10 percent of usable space, fronts the street at sidewalk level or has a well-marked and visible entrance at sidewalk level, and is open to the public. Outside storage is allowed provided screening and/or buffer planting areas are provided in accordance with Section 13.06.090.E. All production, processing and distribution activities are to be conducted within an enclosed building.
Cultural institution	P	P	P	N	
Day care, family	P	P	P	P	
Day care center	P	P	P	P	Subject to regulations set forth in Section 13.06.080.E.
Detention facility	N	N	N	N	
Detoxification center	N	N	N	N	
Drive-through with any use	N	N	P	N	Prohibited in any commercial district combined with a VSD View-Sensitive Overlay District and adjacent to a Shoreline District (i.e., Old Town Area). Subject to the requirements of TMC 13.06.090.A.
Dwelling, single-family detached	P	P	P	P	Subject to additional requirements pertaining to accessory building standards as contained in Section 13.06.020.G.
Dwelling, two-family	P	P	P	P	Subject to additional requirements pertaining to accessory building standards as contained in Section 13.06.020.G.
Dwelling, three-family	P	P	P	P	Subject to additional requirements pertaining to accessory building standards as contained in Section 13.06.020.G.
Dwelling, multiple-family	P	P	P	P	
Dwelling, townhouse	P	P	P	P	
Dwelling, accessory (ADU)	P	P	P	P	ADUs are only allowed in association with single-family development. Subject to additional requirements contained in 13.06.080.A.

Uses ⁴	T	C-1	C-2 ¹	PDB	Additional Regulations ^{2, 3, 4} (also see footnotes at bottom of table)
Eating and drinking	N	P/CU	P	P*/CU*	In the C-1 and PDB districts, restaurants are permitted outright while drinking establishments require a conditional use permit. See Chapter 13.01 for the definitions of restaurants and drinking establishments. In the C-2 district, live entertainment is limited to that consistent with either a Class "B" or Class "C" Cabaret license as designated in Chapter 6B.70. In all other districts, live entertainment is limited to that consistent with a Class "C" cabaret license as designated in Section 6B.70. *Limited to 7,000 square feet of floor area, per business, in the HM, JBLM Airport Compatibility Overlay District, and PDB Districts
Emergency and transitional housing	CU	CU	P	CU	See Section 13.06.080.N.
Extended care facility	P	P	P	P	See Section 13.06.080.N.
Foster home	P	P	P	P	
Fueling station	N	P	P	N	
Funeral home	P	P	P	N	
Golf course	P	P	P	P	
Group housing	P	P	P	P	
Heliport	N	N	N	N	
Home occupation	P	P	P	P	Subject to additional requirements contained in Section 13.06.080.F
Hospital	N	CU	CU	N	
Hotel/motel	N	N	P	P	
Industry, heavy	N	N	N	N	
Industry, light	N	N	N	N	
Intermediate care facility	P	P	P	P	See Section 13.06.080.N.
Juvenile community facility	N	N	N	N	Prohibited except as provided for in Section 13.06.080.H.
Live/Work	P	P	P	P	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	N	N	N	N	
Marijuana retailer	N	P	P	P*	*Limited to 7,000 square feet of floor area, per business, in the HM and PDB Districts. See additional requirements contained in Section 13.06.080.J.
Microbrewery/winery	N	N	N	N	
Surface mining Mining and quarrying	CU N	CU N	CU N	CU N	Existing surface mines are permitted as conditional uses, subject to See specific requirements in Section 13.06.080.O.
Mobile home/trailer court	N	N	CU	N	

Uses ⁴	T	C-1	C-2 ¹	PDB	Additional Regulations ^{2, 3, 4} (also see footnotes at bottom of table)
Nursery	N	N	P	N	
Office	P	P	P	P	*Limited to 7,000 square feet of floor area, per business, in the JBLM Airport Compatibility Overlay District.
Parks, recreation and open space	P	P	P	P	Subject to the requirements of Section 13.06.080.L.
Passenger terminal	N	N	P	N	
Personal services	N	P	P	P*	*Limited to 7,000 square feet of floor area, per business, in the HM and PDB Districts.
Petroleum Fuel Facility	N	N	N	N	
Port, terminal, and industrial; water-dependent or water-related (as defined in Title 19 ¹)	N	N	N	N	
Public safety and public service facilities	P	P	P	P	
Religious assembly	P	P	P	P	
Repair services	N	P	P	N	Must be contained within a building with no outdoor storage. Engine repair, see Vehicle Repair.
Research and development industry	N	N	N	P	
Residential care facility for youth	P	P	P	P	See Section 13.06.080.N. See definition for bed limit.
Residential chemical dependency treatment facility	P	P	P	P	See Section 13.06.080.N.
Retail	N	P	P/CU~	P*	~A conditional use permit is required for retail uses exceeding 45,000 square feet within the C-2 District. *Limited to 7,000 square feet of floor area, per business, in the HM, JBLM Airport Compatibility Overlay District, and PDB Districts.
Retirement home	P	P	P	P	See Section 13.06.080.N.
School, public or private	P	P	P	P	
Seasonal sales	TU	TU	TU	TU	Subject to Section 13.06.080.P.
Self-storage	N	N	P	P	Any other use of the facility shall be consistent with this section. See specific requirements in Section 13.06.090.J.
Short-term rental (1-2 guest rooms)	P	P	P	P	Subject to additional requirements contained in Sections 13.06.080.M and 13.06.080.A.
Short-term rental (3-9 guest rooms)	P	P	P	P	Subject to additional requirements contained in Sections 13.06.080.M and 13.06.080.A.
Short-term rental (entire dwelling)	P	P	P	P	Subject to additional requirements contained in Sections 13.06.080.M and 13.06.080.A.
Smelting	N	N	N	N	
Staffed residential home	P	P	P	P	See Section 13.06.080.N. See definition for bed limit.

¹ Code reviser's note: Title 13.10 was repealed and a new Title 19, entitled "Shoreline Master Program", was enacted per Ordinance No. 28612.

Uses ⁴	T	C-1	C-2 ¹	PDB	Additional Regulations ^{2, 3, 4} (also see footnotes at bottom of table)
Student housing	P	P	P	P	
Surface mining	CU	CU	CU	CU	See specific requirements in Section 13.06.080.O.
Temporary uses	TU	TU	TU	TU	Subject to Section 13.06.080.P.
Theater	N	P	P	N	Movie theaters are limited to 4 screens. This does not include adult entertainment.
Transportation/freight terminal	N	N	P	P	
Urban Horticulture	N	N	N	N	
Utilities	CU	CU	CU	CU	
Vehicle rental and sales	N	N	P	N	Prohibited in any commercial district combined with a VSD View-Sensitive Overlay District and adjacent to a Shoreline District (i.e., Old Town Area).
Vehicle service and repair	N	P*	P	N	*In the C-1 District, car washes are allowed with a limit of 2 washing bays. Washing bays shall be enclosed on at least 2 sides and covered with a roof. No water shall spray or drain off-site. Subject to development standards contained in Section 13.06.080.S. Prohibited in any commercial district combined with a VSD View Sensitive Overlay District and adjacent to a Shoreline District (i.e., Old Town Area).
Vehicle service and repair, industrial	N	N	N	N	
Vehicle storage	N	N	N	N	
Warehouse, storage	N	N	N	N	
Wholesale or distribution	N	N	N	P	
Wireless communication facility	P / CU	P / CU	P / CU	P / CU	Wireless communication facilities are also subject to Section 13.06.080.Q.
Work/Live	P	P	P	P	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.
Work release center	N	N	N	N	Prohibited except as provided for in Section 13.06.080.R.
Uses not prohibited by City Charter and not prohibited herein	N	N	N	N	

Uses ⁴	T	C-1	C-2 ¹	PDB	Additional Regulations ^{2, 3, 4} (also see footnotes at bottom of table)
Footnotes: <ol style="list-style-type: none"> 1. Designated Pedestrian Streets – For segments here noted, additional use limitations apply to areas within C-2 Commercial District zoning to ensure continuation of development patterns in certain areas that enhance opportunities for pedestrian-based commerce. North 30th Street from 200 feet east of the Starr Street centerline to 190 feet west of the Steele Street centerline: street level uses are limited to retail, personal services, eating and drinking, and offices. 2. For historic structures and sites, certain uses that are otherwise prohibited may be allowed, subject to the approval of a conditional use permit. See Section 13.05.010.A for additional details, limitations and requirements. 3. Commercial shipping containers shall not be an allowed type of accessory building in any commercial zoning district. Such storage containers may be allowed as a temporary use, subject to the limitations and standards in Section 13.06.080.P. 4. 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. 					

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13.06.040 Mixed-Use Center Districts.

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E. District use restrictions.

1. Use requirements.

The following use table designates all permitted, limited, and prohibited uses in the districts listed. Use classifications not listed in this section are prohibited, unless permitted via Section 13.05.080.

2. 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 use consistent with Section 13.06.080.P.
N	=	Prohibited use in this district.

3. District use table.

Uses	NCX	CCX	UCX	RCX ¹	CIX	HMX	URX	NRX	Additional Regulations ^{3, 4, 5} (also see footnotes at bottom of table)
Adult family home	P	P	P	P	P	P	P	P	Subject to additional requirements contained in Section 13.06.080.N. See definition for bed limit. Prohibited at street level along designated pedestrian streets in NCX. ² Not subject to minimum densities. Prohibited in Commercial-only area of the UCX District.
Adult retail and entertainment	N	N	N	N	N	N	N	N	Prohibited, except as provided for in Section 13.06.080.B.
Agricultural uses	N	N	N	N	N	N	N	N	
Airport	CU	CU	CU	CU	CU	CU	CU	CU	
Ambulance services	N	CU	CU	N	P	P	N	N	
Animal sales and service	P	P	P	N	P	N	N	N	Except in the CIX District, must be conducted entirely within an enclosed structure. Must be set back 20 feet from any adjacent residential district or use.
Assembly facility	P	P	P	CU	P	N	N	N	Prohibited at street level along designated pedestrian streets in NCX. ²
Brewpub	P	P	P	P	P	N	N	N	Brewpubs located in NCX, CCX, UCX, and RCX shall be limited to producing, on-premises, a maximum of 2,400 barrels per year of beer, ale, or other malt beverages, as determined by the annual filings of barrelage tax reports to the Washington State Liquor Control Board. Equivalent volume winery limits apply.
Building materials and services	N	P	CU	N	P	N	N	N	Prohibited at street level along frontage of designated core pedestrian streets. ²
Business support services	P	P	P	N	P	N	N	N	In NCX, all activities must occur within buildings; outdoor storage/repair is prohibited. Offices must be located at building fronts on designated pedestrian streets in NCX.
Carnival	TU	TU	P	N	TU	TU	TU	N	Subject to Section 13.06.080.P.
Cemetery/ internment services	N	N	N	N	N	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.
Chemical manufacturing, processing, and wholesale distribution	N	N	N	N	N	N	N	N	
Cleaner Fuel Infrastructure	N	N	N	N	N	N	N	N	

Uses	NCX	CCX	UCX	RCX ¹	CIX	HMX	URX	NRX	Additional Regulations ^{3, 4, 5} (also see footnotes at bottom of table)
Coal facilities	N	N	N	N	N	N	N	N	
Commercial parking facility	P	P	P	N	P	P	N	N	Prohibited at street level along frontage of designated pedestrian streets. ² Stand-alone surface commercial parking lots are prohibited in the UCX District.
Commercial recreation and entertainment	P	P	P	N	P	N	N	N	
Communication facility	CU	CU	P	N	P	N	N	N	Prohibited at street level along frontage of designated pedestrian streets. ²
Confidential shelter	P	P	P	P	P	P	P	P	See Section 13.06.080.N. Prohibited at street level along frontage of designated core pedestrian streets in UCX, CIX, CCX, HMX, and NCX. ² Not subject to minimum densities. Prohibited in Commercial-only area of the UCX District.
Continuing care retirement community	P	P	P	P	P	P	P	P	See Section 13.06.080.N. Prohibited at street level along frontage of designated core pedestrian streets in UCX, CIX, CCX, HMX, and NCX. ² Prohibited in Commercial-only area of the UCX District.
Correctional facility	N	N	N	N	N	N	N	N	
Craft Production	P	P	P	P	P	N	N	N	Must include a retail/eating/drinking/tasting component that occupies a minimum of 10 percent of usable space, fronts the street at sidewalk level or has a well-marked and visible entrance at sidewalk level, and is open to the public. Outside storage is allowed provided screening and/or buffer planting areas are provided in accordance with Section 13.06.090.E. All production, processing and distribution activities are to be conducted within an enclosed building.
Cultural institution	P	P	P	N	P	N	N	N	
Day care, family	P	P	P	P	N	P	P	P	
Day care center	P	P	P	P	P	P	P	CU	Not subject to RCX residential requirement. ¹
Detention facility	N	N	N	N	N	N	N	N	
Detoxification center	N	N	N	N	CU	CU	N	N	
Drive-through with any use	P	P	P	N	P	P*	N	N	* In the HMX District, drive-throughs are only allowed for hospitals and associated medical uses. All drive-throughs are subject to the requirements of TMC 13.06.090.A.

Uses	NCX	CCX	UCX	RCX ¹	CIX	HMX	URX	NRX	Additional Regulations ^{3, 4, 5} (also see footnotes at bottom of table)
Dwelling, single-family detached	P	P	P	P	P	P	P	P	Prohibited at street level along frontage of designated core pedestrian streets. ² Prohibited in Commercial-only area of the UCX District. Subject to additional requirements pertaining to accessory building standards as contained in Section 13.06.020.G.
Dwelling, two-family	P	P	P	P	P	P	P	CU	Prohibited at street level along frontage of designated core pedestrian streets. ² Prohibited in Commercial-only area of the UCX District. Subject to additional requirements pertaining to accessory building standards as contained in Section 13.06.020.G.
Dwelling, three-family	P	P	P	P	P	P	P	CU	Prohibited at street level along frontage of designated core pedestrian streets. ² Prohibited in Commercial-only area of the UCX District. Subject to additional requirements pertaining to accessory building standards as contained in Section 13.06.020.G.
Dwelling, multiple-family	P	P	P	P	P	P	P	N	In NCX, CCX, UCX, CIX, and HMX Districts, prohibited at street level along frontage of designated core pedestrian streets. ² In the NRX District, multiple-family dwellings lawfully in existence on August 31, 2009, the time of reclassification to this district, shall be considered permitted uses; said multiple-family dwellings may continue and may be changed, repaired, replaced or otherwise modified, provided, however that the use may not be expanded beyond property boundaries owned, leased, or operated as a multiple-family dwelling at the time of reclassification to this district. Prohibited in Commercial-only area of the UCX District.
Dwelling, townhouse	P	P	P	P	P	P	P	CU	In NCX, CCX, UCX, CIX, and HMX Districts, prohibited at street level along frontage of designated core pedestrian streets. ² Prohibited in Commercial-only area of the UCX District.
Dwelling, accessory (ADU)	P	P	P	P	P	P	P	P	ADUs are only allowed in association with single-family development. Prohibited at street level along frontage of designated core pedestrian streets. ² See Section 13.06.080.A for specific Accessory Dwelling Unit (ADU) Standards. Prohibited in Commercial-only area of the UCX District.

Uses	NCX	CCX	UCX	RCX ¹	CIX	HMX	URX	NRX	Additional Regulations ^{3, 4, 5} (also see footnotes at bottom of table)
Eating and drinking	P	P	P	P	P	P*	N	N	Outdoor seating is permitted with a 12-seat maximum in RCX. In RCX live entertainment is limited to that consistent with a Class “C” Cabaret license, as designated in Chapter 6B.70. In all other districts, live entertainment is limited to that consistent with either a Class “B” or Class “C” Cabaret license, as designated in Chapter 6B.70. *Limited to 7,000 square feet of floor area, per business, in the HMX District.
Emergency and transitional housing	CU	P	P	CU	N	CU	CU	CU	See Section 13.06.080.N. In NCX, CCX, UCX, CIX, and HMX Districts, prohibited at street level along frontage of designated core pedestrian streets. ² Prohibited in Commercial-only area of the UCX District.
Extended care facility	P	P	P	P	P	P	P	P	See Section 13.06.080.N. Prohibited at street level along frontage of designated core pedestrian streets. ² Prohibited in Commercial-only area of the UCX District.
Foster home	P	P	P	P	P	P	P	P	In NCX, CCX, UCX, CIX, and HMX Districts, prohibited at street level along frontage of designated core pedestrian streets. ² Prohibited in Commercial-only area of the UCX District.
Fueling station	N	P	P	N	P	N	N	N	Prohibited along frontage of designated pedestrian streets within the UCX and CCX Districts. ² Fueling station pump islands, stacking lanes and parking areas shall be located at the side or rear of the building.
Funeral home	P	P	P	N	P	P	N	N	
Golf course	N	N	N	N	N	N	N	N	
Group housing	P	P	P	P	P	P	P	P	In NCX, CCX, UCX, CIX, and HMX Districts, prohibited at street level along frontage of designated core pedestrian streets. ² Prohibited in Commercial-only area of the UCX District.
Heliport	N	N	N	N	CU	CU	N	N	
Home occupation	P	P	P	P	P	P	P	P	Home occupations shall be allowed in all X-Districts pursuant to the standards found in Section 13.06.080.F.
Hospital	N	CU	CU	N	P	P	N	N	
Hotel/motel	P	P	P	N	P	P	N	N	

Uses	NCX	CCX	UCX	RCX ¹	CIX	HMX	URX	NRX	Additional Regulations ^{3, 4, 5} (also see footnotes at bottom of table)
Industry, heavy	N	N	N	N	N	N	N	N	
Industry, light	N	N	N	N	P	N	N	N	
Intermediate care facility	P	P	P	P	P	P	P	P	See Section 13.06.080.N. In NCX, CCX, UCX, CIX, and HMX Districts, prohibited at street level along frontage of designated core pedestrian streets. ² Prohibited in Commercial-only area of the UCX District.
Juvenile community facility	P	P	P	P/CU	P	N	P/CU	CU	In NCX, CCX, UCX, CIX, and HMX Districts, prohibited at street level along frontage of designated core pedestrian streets. ² See Section 13.06.080.H for additional information about size limitations and permitting requirements. Prohibited in Commercial-only area of the UCX District.
Live/Work	P	P	P	P	P	P	P	P	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. Prohibited in Commercial-only area of the UCX District.
Marijuana processor, producer, and researcher	N	N	N	N	P	N	N	N	See additional requirements contained in Section 13.06.080.J
Marijuana retailer	P	P	P	N	P	P*	N	N	*Limited to 7,000 square feet of floor area, per business, in the HMX District. See additional requirements contained in Section 13.06.080.J
Microbrewery/ winery	N	N	CU	N	P	N	N	N	Microbreweries shall be limited to 15,000 barrels per year of beer, ale, or other malt beverages, as determined by the filings of barrelage tax reports to the Washington State Liquor Control Board. Equivalent volume winery limits apply.
Surface mining <u>Mining and quarrying</u>	CU N	CU N	CU N	CU N	CU N	CU N	CU N	N	
Mobile home/trailer court	N	N	N	N	N	N	N	N	
Nursery	P	P	P	N	P	N	N	N	
Office	P	P	P	P	P	P	N	N	Not subject to RCX residential requirement for properties fronting the west side of South Pine Street between South 40th Street and South 47th Street. ¹

Uses	NCX	CCX	UCX	RCX ¹	CIX	HMX	URX	NRX	Additional Regulations ^{3, 4, 5} (also see footnotes at bottom of table)
Parks, recreation and open space	P	P	P	P	P	P	P	P	Not subject to RCX residential requirement. ¹ Subject to the requirements of Section 13.06.080.L.
Passenger terminal	P	P	P	N	P	N	N	N	
Personal services	P	P	P	P	P	P*	N	N	*Limited to 7,000 square feet of floor area, per business, in the HMX District.
<u>Petroleum Fuel Facility</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	
Port, terminal, and industrial; water-dependent or water-related (as defined in Title 19*)	N	N	N	N	N	N	N	N	
Public safety and public service facilities	P	P	P	P	P	P	P	CU	In the NRX District, unless the specific use is otherwise allowed outright, public service facilities are permitted only upon issuance of a conditional use permit. Not subject to RCX residential requirement. ¹
Religious assembly	P	P	P	P	P	P	P	CU	Not subject to RCX residential requirement. ¹
Repair services	P	P	P	N	P	N	N	N	In NCX, all activities must occur within buildings; outdoor storage/repair is prohibited.
Research and development industry	N	N	CU	N	P	N	N	N	
Residential care facility for youth	P	P	P	P	P	P	P	P	See Section 13.06.080.N. See definition for bed limit. In NCX, CCX, UCX, CIX, and HMX Districts, prohibited at street level along frontage of designated core pedestrian streets. ² Not subject to minimum densities. Prohibited in Commercial-only area of the UCX District.
Residential chemical dependency treatment facility	P	P	P	P	P	P	P	P	See Section 13.06.080.N. In CCX, NCX, UCX, CIX, and HMX Districts, prohibited at street level along frontage of designated core pedestrian streets. ² Prohibited in Commercial-only area of the UCX District.
Retail	P	P/CU~	P/CU~	P	P/CU~	P*	N	N	~ A conditional use permit is required for retail uses exceeding 45,000 square feet. *Limited to 7,000 square feet of floor area, per business, in the HMX District.

* Code reviser's note: Title 13.10 was repealed and a new Title 19, entitled "Shoreline Master Program", was enacted per Ordinance No. 28612.

Uses	NCX	CCX	UCX	RCX ¹	CIX	HMX	URX	NRX	Additional Regulations ^{3, 4, 5} (also see footnotes at bottom of table)
Retirement home	P	P	P	P	P	P	P	P	See Section 13.06.080.N. In NCX, CCX, UCX, CIX, and HMX Districts, prohibited at street level along frontage of designated core pedestrian streets. ² Prohibited in Commercial-only area of the UCX District.
School, public or private	P	P	P	P	P	P	P	CU	Not subject to RCX residential requirement. ¹
Seasonal sales	TU	TU	TU	TU	TU	TU	TU	TU	Subject to Section 13.06.080.P.
Self-storage	N	P	P	N	P	N	N	N	See specific requirements in Section 13.06.090.J. Prohibited at street level along frontage of designated core pedestrian streets. ²
Short-term rental (1-2 guest rooms)	P	P	P	P	P	P	P	P	Prohibited at street level along frontage of designated core pedestrian streets in NCX, CCX, UCX, CIX, and HMX Districts. ² Subject to additional requirements contained in Section 13.06.80.M and 13.06.080.A. Prohibited in Commercial-only area of the UCX District.
Short-term rental (3-9 guest rooms)	P	P	P	CU	P	P	P	CU	Prohibited at street level along frontage of designated core pedestrian streets in NCX, CCX, UCX, CIX and HMX Districts. ² Subject to additional requirements contained in Section 13.06.13.06.080.M and 13.06.080.A. Prohibited in Commercial-only area of the UCX District.
Short-term rental (entire dwelling)	P	P	P	P	P	P	P	P	Prohibited at street level along frontage of designated core pedestrian streets in NCX, CCX, UCX, CIX, and HMX Districts. ² Subject to additional requirements contained in Section 13.06.13.06.080.M and 13.06.080.A. Prohibited in Commercial-only area of the UCX District.
<u>Smelting</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	
Staffed residential home	P	P	P	P	P	P	P	P	See Section 13.06.080.N. See definition for bed limit. Prohibited at street level along designated core pedestrian streets in NCX, CCX, UCX, CIX, and HMX Districts. ² Not subject to minimum densities. Prohibited in Commercial-only area of the UCX District.

Uses	NCX	CCX	UCX	RCX ¹	CIX	HMX	URX	NRX	Additional Regulations ^{3, 4, 5} (also see footnotes at bottom of table)
Student housing	P	P	P	P	P	P	P	N	Prohibited at street level along frontage of designated core pedestrian streets in NCX, CCX, UCX, CIX, and HMX Districts. ² Prohibited in Commercial-only area of the UCX District.
Surface mining	CU	CU	CU	CU	CU	CU	CU	N	
Temporary uses	TU	TU	TU	TU	TU	TU	TU	TU	See Section 13.06.080.P.
Theater	P	P	P	N	P	N	N	N	Theaters only permitted up to 4 screens in NCX and CCX. Theaters only permitted up to 6 screens in CIX.
Transportation/ freight terminal	P	P	CU	N	P	P	N	N	Prohibited at street level along frontage of designated core pedestrian streets. ²
Urban Horticulture	N	N	N	N	P	N	N	N	
Utilities	CU	CU	CU	CU	CU	CU	CU	CU	Prohibited at street level along frontage of designated core pedestrian streets. ² Not subject to RCX residential requirement. ¹
Vehicle rental and sales	N*	P	P	N	P	N	N	N	In CCX Districts, prohibited at street level along frontage of designated core pedestrian streets. ² *Use permitted in the South Tacoma Way Neighborhood Center NCX only, if all activities occur within buildings; outdoor storage repair, and sales are prohibited.
Vehicle service and repair	N*	P	CU	N	P	N	N	N	All activities must occur within buildings; outdoor storage and/or repair is prohibited. Subject to development standards contained in Section 13.06.080.S. Prohibited along frontage of designated core pedestrian streets. ² *Use permitted in the South Tacoma Way Neighborhood Center NCX only, provided all activities occur entirely within buildings; outdoor storage and/or repair is prohibited.
Vehicle service and repair, industrial	N	N	CU	N	P	N	N	N	Subject to additional development standards contained in Section 13.06.080.S. Prohibited at street level along frontage of designated core pedestrian streets. ²
Vehicle storage	N	N	N	N	P	N	N	N	Subject to development standards contained in Section 13.06.080.S. Prohibited at street level along frontage of designated pedestrian streets. ²

Uses	NCX	CCX	UCX	RCX ¹	CIX	HMX	URX	NRX	Additional Regulations ^{3, 4, 5} (also see footnotes at bottom of table)
Warehouse, storage	N	N	CU	N	P	N	N	N	In the UCX, prohibited at street level along frontage of designated core pedestrian streets. ²
Wholesale or distribution	N	N	CU	N	P	N	N	N	In the UCX, prohibited at street level along frontage of designated core pedestrian streets. ²
Work/Live	P	P	P	P	P	P	P	P	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. Prohibited in Commercial-only area of the UCX District.
Wireless communication facility	P / CU	P / CU	P / CU	P / CU	P / CU	P / CU	P / CU	P / CU	Wireless communication facilities are also subject to Section 13.06.080.Q.
Work release center	N	N	CU	N	CU	N	N	N	Permitted with no more than 15 residents in the UCX and no more than 25 residents in the CIX, subject to a Conditional Use Permit and the development regulations found in Section 13.06.080.R.
Uses not prohibited by City Charter and not prohibited herein	N	N	N	N	N	N	N	N	
Footnotes: 1. The floor area of any development in RCX must be at least 75 percent residential, unless otherwise noted. 2. For uses that are restricted from locating at street-level along designated pedestrian or core pedestrian streets, the following limited exception is provided. Entrances, lobbies, management offices, and similar common facilities that provide access to and service a restricted use that is located above and/or behind street-level uses shall be allowed, as long as they occupy no more than 50-percent or 75 feet, whichever is less, of the site's street-level frontage on the designated pedestrian or core pedestrian street. See Section 13.06.010.D. for the list of designated pedestrian and core pedestrian streets. 3. For historic structures and sites, certain uses that are otherwise prohibited may be allowed, subject to the approval of a conditional use permit. 4. Commercial shipping containers shall not be an allowed type of accessory building in any mixed-use zoning district. Such storage containers may be allowed as a temporary use, subject to the limitations and standards in Section 13.06.080.P. 5. Additional restrictions on the location of parking in mixed-use zoning districts are contained in the parking regulations – see Section 13.06.090.C.									

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13.06.050 Downtown.

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C. Downtown Districts and uses.**1. Downtown Commercial Core District (DCC).**

This district is intended to focus high rise office buildings and hotels, street level shops, theaters, and various public services into a compact, walkable area, with a high level of transit service.

2. Downtown Mixed-Use District (DMU).

This district is intended to contain a high concentration of educational, cultural, and governmental services, together with commercial services and uses.

3. Downtown Residential District (DR).

This district contains a predominance of mid-rise, higher density, urban residential development, together with places of employment and retail services.

4. Warehouse/Residential District (WR).

This district is intended to consist principally of a mixture of industrial activities and residential buildings in which occupants maintain a business involving industrial activities.

D. Primary pedestrian streets designated.

1. Within the Downtown, the “primary pedestrian streets” designated in 13.06.010.D are considered key streets in the intended development and utilization of the area due to pedestrian use, traffic volumes, transit connections, and/or visibility. The streetscape and adjacent development on these streets should be designed to support pedestrian activity throughout the day. They are designated for use with certain provisions in the Downtown zoning regulations, including setbacks and design requirements.

E. District use restrictions.**1. Downtown Commercial Core District (DCC).**

a. Preferred – retail, office, hotel, cultural, governmental.

b. Allowable – residential, educational, [light](#) industrial located entirely within a building.

c. Prohibited – industrial uses not located entirely within a building and automobile service stations/gasoline dispensing facilities other than those noted in Section 13.06.050.E.7.

2. Downtown Mixed-Use District (DMU).

a. Preferred – governmental, educational, office, residential, cultural.

b. Allowable – retail, residential, [light](#) industrial located entirely within a building.

c. Prohibited – [light](#) industrial uses not located entirely within a building, and automobile service stations/gasoline dispensing facilities, in addition to those noted in Section 13.06.050.E.7.

3. Downtown Residential District (DR).

a. Preferred – residential.

b. Allowable – retail, office, educational.

c. Prohibited - industrial, other than those noted in Section 13.06.050.E.7.

4. Warehouse/Residential District (WR).

a. Preferred – [light](#) industrial located entirely in a building, residential.

b. Allowable – retail, educational, office, governmental.

c. Prohibited uses can be found in Section 13.06.050.E.7.

5. University of Washington, Tacoma Campus: Management of landscaping, street trees, parking (including ADA parking), telecommunications, street design (including pedestrian streets), ground floor uses, streetscape design, light and glare, storm drainage, signage, etc., shall all be addressed on a campus-wide basis. Please refer to the Campus Master Plan.

6. Use Categories.

- a. Preferred. Preferred uses are expected to be the predominant use in each district.
- b. Allowable. Named uses and any other uses, except those expressly prohibited, are allowed.
- c. Prohibited. Prohibited uses are disallowed uses (no administrative variances).

[d. Conditional. Conditional uses may be allowed if specific criteria can be met.](#)

7. The following uses are prohibited in all of the above districts, unless otherwise specifically allowed:

- a. Adult retail and entertainment.
- b. Heliports.
- c. Work release facilities.
- d. Correctional and detention facilities.
- e. Billboards
- f. Drive-throughs not located entirely within a building.

[g. Heavy industrial uses.](#)

[h. Mining and quarrying.](#)

8. Special needs housing shall be allowed in all downtown districts in accordance with the provisions of Section 13.06.080.N.

9. Live/work and work/live uses shall be allowed in all downtown districts, subject to the requirements contained in Section 13.06.080.I.

10. Marijuana uses (marijuana producer, marijuana processor, marijuana researcher and marijuana retailer).

Marijuana retailers shall be allowed in all downtown districts, subject to the additional requirements contained in Section 13.06.080.J. Marijuana producers, marijuana processors, and marijuana researchers shall be prohibited in all downtown districts.

* * *

13.06.060 Industrial Districts.

A. Applicability.

The following tables compose the land use regulations for all districts of Section 13.06.060. All portions of Section 13.06.060 apply to all new development of any land use variety, including additions and remodels. Explicit exceptions or modifications are noted. When portions of this section are in conflict with other portions of Chapter 13.06, the more restrictive shall apply.

B. Purpose.

The specific purposes of the Industrial districts are to:

- 1. Implement goals and policies of the City's Comprehensive Plan.
- 2. Implement Growth Management Act goals, county-wide planning policies, and multi-county planning policies.
- 3. Create a variety of industrial settings matching scale and intensity of use to location.
- 4. Provide for predictability in the expectations for development projects.

C. Districts established.

M-1	Light Industrial District
M-2	Heavy Industrial District
PMI	Port Maritime & Industrial District

1. M-1 Light Industrial District.

This district is intended to provide areas for light manufacturing, warehousing, and a limited mix of commercial or civic uses that are complementary and not detrimental to either existing or proposed industrial uses, or neighboring commercial or residential districts. ~~as a buffer between heavy industrial uses and less intensive commercial and/or residential uses.~~ M-1 districts may be established in new areas of the City and is an appropriate zone to apply as a transition between the industrial operations therein and the existing activities and character of the community in which the district is located. ~~However, this~~ classification is only appropriate inside Comprehensive Plan areas designated ~~for medium and high intensity uses~~ Light Industrial.

2. M-2 Heavy Industrial District.

This district is intended to allow ~~most~~ heavy industrial and manufacturing uses that can reasonably be accommodated without adverse impacts on the public's health, welfare, or safety. The impacts of these industrial uses include extended operating hours, heavy truck traffic, and higher levels of noise and odors. This classification is only appropriate inside Comprehensive Plan areas designated ~~for Heavy Industrial~~ medium and high intensity uses.

3. PMI Port Maritime & Industrial District.

This district is intended to implement the use priorities of the Container Port Element of the Comprehensive Plan, specifically pertaining to the Core Maritime Industrial Area, and to protect the long-term function and viability of the area. These use priorities include: Cargo port terminal, port-related container and industrial activity, compatible manufacturing, industrial-related office, cargo yard, warehousing, transportation facilities and other similar uses. ~~allow 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.

The PMI District is further characterized by heavy truck traffic and higher levels of noise and odors than found in other districts. The uses are primarily marine and industrial related, and include shipping terminals, which may often include container marshalling and intermodal yards, chemical manufacturing and distribution, forest product operations (including shipping and wood and paper products manufacturing), warehousing and/or storage of cargo, and boat and/or ship building/repair. Retail and support uses primarily serve the area's employees.

Expansion beyond current PMI District boundaries should be considered carefully, as such expansion may decrease the distance between incompatible uses.

Expansion should only be considered contiguous to the existing PMI District. This classification is only appropriate inside Comprehensive Plan areas designated for high intensity uses.

* * *

E. District use restrictions.

The following use table designates all permitted, limited, and prohibited uses in the districts listed.

Use classifications not listed in this section are prohibited, unless permitted via Section 13.05.080.

1. 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.
2. Within the South Tacoma Manufacturing and Industrial Center (M/IC), the land use and development standards of this section are modified as specified in TMC 13.06.070.B, which shall prevail in the case of any conflict.
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.

4. District use table.

Uses ²	M-1	M-2	PMI	Additional Regulations ^{1, 2}
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 South Tacoma M/IC Overlay District See Section 13.06.080.N.
Adult retail and entertainment	P	P	P	Subject to development standards contained in Section 13.06.080.B.
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. *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.
Airport	CU	CU/N*	CU/N*	*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.
Ambulance services	P	P	P	
Animal sales and service	P	P	N	
Assembly facility	P	P	N	
Brewpub	P	P	P	
Building material and services	P	P	P	
Business support services	P	P	P	
Carnival	P/TU*	N	N	*Temporary use only within the 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.
Commercial parking facility	P	P	P	
Commercial recreation and entertainment	P/CU*	P/CU*	N	*Within the 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. ~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.
Communication facility	P	P	P	
Confidential shelter	P/N*	N	N	See Section 13.06.080.N. *Not permitted within the South Tacoma M/IC Overlay District.

Uses ²	M-1	M-2	PMI	Additional Regulations ^{1, 2}
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 South Tacoma M/IC Overlay District. See Section 13.06.080.N.
Correctional 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. 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.
Craft Production	P	P	P	
Cultural institution	P/CU*	P/CU*/ N	N	*Conditional use within the South Tacoma M/IC Overlay District, unless an accessory use. - 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.
Day care, family	P/N*	N	N	*Not permitted within the South Tacoma M/IC Overlay District.
Day care center	P	P	N	Subject to development standards contained in Section 13.06.080.E.
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	CU	CU	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:
Dwelling, two-family	P/N*	N*	N*	
Dwelling, three-family	P/N*	N*	N*	
Dwelling, multiple-family	P/N*	N*	N*	

Uses ²	M-1	M-2	PMI	Additional Regulations ^{1, 2}
Dwelling, townhouse	P/N*	N*	N*	<p>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.</p> <p>*In all districts, quarters for caretakers and watchpersons are permitted as is temporary worker housing to support uses located in these districts.</p> <p>*Not permitted within the South Tacoma M/IC Overlay District except for quarters for caretakers and watchpersons and temporary worker housing, as noted above.</p> <p>*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.</p>
Dwelling, accessory (ADU)	P/N	N	N	<p>Subject to additional requirements contained in 13.06.080.A.</p> <p>*Not permitted within the South Tacoma M/IC Overlay District.</p>
Eating and drinking	P	P	P	<p>*Limited to 7,000 square feet of floor area, per business, in the JBLM Airport Compatibility Overlay District.</p>
Emergency and transitional 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 South Tacoma M/IC Overlay District.</p> <p>See Section 13.06.080.N.</p>
Extended care facility	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 South Tacoma M/IC Overlay District.</p> <p>See Section 13.06.080.N.</p>
Foster 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 South Tacoma M/IC Overlay District.</p>
Fueling station	P	P	P	
Funeral home	P	P	N	

Uses ²	M-1	M-2	PMI	Additional Regulations ^{1, 2}
Golf course	P/N*	P/N*-	N	*Not permitted within the South Tacoma M/IC Overlay District. -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.
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 South Tacoma M/IC Overlay District.
Heliport	CU	CU	CU	
Home occupation	P	P	P	Subject to additional requirements contained in Section 13.06.080.F.
Hospital	P/CU*	P/N-	N	*Conditional use within the South Tacoma M/IC Overlay District. -Not permitted within the South Tacoma M/IC Overlay District. -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.
Hotel/motel	P/N*	N	N	*Not permitted within the South Tacoma M/IC Overlay District.
Industry, heavy	N	P/N*	P/N*	Animal slaughter, fat rendering, smelters, and blast furnaces allowed in the PMI District only. *See section 13.06.080.G Interim Industrial Use Restrictions for interim regulations.
Industry, light	P	P	P	
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 South Tacoma M/IC Overlay District. See Section 13.06.080.N.
Juvenile community facility	P/N*	P/N-	P/N-	See Section 13.06.080.H for resident limits and additional regulations. *Not permitted within the South Tacoma M/IC Overlay District. -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.
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

Uses ²	M-1	M-2	PMI	Additional Regulations ^{1, 2}
Marijuana retailer	P	P	N	Within the 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.); 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.I.
Microbrewery/winery	P	P	P	
Mobile home/trailer court	N	N	N	
Nursery	P	P	N	
Office	P*	P*	P	*Within the South Tacoma M/IC Overlay District, 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. *Limited to 7,000 square feet of floor area, per business, in the JBLM Airport Compatibility Overlay District.
Parks, recreation and open space	P	P/N*	P/N*	Subject to the requirements of Section 13.06.080.L. *Per Ordinance No. 28470, on an interim basis, High Intensity/Destination facilities (as defined in 13.05.010.A.21) are not permitted in the Port of Tacoma M/IC. See 13.06.060.I.
Passenger terminal	P	P	P	
Personal services	P	P	P	
Port, terminal, and industrial; water dependent or water-related (as defined in Title 19 ¹)	N	N	P*/N	*Preferred use. See section 13.06.080.G Interim Industrial Use Restrictions for interim regulations.
Public safety and public service facilities	P	P	P	
Religious assembly	P	P	P	
Repair services	P	P	P	
Research and development industry	P	P	N	
Residential care facility for youth	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 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 South Tacoma M/IC Overlay District.

¹ Code reviser's note: Title 13.10 was repealed and a new Title 19, entitled "Shoreline Master Program", was enacted per Ordinance No. 28612.

Uses ²	M-1	M-2	PMI	Additional Regulations ^{1, 2}
Retail	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; -Within the 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); 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. Outside of the South Tacoma M/IC Overlay District and Port of Tacoma M/IC, limited to 65,000 square feet per use, unless approved with a conditional use permit.
Retirement 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 South Tacoma M/IC Overlay District. See Section 13.06.080.N.
School, public or private	P/N*	P/N*-	P/N*-	*General K through 12 education not permitted in the PMI District or in the South Tacoma M/IC Overlay District. -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.
Seasonal sales	TU	TU	TU	Subject to development standards contained in Section 13.06.080.P.
Self-storage	P	P	P	See specific requirements in Section 13.06.090.J.
Short-term rental	N	N	N	
Staffed residential 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 South Tacoma M/IC Overlay District. See Section 13.06.080.N.
Student 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 South Tacoma M/IC Overlay District.
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 South Tacoma M/IC Overlay District.

Uses ²	M-1	M-2	PMI	Additional Regulations ^{1, 2}
Transportation/freight terminal	P	P	P	
Urban Horticulture	P	P	P	
Utilities	P	P	P	
Vehicle rental and sales	P	P	P	Subject to development standards contained in Section 13.06.080.S.
Vehicle service and repair	P	P	P	Subject to development standards contained in Section 13.06.080.S.
Vehicle service and repair, industrial	P	P	P	Subject to development standards contained in Section 13.06.080.S.
Vehicle storage	P	P	P	Subject to development standards contained in Section 13.06.080.S.
Warehouse/storage	P	P/N*	P/N*	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. *See section 13.06.080.G Interim Industrial Use Restrictions for interim regulations.
Wholesale or distribution	P	P/N*	P/N*	*See section 13.06.080.G Interim Industrial Use Restrictions for interim regulations.
Wireless communication facility	P/CU	P/CU	P/CU	Wireless communication facilities are also 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.
Work release center	CU	CU/N*	P/N*	Subject to development standards contained in Section 13.06.080.R. *Per Ordinance No. 28470, on an interim basis, such uses are not permitted within the Port of Tacoma M/C. See 13.06.060.I.
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.				

Uses	M-1	M-2	PMI	Additional Regulations ¹
Agriculture and Natural Resources				
Agricultural uses	<u>CU/N</u>	<u>CU/N</u>	<u>CU/N</u>	Such uses shall not be located on a parcel of land containing less than 20,000 square feet of area.
Mining and quarrying <u>Surface mining</u>	<u>P*/N</u>	<u>P*/N</u>	<u>P*/N</u>	*Surface mines, legally permitted at the time of adoption of this ordinance, are permitted, subject to standards in Section 13.06.080.O.
Urban horticulture	P	P	P	

Uses		M-1	M-2	PMI	Additional Regulations ¹
Residential Uses					
Dwelling Types					
	Dwelling, accessory (ADU)	P/ <u>CU*/</u> N~	N	N	Subject to additional requirements contained in 13.06.150. ~Not permitted within the South Tacoma M/IC Overlay District. <u>*Conditional use in the Port of Tacoma M/IC.</u>
	Dwelling, single-family detached	P/ <u>CU**/</u> 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.
	Dwelling, two-family	P/ <u>CU**/</u> N*~	N*~	N*~	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.
	Dwelling, three-family	P/ <u>CU**/</u> N*~	N*~	N*~	*In all districts, quarters for caretakers and watchpersons are permitted as is temporary worker housing to support uses located in these districts.
	Dwelling, multiple-family	P/ <u>CU**/</u> N*~	N*~	N*~	~Not permitted within the South Tacoma M/IC Overlay District except for quarters for caretakers and watchpersons and temporary worker housing, as noted above.
-	<u>Dwelling, townhouse</u>	P/ <u>CU**/</u> <u>N*~</u>	<u>N*~</u>	<u>N*~</u>	<u>**Conditional use in the Port of Tacoma M/IC.</u>
Other Residential					
	Adult family home	P/ <u>CU**/</u> 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 South Tacoma M/IC Overlay District <u>**Conditional use in the Port of Tacoma M/IC.</u> See Section 13.06.535.
	Day care, family	P/N*	N	N	*Not permitted within the South Tacoma M/IC Overlay District.
	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 South Tacoma M/IC Overlay District.

Uses		M-1	M-2	PMI	Additional Regulations ¹
	Group housing	P/ CU**/ 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 South Tacoma M/IC Overlay District. **Conditional use in the Port of Tacoma M/IC.
	Home occupation	P	P	P	Subject to additional requirements contained in Section 13.06.100.E
	Live/Work	P/ CU*	N	N	Projects incorporating live/work in new construction shall contain no more than 20 live/work units. *Conditional use in the Port of Tacoma M/IC. Subject to additional requirements contained in Section 13.06.570.
	Mobile home/trailer court	N	N	N	
	Short-term rental	N	N	N	
	Staffed residential home	P/ CU**/ 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 South Tacoma M/IC Overlay District. **Conditional use in the Port of Tacoma M/IC. See Section 13.06.535.
	Student housing	P/ CU**/ 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 South Tacoma M/IC Overlay District. **Conditional use in the Port of Tacoma M/IC.
	Retirement home	P/ CU**/ 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 South Tacoma M/IC Overlay District. **Conditional use in the Port of Tacoma M/IC. See Section 13.06.535.

Uses	M-1	M-2	PMI	Additional Regulations ¹
Medical and Health Services				
Continuing care retirement community	P/ CU**/ 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 South Tacoma M/IC Overlay District. **Conditional use in the Port of Tacoma M/IC. See Section 13.06.080.N.
Detoxification center	CU	CU	N	
Hospital	P/CU*	P/N~	N	*Conditional use within the South Tacoma M/IC Overlay District and Port of Tacoma M/IC. ~Not permitted within the South Tacoma M/IC Overlay District or Port of Tacoma M/IC.
Intermediate care facility	P/ CU**/ 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 South Tacoma M/IC Overlay District. **Conditional use in the Port of Tacoma M/IC. See Section 13.06.535.
Residential care facility for youth	P/ CU**/ 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 South Tacoma M/IC Overlay District. **Conditional use in the Port of Tacoma M/IC. See Section 13.06.535.
Residential chemical dependency treatment facility	P/ CU**/ N*	N	N	See Section 13.06.535. *Not permitted within the South Tacoma M/IC Overlay District. **Conditional use in the Port of Tacoma M/IC.
Community and Civic Facilities				
Assembly facility	P	P	N	
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.

Uses	M-1	M-2	PMI	Additional Regulations ¹
Confidential shelter	P/N*	N	N	See Section 13.06.535. *Not permitted within the South Tacoma M/IC Overlay District.
Correctional facility	P	P	P	
Cultural institution	P/CU*	P/CU*	N	*Conditional use within the South Tacoma M/IC Overlay District and Port of Tacoma M/IC , unless an accessory use.
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.
Juvenile community facility	P/CU**/N*	P/N*	PN	See Section 13.06.530 for resident limits and additional regulations. **Conditional use within the Port of Tacoma M/IC. *Not permitted within the South Tacoma M/IC Overlay District or in the M-2 District of the Port of Tacoma M/IC.
Parks, recreation and open space	P/CU*	P/CU*	P/N~	Subject to the requirements of Section 13.06.560.D. *High intensity/destination facilities are a conditional use in the Port of Tacoma M/IC. In the M-2 District, the use must be located indoors. ~ High intensity/destination facilities are prohibited in the Port of Tacoma M/IC.
Public safety and public service facilities	P	P	P	
Religious assembly	P	P	P	
School, public or private	P/CU~/N*	P/N*	P/N*	~Conditional use permit in the Port of Tacoma M/IC. *General K through 12 education not permitted in the PMI and M-2 District of the Port of Tacoma M/IC or in the South Tacoma M/IC Overlay District.
Work release center	CU	CU/N*	PN	Subject to development standards contained in Section 13.06.550. *Not permitted within the Port of Tacoma M/IC
Commercial Uses				
Craft Production	P	P	P	
Hotel/Motel	P/N*	N	N	*Not permitted within the South Tacoma M/IC Overlay District.
Office				
Work/Live	P	N	N	Projects incorporating live/work in new construction shall contain no more than 20 work/live units. Subject to additional requirements contained in Section 13.06.570.
Eating and Drinking Establishments				
Brewpub	P	P	P	

Uses		M-1	M-2	PMI	Additional Regulations ¹
	Eating and drinking	P	P	P	
	Microbrewery/ winery	P	P	P	
Entertainment and Recreation					
	Adult retail and entertainment	P	P	P	Subject to development standards contained in Section 13.06.525.
	Carnival	P/TU*	N	N	*Temporary use only within the South Tacoma M/IC Overlay District
	Commercial recreation and entertainment	P/CU*	P/CU*~	N	*Within the South Tacoma M/IC Overlay District and 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. ~Within the Port of Tacoma M/IC, only indoor facilities are permitted in the M-2 District.
	Golf Courses	P/N*	P/N*	N	Not permitted within the Port of Tacoma M/IC.
	Theater	P/N*	N	N	*Not permitted within the South Tacoma M/IC Overlay District.
Retail		P~	P~/ CU*~	P N	<p>~ Size limitations: 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 South Tacoma M/IC Overlay District and Port of Tacoma M/IC, 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 and Port of Tacoma M/IC, limited to 65,000 square feet per use, unless approved with a conditional use permit.</p> <p>*Conditional use within the Port of Tacoma M/IC.</p>
	Marijuana retailer	P~	P~/ CU*	N	<p>~Within the South Tacoma M/IC Overlay District and Port of Tacoma M/IC, 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>*Conditional use within the Port of Tacoma M/IC. Size limitations apply as noted above.</p> <p>See additional requirements contained in Section 13.06.565.</p>
	Nursery	P	P	N	
Services					
	Ambulance services	P	P	P	
	Animal sales and service	P	P	N	

Uses		M-1	M-2	PMI	Additional Regulations ¹
	Building material and services	P	P	P	
	Business support services	P	P	P	
	Day care center	P	P	N	Subject to development standards contained in Section 13.06.155.
	Funeral home	P	P	N	
	Personal services	P	P	P	
	Repair services	P	P	P	
Storage Uses					
	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	
	Self-storage	P	P	P	See specific requirements in Section 13.06.503.B.
Vehicle Related Uses					
	Drivethrough with any permitted use	P	P	P	Subject to the requirements of TMC 13.06.090.A.
	Vehicle rental and sales	P	P	P	Subject to development standards contained in Section 13.06.080.S.
	Vehicle service and repair	P	P	P	Subject to development standards contained in Section 13.06.080.S.
	Vehicle storage	P	P	P	Subject to development standards contained in Section 13.06.080.S.
Industrial					
Industry, heavy		N	P	P	Animal slaughter, fat rendering, acid manufacture, smelters, and blast furnaces allowed in the PMI District only.
	Coal facility	N	N	N	
	Chemical manufacturing, processing and wholesale distribution	N	CU/N~	P/CU*/N ~	*A conditional use permit is required for the manufacture, processing, and wholesaling of hazardous materials, subject to conditional use criteria in Section 13.05.010.A.23. ~Explosives, fertilizer, and petrochemical manufacturing prohibited in all districts.
	Cleaner Fuel Infrastructure	N	CU*	CU*	*Subject to special use standards in TMC 13.06.080.G.

Uses		M-1	M-2	PMI	Additional Regulations ¹
	Petroleum Fuel Facility	N	P*/N	P*/N	*Facilities legally permitted at the time of adoption of this ordinance are permitted, subject to special use standards in Section 13.06.080.G. Otherwise prohibited.
	Port, terminal, and industrial; water-dependent or water-related (as defined in Chapter 13.10)	N	N	P*	*Preferred use.
	Smelting	N	N	N	
Industry, light		P	P	P	
	Vehicle service and repair, industrial	P	P	P	Subject to development standards contained in Section 13.06.510.
	Research and development industry	P	P	N	
	Marijuana processor, producer, and researcher	P	P	P	See additional requirements contained in Section 13.06.565
Utilities, Transportation and Communication Facilities					
Airport		CUN	CUN	CUN	
Communication facility		P	P	P	
Heliport		CU	CU	CU	
Passenger terminal		P	P	P	
Transportation/freight terminal		P	P	P	
Utilities		P	P	P	
Wireless communication facility		P*/	P*/	P*/	*Wireless communication facilities are also subject to Section 13.06.545.D.1.
		CU**	CU**	CU**	**Wireless communication facilities are also subject to Section 13.06.545.D.2.
Accessory and Temporary Uses					
Seasonal sales		TU	TU	TU	Subject to development standards contained in Section 13.06.635.
Temporary uses		P	P	P	Subject to development standards contained in Section 13.06.635.
Unlisted Uses					
Uses not prohibited by City Charter and not prohibited herein		N	N	P CU	
Footnotes:					

Uses	M-1	M-2	PMI	Additional Regulations ¹
1. For historic structures and sites, certain uses that are otherwise prohibited may be allowed, subject to the approval of a conditional use permit. See Section 13.06.640.F for additional details, limitations and requirements.				

* * *

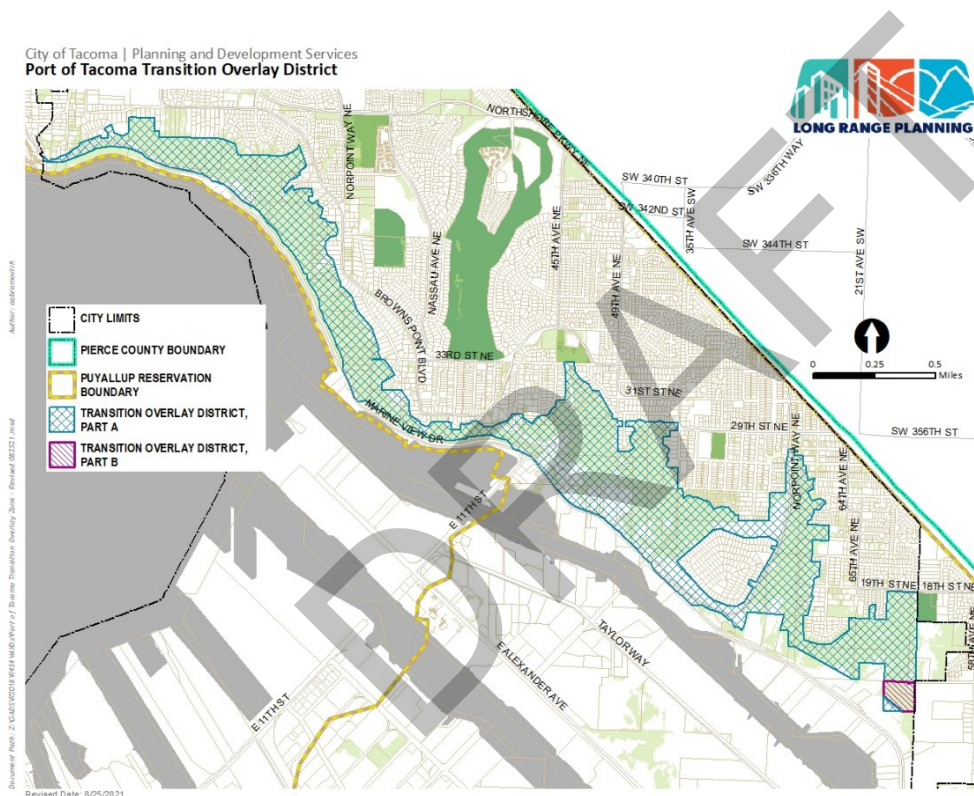
13.06.070 Overlay Districts.

* * *

G. Port of Tacoma Transition Overlay District

1. Applicability.

a. The Port of Tacoma Transition Overlay District applies to all residential platting, subdivision, and land uses within the district boundaries established herein:



b. Standards established through the overlay zone are in addition to the requirements of the underlying zone. In all cases, where the overlay district imposes more restrictive standards than the underlying zone, these shall apply. Unless specifically noted otherwise, all of the standards herein apply within both Parts A and B of the overlay district, as identified on the map above.

2. Purpose.

The purpose of the Port of Tacoma Transition Overlay Zone is to maintain an appropriate separation between port/industrial activity in the Port of Tacoma Manufacturing and Industrial Center and residential neighborhoods, to avoid and minimize off-site impacts on residential areas, and to minimize disruption to port operations and associated industrial activity resulting from residential encroachment, consistent with the Container Port Element of the One Tacoma Plan and the Growth Management Act.

3. District Development Standards.

a. Prohibited uses.

Multifamily dwelling units, including duplex, triplex, cottage housing, and fourplex, are prohibited as stand-alone primary uses or as part of a mixed-use development.

b. Maximum density.

Subdivision of existing lots shall not average less one lot per acre. This maximum density shall not apply within Part B of the Port of Tacoma Transition Overlay District, as shown on the map above.

c. Use and Maximum Density Exception:

A Planned Residential Development (PRD) for a lot that abuts the northern edge of the overlay district and has access from the top of the slope may utilize the dwelling type allowances and density bonuses provided in TMC 13.06.070.C. In this Overlay District the base density used for PRD density bonus calculations will be one unit per acre.

d. Location.

Residential development shall be located the greatest distance from the boundaries of the Port of Tacoma Manufacturing and Industrial Center as is feasible.

e. Site Development Standards.

Residential development shall be designed to minimize disruptions to Port/industrial operations, including minimizing clearing and grading, driveways, and vegetation/tree canopy removal.

f. Building Design Standards.

Residential buildings will incorporate design elements to reduce, to the greatest extent practicable, impacts on occupants from noise and light impacts from nearby port/industrial activity.

g. Accessory uses and structures.

Uses and structures accessory to a single dwelling unit are permitted in the Overlay district consistent with established development standards for accessory uses in the base zone.

h. Notice on Title.

As a condition of subdivision approval or residential building permit issuance for properties within the Overlay Zone, the Applicant shall record a notice on title which attests that (1) the property is located within the Port of Tacoma Manufacturing and Industrial Center Overlay Zone, (2) Port of Tacoma industrial activities, including container terminal facilities, are operating and will continue to operate and may expand in the future. The Notice on Title shall include the specific distance of the property from the closest boundary of the Port of Tacoma Manufacturing and Industrial Center.

* * *

13.06.080 Special Use Standards

* * *

G. Fuel Facilities.

1. Applicability:

The following standards apply to all “Petroleum Fuel Facilities” and “Cleaner Fuel Infrastructure.”

2. Purpose:

The purpose of these standards is to minimize the risk of spill or discharge of fuels into the Puyallup River or marine waters; to support a reduction in greenhouse gas emissions and a transition to renewable fuel and energy production consistent with Federal, state and local targets; to avoid and minimize any impacts to adjacent communities from fire, explosion, or increased air emissions resulting from facility expansion; and to protect and preserve fish and wildlife habitat areas to ensure viable Tribal fisheries consistent with Treaty fishing rights.

3. Baseline established.

a. The baseline for refining, storage, transportation, and transshipment facilities is established by the following information available as of November , 2021 (the adoption date of this ordinance.)

(1) Crude oil refining baseline capacity shall be established by the U.S. Energy Information Administration Refinery Capacity Report as measured in atmospheric crude distillation barrels per day (<https://www.eia.gov/petroleum/refinerycapacity/>) or comparable. The baseline for other product refining, including liquefied natural gas, shall be based on the documented refining capacity in the most recent local permits issued for the facility.

(2) Storage baseline capacity shall be established using Washington Department of Ecology industrial section permits and oil spill prevention plans.

(3) Transshipment and transportation facility baseline is established through the most recent spill prevention plans approved by the Department of Ecology or where a local permit documenting such facilities has been approved more recently.

(4) If an existing facility does not have an established refining or storage baseline from a past industrial section permit or spill prevention plan, the baseline must be established as part of a permit application.

4. New facilities or expansion of existing facilities beyond the established baseline shall meet the following special use standards:

a. Mitigation for local greenhouse gas impacts calculated consistent with the definition of facility emissions in TMC 13.01.060:

(1) Assessment: Greenhouse gas emissions impacts shall be assessed using current valid modeling techniques.

(2) Mitigation: Greenhouse gas emissions that create specific adverse environmental impacts may be offset through mitigation projects that provide real and quantifiable greenhouse gas mitigation.

(3) Location: Greenhouse gas emissions offsets for local impacts shall be located in the following order of preference:

- Within the City of Tacoma;
- Within the Puyallup River Watershed;
- Within Pierce County;
- Within the Central Puget Sound region, including Pierce County, Kitsap County, Snohomish County, and King County.

b. The applicant shall provide annual reporting of the following:

- The number of vessel transfers of renewable fuel, both inbound and outbound from the site, the type and quantity of products transferred, and the product destination.
- The number of rail cars transporting renewable fuels, both to and from the site, including a description of the product, volume, and destination.
- The number of trucks transporting renewable fuel, both to and from the site, including a description of the product, volume, and destination.
- A description of on-site storage capacity including the number of tanks, tank volumes, and products.
- A description of all facility emissions for previous five years and a three year forecast.

c. An applicant must provide proof of financial assurance (such as trust funds, letters of credit, insurance, self-insurance, financial tests, corporate guarantees, payment bonds or performance bonds) sufficient to comply with the financial responsibility requirements set forth in any State and federal law applicable to their proposed project. If the applicant relies on an insurance policy for compliance with a State or federal financial assurance requirement, the applicant must add the City of Tacoma as an additional insured as a condition of permit issuance.

5. Petroleum Fuel Facilities.

a. New "Petroleum Fuel Facilities" are prohibited.

b. Existing facilities, legally permitted at the time of adoption of this ordinance, shall be considered permitted uses, subject to the following limitations:

(1) Existing facilities shall not exceed the established storage, crude oil refining, transshipment, nor transportation baselines as of November, 2021 (the adoption date of this ordinance.) except where specifically authorized in this section.

(2) Except as specifically authorized under 13.06.080.G.5.b.(3), (4), and (5), the following new improvements are prohibited:

- New driveways, private rail sidings, docks, piers, wharves and floats.
- Site or facility improvements that would increase the capacity of a ~~storage tank~~, driveway, private rail siding, dock, pier, wharf or float.
- New storage tanks, refining or processing facilities.

(3) Expansion of or addition to existing petroleum fuel facilities is allowed through the normal permitting process when the particular expansion would create the maximum proposed capacity of a facility that was the subject of an Environmental Impact Statement prepared and published by the City under RCW 43.21C and TMC Ch. 13.12 as of November , 2021 (the adoption date of this ordinance) and for which the City has accepted on or before November , 2021 (the adoption date of this ordinance) all funds that fully mitigate the adverse environmental impacts of the facility's maximum capacity pursuant to a Mitigation Agreement between the City and the facility proponent.

(4) Expansion of production, storage, transportation and transshipment of petroleum fuels when requested in writing by the Department of Defense supporting Joint Base Lewis McChord, Naval Region Northwest Installations or other national defense needs shall be allowed through the standard permitting process with the City of Tacoma acting as SEPA lead agency, subject to an enhanced SEPA checklist to be implemented and updated from time to time by the Director.

(5) Replacement of and improvements to existing petroleum infrastructure shall be allowed through the standard permitting process with the City of Tacoma acting as SEPA lead agency, subject to an enhanced SEPA checklist to be implemented and updated from time to time by the Director, for maintenance, for improvement of the safety or security of the infrastructure, decrease air or water emissions, or to allow the infrastructure to meet new regulatory requirements.

(6) Where a "Petroleum Fuel Facility" provides direct-to-vessel fueling, new infrastructure that is necessary to support vessel fueling may be allowed so long as overall facility storage and refining does not exceed the established baseline.

(7) Improvements are limited to property owned or occupied by the use as of the adoption of this ordinance.

(8) Baseline monitoring. On an annual basis, Planning and Development Services will evaluate information from the U.S. Energy Information Administration, WA Department of Ecology, Puget Sound Clean Air Agency, as well as from local permits, to ensure compliance with the requirements herein.

6. Cleaner Fuel Infrastructure.

a. New and Expanded Cleaner Fuel Infrastructure as defined in this chapter shall be allowed through the standard permitting process with the City of Tacoma acting as SEPA lead agency, subject to an enhanced SEPA checklist to be implemented and updated from time to time by the Director, and subject to the following requirements:

(1) New Cleaner Fuel Infrastructure permitted through this chapter shall not be used for production, storage, transportation and transshipment of petroleum. Total or partial conversion of permitted New Cleaner Fuel Infrastructure for the purposes of production, storage, transportation, and transshipment of petroleum shall constitute grounds for permit revocation and civil enforcement.

(2) Any Expanded Cleaner Fuel Infrastructure permitted through this chapter shall not exceed a cumulative total increase of fifteen percent (+5%) more storage over the applicant's total petroleum storage as of November , 2021 (the adoption date of this ordinance). Total or partial conversion of permitted Expanded Cleaner Fuel Infrastructure for the purposes of production, storage, transportation, and transshipment of petroleum fuels shall constitute grounds for permit revocation and civil enforcement. The limitation on cumulative petroleum storage does not apply to expansions allowed under TMC 13.06.080.G.5.b (3), and (4), ~~and (5)~~ above.

From: James Price <info@sg.actionnetwork.org>
Sent: Tuesday, November 9, 2021 3:48 PM
To: City Clerk's Office
Subject: Protect The Tacoma Tideflats, By Stopping Fossil Fuel Expansions

Follow Up Flag: Follow up

Flag Status: Flagged

Council Tacoma City ,

Madam Mayor, and Tacoma City Council,

This month is especially important for airing the needs of the planet for the climate crisis battle. The world leaders are focusing on this critical issue. Our governor wants buses to run on green energy and Tacoma can play a part in this movement in the way they respond to this Tideflats issue. Tacoma stands at a crossroads. Will we continue to live in fear to protect fossil fuel industry profits, or will we stand up to corporate polluters and demand a livable future and low carbon economy?

For over 4 years now, your constituents have weighed in time and time again that something has to change.

Whether it was members of the council, the Puyallup Tribe of Indians, The Planning Commission, or hundreds if not thousands of advocates, the message has been clear, it is time to stop fossil fuel expansions in Tacoma. We have known this moment was coming for decades.

No more loopholes, no carve outs, no more profits over people. We must ban expansions that are not in service of true renewable fuels, and incentivize clean industries to set up shop in Tacoma.

Tacoma has been passed over before, we cannot keep wasting time while other cities began to expand into a cleaner and greener economy.

The Council must reject any amendments that allow expansion of existing fossil fuel facilities for anything other than clean fuels and clarify and strengthen the definition of clean fuels to ensure it is consistent with federal and state standards and create the incentives necessary for Tacoma to transition to truly clean energy. Specifically, I request that:

-New and Expanded Cleaner Fuel Facilities Permitted: The definition of clean fuels should be linked to the EPA standard and credit-generating standards under the Washington Clean Fuel Standard, once established, rather than permanently allow certain fuel types even as they may

become ineligible to generate credits under the CFS over time. Including fuels that are barely incrementally cleaner than the status quo won't advance Tacoma's clean energy goals and is inappropriate to be outright permitted under the updated code.

-Petroleum Fuel Facility Projects for Maintenance, Safety, Security, or Required to Meet Regulatory Changes: It should be made clear in the code that no fossil fuel capacity expansions are permitted under maintenance, safety, security, or regulatory needs.

National Security Petroleum Fuel Facilities: This motion is redundant with the Federal Defense Production Act. Council should clarify that any infrastructure built under the direction of this motion cannot be later converted for commercial uses.

-Projects which have undergone Environmental Review and Mitigated Impacts: The City has no legal obligation to allow PSE LNG to expand to the full capacity reviewed under SEPA. Allowing a significant expansion of the LNG facility completely undermines the intent of the regulations and further endangers our health, safety, and climate.

Please strengthen the Tideflats Regulations to end the loopholes, and allow us to kick off a decade of clean energy transformation.

Thank you,

James Price
jasprice@isomedia.com
23406 Vashon Hwy SW
Vashon Island, Washington 98070

From: Lindsay Walker <info@sg.actionnetwork.org>
Sent: Tuesday, November 9, 2021 3:15 PM
To: City Clerk's Office
Subject: Protect The Tacoma Tideflats, By Stopping Fossil Fuel Expansions

Follow Up Flag: Follow up

Flag Status: Flagged

Council Tacoma City ,

Madam Mayor, and Tacoma City Council,

Tacoma stands at a crossroads. Will we continue to live in fear to protect fossil fuel industry profits, or will we stand up to corporate polluters and demand a livable future and low carbon economy?

For over 4 years now, your constituents have weighed in time and time again that something has to change.

Whether it was members of the council, the Puyallup Tribe of Indians, The Planning Commission, or hundreds if not thousands of advocates, the message has been clear, it is time to stop fossil fuel expansions in Tacoma. We have known this moment was coming for decades.

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The Council must reject any amendments that allow expansion of existing fossil fuel facilities for anything other than clean fuels and clarify and strengthen the definition of clean fuels to ensure it is consistent with federal and state standards and create the incentives necessary for Tacoma to transition to truly clean energy. Specifically, I request that:

-New and Expanded Cleaner Fuel Facilities Permitted: The definition of clean fuels should be linked to the EPA standard and credit-generating standards under the Washington Clean Fuel Standard, once established, rather than permanently allow certain fuel types even as they may become ineligible to generate credits under the CFS over time. Including fuels that are barely incrementally cleaner than the status quo won't advance Tacoma's clean energy goals and is inappropriate to be outright permitted under the updated code.

-Petroleum Fuel Facility Projects for Maintenance, Safety, Security, or Required to Meet Regulatory Changes: It should be made clear in the code that no fossil fuel capacity expansions are permitted under maintenance, safety, security, or regulatory needs.

National Security Petroleum Fuel Facilities: This motion is redundant with the Federal Defense Production Act. Council should clarify that any infrastructure built under the direction of this motion cannot be later converted for commercial uses.

-Projects which have undergone Environmental Review and Mitigated Impacts: The City has no legal obligation to allow PSE LNG to expand to the full capacity reviewed under SEPA. Allowing a significant expansion of the LNG facility completely undermines the intent of the regulations and further endangers our health, safety, and climate.

Please strengthen the Tideflats Regulations to end the loopholes, and allow us to kick off a decade of clean energy transformation.

Thank you,

Lindsay Walker
walker.lindsay3@gmail.com
4512 N Bristol St
Tacoma, Washington 98407

From: Rebecca Stith <info@sg.actionnetwork.org>
Sent: Tuesday, November 9, 2021 3:01 PM
To: City Clerk's Office
Subject: Protect The Tacoma Tideflats, By Stopping Fossil Fuel Expansions

Follow Up Flag: Follow up

Flag Status: Flagged

Council Tacoma City ,

Dear Mayor Woodards and Councilmembers:

I write as a concerned resident of Tacoma and a member of the Policy and Technical Advisory Committee (PTAC) of Communities for a Healthy Bay (CHB), an organization that has for 30 years pursued environmental health and justice for our city, neighboring communities, and the Puyallup Tribe.

In August, U.N. Secretary-General António Guterres described the just-issued UN Climate Report on our worsening climate crisis as "a code red for humanity," and further stated, "The alarm bells are deafening [and this] report must sound a death knell for coal and fossil fuels, before they destroy our planet."

Our city now stands at the precipice of this accelerating climate crisis, which would unquestionably be exacerbated by allowing the expansion of fossil-fuels by existing facilities. Step back from this cliff. Do it now, not tomorrow, not next year. You not only have the opportunity but the obligation to take all possible actions to slow this crisis, mitigate its impacts, and secure a more livable world for today's children and coming generations. It is long overdue for you to close the loopholes in the Tideflats Regulations that currently allow fossil-fuel expansions by existing facilities and possibly their successors.

To this end, the Council must: 1) reject any amendments that allow expansion of existing facilities for anything other than for non-fossil-fuel/clean renewable energy alternatives; 2) clarify and strengthen the definition of clean fuels to ensure consistency with federal and state standards; and 3) create the necessary incentives for Tacoma to transition to truly clean energy.

Specifically, CHB and its community partners support:

-New and Expanded Cleaner-Fuel Facilities. This means linking the definition of clean fuels to the EPA standard and to the credits-generated standard under the Washington Clean Fuel Standard (once established), and NOT continuing to allow the expansion of fuels likely to

become ineligible to generate CFS credits over time. Anything short of doing this won't advance Tacoma's Climate Action Plan, mitigate the impacts of climate crisis, or support environmental justice.

- Petroleum Fuel Facility Projects for Maintenance, Safety, Security, and Regulatory Needs. The code must make clear that NO fossil-fuel capacity expansions are permitted under maintenance, safety, security, or regulatory needs.

- Projects which have undergone Environmental Review and Mitigated Impacts. The City has no legal obligation to allow PSE LNG to expand to the full capacity reviewed under SEPA. Allowing such expansion of the LNG facility would undermine the intent of the regulations, put profits before people, and further risk the health and well-being of community residents particularly persons living in close proximity to the LNG facility such as members of the Puyallup Tribe and persons incarcerated at the GEO-ICE detention center.

Hundreds, perhaps thousands, of Tacoma residents and stakeholders have repeatedly called on you to strengthen the Tideflats Regulations by ending the fossil-fuel expansion loopholes. Please take this action now. We are in a code red for humanity and our future now depends on you as our elected representatives.

Thank you,
Rebecca Stith

Rebecca Stith
rstithlaw@gmail.com
1119 North Fife Street
Tacoma, Washington 98406

From: Kenneth Zirinsky <info@sg.actionnetwork.org>
Sent: Tuesday, November 9, 2021 2:57 PM
To: City Clerk's Office
Subject: Protect The Tacoma Tideflats, By Stopping Fossil Fuel Expansions

Follow Up Flag: Follow up

Flag Status: Flagged

Council Tacoma City ,

Madam Mayor, and Tacoma City Council,

Tacoma stands at a crossroads. Will we continue to live in fear to protect fossil fuel industry profits, or will we stand up to corporate polluters and demand a livable future and low carbon economy?

For over 4 years now, your constituents have weighed in time and time again that something has to change.

Whether it was members of the council, the Puyallup Tribe of Indians, The Planning Commission, or hundreds if not thousands of advocates, the message has been clear, it is time to stop fossil fuel expansions in Tacoma. We have known this moment was coming for decades.

No more loopholes, no carve outs, no more profits over people. We must ban expansions that are not in service of true renewable fuels, and incentivize clean industries to set up shop in Tacoma.

Tacoma has been passed over before, we cannot keep wasting time while other cities began to expand into a cleaner and greener economy.

The Council must reject any amendments that allow expansion of existing fossil fuel facilities for anything other than clean fuels and clarify and strengthen the definition of clean fuels to ensure it is consistent with federal and state standards and create the incentives necessary for Tacoma to transition to truly clean energy. Specifically, I request that:

-New and Expanded Cleaner Fuel Facilities Permitted: The definition of clean fuels should be linked to the EPA standard and credit-generating standards under the Washington Clean Fuel Standard, once established, rather than permanently allow certain fuel types even as they may become ineligible to generate credits under the CFS over time. Including fuels that are barely incrementally cleaner than the status quo won't advance Tacoma's clean energy goals and is inappropriate to be outright permitted under the updated code.

-Petroleum Fuel Facility Projects for Maintenance, Safety, Security, or Required to Meet Regulatory Changes: It should be made clear in the code that no fossil fuel capacity expansions are permitted under maintenance, safety, security, or regulatory needs.

National Security Petroleum Fuel Facilities: This motion is redundant with the Federal Defense Production Act. Council should clarify that any infrastructure built under the direction of this motion cannot be later converted for commercial uses.

-Projects which have undergone Environmental Review and Mitigated Impacts: The City has no legal obligation to allow PSE LNG to expand to the full capacity reviewed under SEPA. Allowing a significant expansion of the LNG facility completely undermines the intent of the regulations and further endangers our health, safety, and climate.

Please strengthen the Tideflats Regulations to end the loopholes, and allow us to kick off a decade of clean energy transformation.

Thank you,

Kenneth Zirinsky
ellenkenab@yahoo.com
3612 N 33rd St
Tacoma, Washington 98407

From: Ken_Zirinsky_ <ellenkenab@yahoo.com>

Sent: Tuesday, November 9, 2021 2:40 PM

To: City Clerk's Office

Subject: Tideflats Regulations

Follow Up Flag: Follow up

Flag Status: Flagged

Dear Mayor Woodards and Tacoma City Council Members,

I am writing to express my opinions on the proposed Tideflats Regulations.

My name is Ken Zirinsky and I have lived in Tacoma, since 1992.

I would like to express my firm support for strong Tideflats Regulations that eliminate the loop hole in the Interim Regulations that has allowed existing fossil fuel facilities to expand.

During the time this loophole has existed, Seaport Sound Oil Terminal has increased its oil storage capacity by 15%

In addition, both U.S Oil & Refining Co. and Seaport Sound Oil Terminal are transporting larger volumes of fossil fuel into and out of the Tideflats each year via oil carrying railroad cars and via marine oil tankers and barges.(1)

This increase in railroad traffic and marine oil traffic causes increased air pollution and an increased risk of catastrophic oil spills that endanger not only the citizens of Tacoma, but also all the citizens of the Pacific Northwest who reside near railroad tracks and/or the Puget Sound/ Salish Sea.

Also, I'm concerned about permits for Clean Fuel Facilities and the definition of Clean Fuel Facilities:

I also request that you only enable Permits for Clean Fuel Facilities that have been shown to be eligible for credits under the (soon to be created) Washington Clean Fuels Program Rule.

As you know, Chapter 173-424 WAC, Clean Fuels Program Rule will establish a Washington Clean Fuel Carbon Intensity

Standard and will reward credits to facilities that produce fuels with carbon intensities below the standard. (2)

Finally, please include rules that revoke permits for Clean Fuel Facilities when the Washington Clean Fuel Carbon Intensity Standard is upgraded and these facilities are no longer reward credits because they no longer produce fuels with carbon intensities that are below the standard.

In summary, I request that you close the loop hole permitting expansion of existing fossil fuel facilities and that you enable permitting of Clean Fuel Facilities according to definitions that will be determined by the Washington Clean Fuels Program Rule.

Thank you for hearing my opinion.

Kenneth Zirinsky

ellenkenab@yahoo.com

References:

(1) Big Oil is Taking Advantage of Tacoma Despite Regulations

<https://www.healthybay.org/big-oil-taking-advantage-of-tacoma/>

(2) Department of Ecology, State of Washington, Chapters 173-424 WAC and 173-455 WAC

<https://ecology.wa.gov/Regulations-Permits/Laws-rules-rulemaking/Rulemaking/WAC-173-424-455>

From: Jim Tuttle <info@sg.actionnetwork.org>
Sent: Tuesday, November 9, 2021 2:29 PM
To: City Clerk's Office
Subject: Protect The Tacoma Tideflats, By Stopping Fossil Fuel Expansions

Follow Up Flag: Follow up

Flag Status: Flagged

Council Tacoma City ,

Madam Mayor, and Tacoma City Council,

It is time to stop fossil fuel expansions in Tacoma. No more loopholes, no carve outs, no more profits over people. We must ban expansions that are not in service of true renewable fuels, and incentivize clean industries to set up shop in Tacoma.

The Council must reject any amendments that allow expansion of existing fossil fuel facilities for anything other than clean fuels and clarify and strengthen the definition of clean fuels to ensure it is consistent with federal and state standards and create the incentives necessary for Tacoma to transition to truly clean energy. Specifically, I request that:

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Please strengthen the Tideflats Regulations to end the loopholes, and allow us to kick off a decade of clean energy transformation.

Thank you,

Jim Tuttle

jimtut48@gmail.com

1904 Sunset Dr. W.

University Place, Washington 98466

From: Margo Rolf <info@sg.actionnetwork.org>
Sent: Tuesday, November 9, 2021 2:20 PM
To: City Clerk's Office
Subject: Protect The Tacoma Tideflats, By Stopping Fossil Fuel Expansions

Follow Up Flag: Follow up

Flag Status: Flagged

Council Tacoma City ,

Madam Mayor, and Tacoma City Council,

At a time when world leaders are in Glasgow, Scotland to deal with the dangers of climate change and when the youth of the world is begging us to act now to protect their future on this planet, please do now what you as representatives of this city can do to stop fossil fuel expansion in the Tideflats and surrounding areas. We know that a major cause of global warming is the burning of fossil fuels. We are already experiencing the results of unwise decisions in the past. Permitting expansion or addition of fossil fuel projects when we have little time to stop or slow down the damage already done is taking from the quality of life from our children and grandchildren and putting them in danger.

Fracked gas is not clean. You can call it natural but it is dirty energy from beginning to end.

Please strengthen the Tideflats Regulations to end the loopholes, and allow us to kick off a decade of clean energy transformation.

Tacoma can do better.

Thank you,

Thank you,

Margo Rolf
margorolf@aol.com
29610 2nd Place SW
Federal Way, Washington 98023

From: Mark Uhart <uhartm@sbcglobal.net>
Sent: Tuesday, November 9, 2021 2:03 PM
To: City Clerk's Office
Subject: Comments on the Tideflats Regulation

Follow Up Flag: Follow up
Flag Status: Flagged

City Council,

I plan on attending the Tacoma City Council meeting via ZOOM this evening, or call in. I am very concerned the proposed changes to the Tideflats Regulation will not be stringent enough. In light of the discussions taking place at COP26, the revised city code shouldn't allow any expansion of fossil fuel refining or export. The code should enforce a ZERO growth standard for fossil fuels, and even some bio-fuels. If we are ever going to be a green economy then every governing entity must do their part in limiting the expansion of fossil fuel extraction, transport, refining and use or export. There will be a day, within this century, when snow won't fall in the Pacific Northwest. When that day comes our children and grandchildren will want to know why we didn't take a stand against fossil fuels. Please don't squander this opportunity.

Mark Uhart
Kalama, WA

From: Kerri Hill <info@sg.actionnetwork.org>
Sent: Tuesday, November 9, 2021 2:02 PM
To: City Clerk's Office
Subject: Protect The Tacoma Tideflats, By Stopping Fossil Fuel Expansions

Follow Up Flag: Follow up

Flag Status: Flagged

Council Tacoma City ,

Madam Queen Mayor and Tacoma City Council,

Tacoma stands at a crossroads. Will we continue to live in fear to protect fossil fuel industry profits, or will we stand up to corporate polluters and demand a livable future and low carbon economy?

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Please strengthen the Tideflats Regulations to end the loopholes, and allow us to kick off a decade of clean energy transformation.

Thank you,

Climate Ambassadors Kerri and Cordélia 🐾🐾

Kerri Hill
kerridecantero@gmail.com
PMB #5998-PO Box 257
Olympia, Washington 98507

From: Christine Hickey <info@sg.actionnetwork.org>
Sent: Tuesday, November 9, 2021 1:48 PM
To: City Clerk's Office
Subject: Protect The Tacoma Tideflats, By Stopping Fossil Fuel Expansions

Follow Up Flag: Follow up

Flag Status: Flagged

Council Tacoma City ,

Madam Mayor, and Tacoma City Council,

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Thank you,

Christine Hickey
chickey48@yahoo.com
5005 Main St Apt. 611
Tacoma, Washington 98407

From: Mary Forman <info@sg.actionnetwork.org>
Sent: Tuesday, November 9, 2021 1:32 PM
To: City Clerk's Office
Subject: Protect The Tacoma Tideflats, By Stopping Fossil Fuel Expansions

Follow Up Flag: Follow up

Flag Status: Flagged

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Thank you,

Mary Forman
marymforman@gmail.com
414 Harvard Ave
Fircrest, Washington 98466-7307

From: Bill Adams <info@sg.actionnetwork.org>
Sent: Tuesday, November 9, 2021 12:26 PM
To: City Clerk's Office
Subject: Protect The Tacoma Tideflats, By Stopping Fossil Fuel Expansions

Follow Up Flag: Follow up

Flag Status: Flagged

Council Tacoma City ,

Dear Madam Mayor, and Tacoma City Council,

Please reject any additional expansion of fossil fuel infrastructure on the Tideflats. As you know, our nation's future is clean, green renewable energy where there are 2 1/2 to 4 times more family wage jobs than fossil fuels. Be a leader and do your city a favor by rejecting fossil fuels. Their continued use will only exacerbate the global warming crisis that our nation, and the entire planet faces. Thank you,

Bill Adams
badams6456@aol.com
23255 27th Ave. So.
Des Moines, Washington 98198

From: Julie Meghji <julie@meghji.com>
Sent: Tuesday, November 9, 2021 11:51 AM
To: City Clerk's Office
Subject: Climate Change and Fossil Fuels - A Deadly Combination

Follow Up Flag: Follow up

Flag Status: Flagged

The City of Tacoma needs to pass a true ban on fossil fuel expansion for the Tideflats, free of any exemptions for polluting, toxic facilities.

- The Puyallup Tribe has been vocal about their stance--it's time to take action and stop permitting any more toxic facilities on the Tideflats--I stand in solidarity with Tribe and advocate for their wisdom and sovereignty to be respected.
- Fossil fuel expansion anywhere affects all of us everywhere. Allowing any kind of expansion is not in alignment with the IPCC reports, Washington's climate goals, the city of Tacoma Climate Emergency Declaration, or common sense.
- The trains, trucks and ships carrying the fuels run through Seattle and up to Bellingham, spreading the health impacts and safety risks far beyond the Port of Tacoma.
- The increased ship traffic could have a huge impact on our Salish Sea and the marine life already struggling to survive, like our Southern Resident Orcas, via noise pollution, risk of oil spills, and toxic discharges.

It's irresponsible and frankly deadly that a few City of Tacoma council members are trying to add amendments and exemptions to allow toxic operations like Puget Sound Energy, US Oil, Seaport Sound Oil Terminal and others to keep expanding and polluting.

Julie Meghji

PSE Customer

From: Joanclair Richter <joanclair.richter@climatereality.com>
Sent: Tuesday, November 9, 2021 10:03 AM
To: City Clerk's Office
Subject: Tacoma City Council Public Comment
Attachments: Tacoma City Council Members_JR[35].pdf

Follow Up Flag: Follow up
Flag Status: Flagged

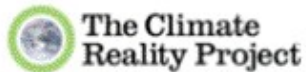
Dear Tacoma City Clerk,

Attached you will find a public comment related to Tideflats Regulation Vote.

Please consider and let me know if you have any questions.

Best,

Joanclair Richter | Pacific Regional Organizer
555 Eleventh Street, NW, Suite 601 | Washington, DC 20004
T: 202.567-6819 | F: 202.628.1445
[Calendly Scheduling Page](#)
E-mail: joanclair.richter@climatereality.com



NOTICE OF CONFIDENTIALITY & DISCLAIMER

The information contained in this e-mail and any attachments is CONFIDENTIAL and is intended only for the use of the addressee. Any unauthorized use, disclosure, distribution, dissemination, or copying is strictly prohibited and may be unlawful. If you are not the intended recipient, you are prohibited from any further viewing of the e-mail or any attachments or from making any use of the e-mail or attachments. If you believe you have received this e-mail in error, notify us immediately and permanently delete the e-mail, any attachments, and all copies thereof from any drives or storage media and destroy any printouts of the e-mail or attachments and any copies of such printouts. Although this e-mail and any attachments are believed to be free of any virus or other defect that might negatively affect any computer system into which it is received and opened, it is the responsibility of the recipient to ensure that it is virus-free and no responsibility is accepted by the sender for any loss or damage arising in any way in the event that such a virus or defect exists. Thank you for your cooperation.

Tacoma City Council Members,

As you consider the IPS Committee recommendations for the Tideflats Non-Interim Regulations, I, on behalf of The Climate Reality Project, urge you to reject amendments exempting facility expansions. Additionally, I ask that you move forward in passing regulations that are consistent with Tacoma's policy goals. In the Tacoma Climate Action Plan, it states: "The Tacoma Climate Action Plan will take action for healthy, affordable housing; clean, reliable transportation; and green, good-paying jobs." I'm urging you to take our global climate, the health of Tacoma's population, and safety of our community into account.

In order to protect the health and safety of Tacoma, as well as listen to the wishes of the Puyallup Tribe and frontline communities who are exposed the highest levels of pollution, the the Non-Interim regulations must stop not only new fossil fuel facilities, but the expansion of existing fossil fuel facilities.

We must transition away from a fossil fuel industry and into one of clean energy that grants an equitable and sustainable future. It is time to finally prohibit expansions of existing fossil fuel facilities and put Tacoma on the path to a clean energy economy.

Best,
Joanclaire Richter
Pacific Regional Organizer
The Climate Reality Project



Founded by former Vice President Al Gore, we're bringing the world together to solve the climate crisis and make a sustainable future a **reality**.

From: Nakanee McCord <info@sg.actionnetwork.org>
Sent: Tuesday, November 9, 2021 8:59 AM
To: City Clerk's Office
Subject: Protect The Tacoma Tideflats, By Stopping Fossil Fuel Expansions

Follow Up Flag: Follow up

Flag Status: Flagged

Council Tacoma City ,

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Thank you,

Nakanee McCord
NakaneeMonique@gmail.com
9237 S G St
Tacoma, Washington 98444

From: Foti, Suzanne <SFoti@parpacific.com>
Sent: Tuesday, November 9, 2021 7:50 AM
To: City Clerk's Office
Cc: Troske, Drew
Subject: US Oil: Comments on Non-Interim Tideflats Regulations: Public Comment
Attachments: TacomaCityCouncil_ USOR Comments 11.9.21.pdf

Follow Up Flag: Follow up
Flag Status: Flagged

Dear City Clerk:
Attached please find our comments for today's public comment period.
All the best,
Suzanne



Suzanne Foti
Director, Government and Public Affairs

Phone: 713-859-6673
Mobile: 832-421-5844
Email: SFoti@Parpacific.com

825 Town & Country Lane, Suite 1500
Houston, TX 77024

www.parpacific.com



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**U.S. Oil & Refining Co.**

3001 Marshall Avenue
 Tacoma, Washington 98421
 Tel: (253) 383-1651
 Web: www.usor.com

November 9, 2021

City of Tacoma City Council
 747 Market St.
 Room 345
 Tacoma, WA 98402

VIA EMAIL: cityclerk@cityoftacoma.org

RE: Proposed Amendments to Titles 13 and 19 of the Municipal Code, entitled Land Use Regulatory Code and Shoreline Master Program

Dear Mayor Woodards and the Members of the Tacoma City Council:

U.S. Oil and Refining Company (US Oil) submits this letter as part of our commitment to the process to establish non-interim Tideflats and Industrial Land Use Regulations in the City of Tacoma. We are steadfast in our determination to show leadership on behalf of our industry and in service to U.S. Oil's employees, our suppliers, our customers and our community. However, we are gravely concerned about the state of the process and ask the City Council to take the actions needed to finalize an interim rule after years of discussion and debate.

We took the request of the IPS committee to find a mediated solution to heart. Based on the City Council's commitment to establishing non-Interim regulations, we accepted that we would need to accept regulations that encumber petroleum expansion. This was not an easy choice for us, however, we understood that to reach resolution, all sides would need to compromise.

To be clear, we still have concerns as well with the proposal. For example, we understand the intent that any project we would do with rail sidings would be either for safety or a renewable project – but likely that rail siding would still be needed as well for our traditional business. How we are supposed to undertake these activities that are not expanding the refining capacity is very unclear. But we are willing to work through these challenges with the City after the IPS recommendations are passed.

The position of no fossil fuel expansion of any kind in Tacoma, ever, is absolute and unrealistic. At worst, this position locks in old technology and undercuts the very environmental progress sought by our community – while undercutting local economic growth and development. Tacoma is a growing region, and its energy market needs to reflect that growth.

If a lack of progress on the Tideflats and Interim Regulations was caused by meaningful points of conflict that stakeholders were steadfast in addressing together, then the delays would be laudable for the work and contemplation reflected in the desire to "get it right." But if absolutism creates quicksand that envelopes city leaders who have a responsibility to everyone in the community, we will continue to have interim regulations that will not draw the capital and jobs needed for the very energy transition sought by the fossil fuel opponents.



Par Pacific



U.S. Oil & Refining Co.

3001 Marshall Avenue
Tacoma, Washington 98421
Tel: (253) 383-1651
Web: www.usor.com

Compromise and balance are a hallmark of effective government but an enemy to single-minded service to a point of view inconsiderate of any but its own. We remain committed to supporting the process that meets the needs of all who live near, work in, and rely upon the Tideflats and especially the tens of thousands of jobs and millions in tax revenue that supports individuals and critical projects and services. That is why we ask that the City Council pass the IPS recommendations. Thank you.

Respectfully submitted,

A handwritten signature in blue ink, appearing to read "Andrew Troske", with a stylized, cursive script.

Andrew Troske
Refinery Manager and VP, Manufacturing
U.S. Oil and Refining Co.

From: Carmela Micheli <info@sg.actionnetwork.org>
Sent: Tuesday, November 9, 2021 7:23 AM
To: City Clerk's Office
Subject: Protect The Tacoma Tideflats, By Stopping Fossil Fuel Expansions

Follow Up Flag: Follow up

Flag Status: Flagged

Council Tacoma City ,

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Please strengthen the Tideflats Regulations to end the loopholes, and allow us to kick off a decade of clean energy transformation.

Thank you,

Carmela Micheli
carmela@harbornet.com
13302 Crescent Valley Dr
Gig Harbor, Washington 98332

From: Caroline Swinehart <info@sg.actionnetwork.org>
Sent: Tuesday, November 9, 2021 7:15 AM
To: City Clerk's Office
Subject: Protect The Tacoma Tideflats, By Stopping Fossil Fuel Expansions

Follow Up Flag: Follow up

Flag Status: Flagged

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Thank you,

Caroline Swinehart
carolineswinehart11@gmail.com
320 N Yakima Ave, Apt #1
TACOMA, Washington 98403

From: marilyn melville-irvine <info@sg.actionnetwork.org>
Sent: Monday, November 8, 2021 10:42 PM
To: City Clerk's Office
Subject: Protect The Tacoma Tideflats, By Stopping Fossil Fuel Expansions

Follow Up Flag: Follow up

Flag Status: Flagged

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Thank you,

marilyn melville-irvine
mmirvine@gmail.com
154, Astro Drive
Kelso, Washington 98626

From: Carolyn Blasdel <info@sg.actionnetwork.org>
Sent: Monday, November 8, 2021 9:53 PM
To: City Clerk's Office
Subject: Protect The Tacoma Tideflats and Stop Fossil Fuel Expansions

Follow Up Flag: Follow up

Flag Status: Flagged

Council Tacoma City ,

Madam Mayor, and Tacoma City Council,

Tacoma stands at a crossroads. I live on the edge of the Tacoma Tideflats, and something has to change. I want Tacoma to stand up against corporate polluters and protect our environment. We need a livable future and a low carbon economy.

Whether it was members of the council, the Puyallup Tribe of Indians, The Planning Commission, or hundreds if not thousands of advocates, the message has been clear, it is time to stop fossil fuel expansions in Tacoma. We have known this moment was coming for decades.

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Thank you,

Carolyn Blasdel
blasdelc@comcast.net
1515 Dock St Unit 319
Tacoma, Washington 98402-3255

From: Janice Gillespie <info@sg.actionnetwork.org>
Sent: Monday, November 8, 2021 8:50 PM
To: City Clerk's Office
Subject: Protect The Tacoma Tideflats, By Stopping Fossil Fuel Expansions

Follow Up Flag: Follow up

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Please strengthen the Tideflats Regulations to end the loopholes, and allow us to kick off a decade of clean energy transformation.

Thank you,

Janice Gillespie
j_arlene@hotmail.com
P O Box 523
Clatskanie, Oregon 97016

From: Dana Peregrine <info@sg.actionnetwork.org>
Sent: Monday, November 8, 2021 8:25 PM
To: City Clerk's Office
Subject: Protect The Tacoma Tideflats, By Stopping Fossil Fuel Expansions

Follow Up Flag: Follow up

Flag Status: Flagged

Council Tacoma City ,

Madam Mayor, and Tacoma City Council,

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Thank you,

Dana Peregrine
danaperegrine@hotmail.com
5036 Hyada Blvd NE
Tacoma, Washington 98422-1614

From: Dana Peregrine <danaperegrine@hotmail.com>
Sent: Monday, November 8, 2021 8:24 PM
To: City Clerk's Office
Subject: For City Council - RE: Tideflats Regulations

Follow Up Flag: Follow up
Flag Status: Flagged

Please pass along to Tacoma City Council members in prep for tomorrow's Council meeting. Thank you.

Dear esteemed City Council members,

Please strengthen the Tideflats regulations to the fullest extent. Please strengthen the definition of renewables and reduce expansion of fuels like fracked gas and propane **down** from 15%.

These actions align with and are really the only actions that can be taken to align with the recent, "Tacoma Climate Action Plan".

Comments in this report I want to repeat in the context of the Tideflats include:

- It's time to think of the economy in terms of the environment and social needs.
- It's time to change systems that limit our capacity [to move away from fossil fuel-based fuels].
- Money spent on fossil fuels go to oil and gas companies outside of the City.
- Tacoma will attract innovation and new businesses interested in taking part in transitioning to a green economy [with actions that turn away from fossil fuel industries].

As we are hearing from the 2021 United Nations Climate Change Conference it's time to act now, yesterday really, and turn away from fossil fuels.

Keep public confidence. Let the public, me, know you believe in me and support me more than a few businesses located in the Tideflats.

I have written before in support of stronger Tideflats regulations. I will keep doing so until it's done.

Vote to make the Tideflats regulations as strong as they can be.

Thank you,
Dana Peregrine

From: Melinda Hutcheson Horn <info@sg.actionnetwork.org>
Sent: Monday, November 8, 2021 8:05 PM
To: City Clerk's Office
Subject: Protect The Tacoma Tideflats, By Stopping Fossil Fuel Expansions

Follow Up Flag: Follow up

Flag Status: Flagged

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Thank you,

Melinda Hutcheson Horn

Melinda Hutcheson Horn
melinda.b.h.horn@gmail.com
511 Carlon Loop Rd
Longview, Washington 98632

From: Ray Lepore <info@sg.actionnetwork.org>
Sent: Monday, November 8, 2021 8:00 PM
To: City Clerk's Office
Subject: Protect The Tacoma Tideflats, By Stopping Fossil Fuel Expansions

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Thank you,

Ray Lepore
raylepore@fastmail.com
3918 N Defiance St
Tacoma, Washington 98407

From: supersarsearcher@gmail.com <info@sg.actionnetwork.org>
Sent: Monday, November 8, 2021 7:58 PM
To: City Clerk's Office
Subject: Protect The Tacoma Tideflats, By Stopping Fossil Fuel Expansions

Follow Up Flag: Follow up

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Thank you,

supersarsearcher@gmail.com

PO Box 523

Clatskanie, Oregon 97016

From: Sue Lepore <info@sg.actionnetwork.org>
Sent: Monday, November 8, 2021 7:58 PM
To: City Clerk's Office
Subject: Protect The Tacoma Tideflats, By Stopping Fossil Fuel Expansions

Follow Up Flag: Follow up

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Sue Lepore
suelepore53@gmail.com
3918 N Defiance St
Tacoma, Washington 98407

From: Liz Kearny <info@sg.actionnetwork.org>
Sent: Monday, November 8, 2021 7:55 PM
To: City Clerk's Office
Subject: Protect The Tacoma Tideflats, By Stopping Fossil Fuel Expansions

Follow Up Flag: Follow up

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Thank you,

Rev. Liz Kearny

Ordained pastor in the Presbyterian Church (USA) - Olympia Presbytery

Liz Kearny

liz.anne.kearny@gmail.com

2318 Olympia Way

Longview, Washington 98632

From: Barbara Menne <info@sg.actionnetwork.org>
Sent: Monday, November 8, 2021 7:38 PM
To: City Clerk's Office
Subject: Protect The Tacoma Tideflats, By Stopping Fossil Fuel Expansions

Follow Up Flag: Follow up

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Thank you,

Barbara Menne
menneb@harbornet.com
1415 N Anderson St
Tacoma, Washington 98406

From: Sarah Staley <info@sg.actionnetwork.org>
Sent: Monday, November 8, 2021 7:19 PM
To: City Clerk's Office
Subject: Protect The Tacoma Tideflats, By Stopping Fossil Fuel Expansions

Follow Up Flag: Follow up

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Thank you,

Sarah Staley
simone.aiden.marinus@gmail.com
920 S 9th St
Tacoma, Washington 98405

From: Krista Johnson <info@sg.actionnetwork.org>
Sent: Monday, November 8, 2021 6:56 PM
To: City Clerk's Office
Subject: Protect The Tacoma Tideflats, By Stopping Fossil Fuel Expansions

Follow Up Flag: Follow up

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Thank you,

Krista Johnson
johnson.johansson@gmail.com
6802 N 13th St
Tacoma, Washington 98406

From: Margaret Griesse <info@sg.actionnetwork.org>
Sent: Monday, November 8, 2021 6:54 PM
To: City Clerk's Office
Subject: Protect The Tacoma Tideflats, By Stopping Fossil Fuel Expansions

Follow Up Flag: Follow up

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Thank you,

Margaret Griesse
margaret_griesse@hotmail.com
3537 Olympic Blvd W
University Place, Washington 98466

From: Kenra Brewer <info@sg.actionnetwork.org>
Sent: Monday, November 8, 2021 5:05 PM
To: City Clerk's Office
Subject: Protect The Tacoma Tideflats, By Stopping Fossil Fuel Expansions

Follow Up Flag: Follow up

Flag Status: Flagged

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No more loopholes, no carve outs, no more profits over people. We must ban expansions that are not in service of true renewable fuels, and incentivize clean industries to set up shop in Tacoma.

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The Council must reject any amendments that allow expansion of existing fossil fuel facilities for anything other than clean fuels and clarify and strengthen the definition of clean fuels to ensure it is consistent with federal and state standards and create the incentives necessary for Tacoma to transition to truly clean energy. Specifically, I request that:

-New and Expanded Cleaner Fuel Facilities Permitted: The definition of clean fuels should be linked to the EPA standard and credit-generating standards under the Washington Clean Fuel Standard, once established, rather than permanently allow certain fuel types even as they may become ineligible to generate credits under the CFS over time. Including fuels that are barely incrementally cleaner than the status quo won't advance Tacoma's clean energy goals and is inappropriate to be outright permitted under the updated code.

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-Projects which have undergone Environmental Review and Mitigated Impacts: The City has no legal obligation to allow PSE LNG to expand to the full capacity reviewed under SEPA. Allowing a significant expansion of the LNG facility completely undermines the intent of the regulations and further endangers our health, safety, and climate.

Please strengthen the Tideflats Regulations to end the loopholes, and allow us to kick off a decade of clean energy transformation.

Thank you,

Kenra Brewer
kenrabrewer@gmail.com
815 E 46th St
Tacoma, Washington 98404

From: Mary Pat Murphy <info@sg.actionnetwork.org>
Sent: Monday, November 8, 2021 4:21 PM
To: City Clerk's Office
Subject: Protect The Tacoma Tideflats, By Stopping Fossil Fuel Expansions

Follow Up Flag: Follow up

Flag Status: Flagged

Council Tacoma City ,

Madam Mayor, and Tacoma City Council,

We congratulate you as you will be our Mayor for another four years.

One concern I have is the City Planning Commission including the current City Council have failed to communicate with the Puyallup Nation who are the original indigenous peoples who cared for this precious part of Puget Sound, our Mother Earth with our tide flats, our waters, our rich sea life, and our Mount Tahoma. Please do not put off scheduling a meeting to receive their hopes dreams and expectations.

Tacoma stands at a crossroads. Will we continue to live in fear to protect fossil fuel industry profits, or will we stand up to corporate polluters and demand a livable future and low carbon economy?

For over 4 years now, your constituents have weighed in time and time again that something has to change. Now is the time to make the change.

Whether it was members of the council, the Puyallup Tribe of Indians, The Planning Commission, or hundreds if not thousands of advocates, the message has been clear, it is time to stop fossil fuel expansions in Tacoma. We have known this moment was coming for decades.

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Please strengthen the Tide Flats Regulations to end the loopholes, and allow us to kick off a decade of clean energy transformation.

Thank you,

Mary Pat Murphy, Co-promoter of Justice, Peace and Care of Creation for the Tacoma Dominican Sisters and Associates

Mary Pat Murphy
marypatop@nventure.com
1111 Rose Lane
Tacoma, WA, Washington 98406

From: LARRY LEVEEN <info@sg.actionnetwork.org>
Sent: Monday, November 8, 2021 4:19 PM
To: City Clerk's Office
Subject: Protect The Tacoma Tideflats, By Stopping Fossil Fuel Expansions

Follow Up Flag: Follow up

Flag Status: Flagged

Council Tacoma City ,

Madam Mayor, and Tacoma City Council,

You have undoubtedly received many other letters urging you to reject any amendments that allow the expansion of existing fossil fuel facilities in the Tideflats Regulations. I agree with that call.

Recently I participated in the City's Sustainability Plan open house. Simply put, we shouldn't work on the one hand on worthy plans like that one, and still provide loopholes for fossil fuel expansion that will exacerbate the impacts of climate change on the other. The City of Tacoma should be consistent and it should be brave and bold in charting a new course for what it will permit and support. We can have a city based on clean fuels as we can one that provides affordable housing and for the same reasons — because it is the right, just, and human thing to do.

- Please link our definition of clean fuels to the EPA standard and forthcoming Washington Clean Fuel Standard language. Ensure this regulation is meaningful and not a half-measure.

- The code should be clear that no fossil fuel capacity expansions are to be permitted under maintenance, safety, security, or regulatory needs.

- Clarify that infrastructure built under the direction of National Security Petroleum Fuel Facilities cannot be later converted for commercial uses.

I also urge Council to recognize that the City has no legal obligation to allow PSE LNG to expand to the full capacity reviewed under SEPA. You can limit fossil fuel activities in Tacoma and you should.

I join many others in asking you to meaningfully strengthen the Tideflats Regulations. End fossil fuel loopholes make these regulations consistent with our other community policies and priorities.

Thank you,

LARRY LEVEEN

larryleveen@forevergreentrails.org

243 S. 55TH ST

Tacoma, Washington 98408

From: Daniel Serres <info@sg.actionnetwork.org>
Sent: Monday, November 8, 2021 4:03 PM
To: City Clerk's Office
Subject: Protect The Tacoma Tideflats, By Stopping Fossil Fuel Expansions

Follow Up Flag: Follow up

Flag Status: Flagged

Council Tacoma City ,

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The reasons for addressing fossil fuel expansions are numerous. I write from the Columbia River watershed, where oil trains and other fossil fuel trains pose tremendous risks to community health and safety. Furthermore, they pose a massive risk to the climate, clean water, and clean air. We face significant challenges as a region in avoiding one town's oil terminal from becoming another town's oil train derailment. This, in fact, occurred when a Tacoma-bound oil train derailed in the small community of Mosier, OR.

Please understand that, by standing up for Tacoma communities, you can benefit other communities around the region - like Vancouver, Portland, and Mosier - who are also fighting to stop dangerous fossil fuel trains. It only works well if we all stick together. Thank you for your work, and I urge the Council to set an example that the entire region will recognize for strengthening protections against dangerous, polluting fossil fuels.

Finally, the Washington Environmental Health Disparities Map shows why the Council's action is critically important. Tacoma and many of the towns on fossil fuel routes face elevated environmental health disparities, already. Please consult the Washington Department of Health's mapping tool when making your final findings in support of strong protections for the Tideflats from any form of additional fossil fuel development.

Dan Serres
503.890.2441
dan@columbiariverkeeper.org

Daniel Serres
dan@columbiariverkeeper.org
15506 SE La Bonita Way
Portland, Oregon 97267

From: Cynthia Cannon <info@sg.actionnetwork.org>
Sent: Monday, November 8, 2021 3:37 PM
To: City Clerk's Office
Subject: Protect The Tacoma Tideflats, By Stopping Fossil Fuel Expansions

Follow Up Flag: Follow up

Flag Status: Flagged

Council Tacoma City ,

Madam Mayor, and Tacoma City Council,

I was just reviewing Tacoma's draft climate action plan. Stopping fossil fuel expansion in Tacoma's tideflats is one of the best first steps in our plan to combat the climate crisis. Leaving loopholes for often wily fossil fuel corporations is tacitly supporting expansion. The fossil fuel companies sited on our tideflats have shown that time and time again. Tacoma needs to stop protecting fossil fuel industry profits and corporate polluters. Let's make Tacoma's future a livable one with a low carbon economy!

For over 4 years now, your constituents have weighed in repeatedly that something has to change. That little changes has not gone unnoticed. We simply must change how we 'do business' - how we fuel our activities. Modest changes and tweaking the system are insufficient.

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Thank you,

Cynthia Cannon
cj.cannon@comcast.net
5346 Broad View Ave NE
Tacoma, Washington 98422

From: Kamber Good <kgood@masterbuilderspierce.com>
Sent: Monday, November 8, 2021 1:21 PM
To: City Clerk's Office
Cc: Jessica Gamble
Subject: Public Comments For City of Tacoma City Council Nov 9th 2021 5 PM
Attachments: Tacoma City Council Comments MFTE.docx

Follow Up Flag: Follow up
Flag Status: Flagged

Public Comments for City of Tacoma, City Council meeting Nov 9th, 2021 5 PM.

Respectfully,

Kamber M. Good
Government Affairs Manager
Direct (253) 254-0085
Office (253) 272-2112, Ext 105
kgood@masterbuilderspierce.com



🌐 www.masterbuilderspierce.com
📍 3711 Center Street, Tacoma Wash. 98409
📞 253.272.2112



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November 8, 2021

Honorable Mayor Woodards and Members of the Tacoma City Council,

My name is Kamber Good, and I am writing on behalf of the 860+ members of the Master Builders Association of Pierce County regarding the ordinance that will suspend new applications for the eight-year multi-family housing tax exemption (MFTE) in mixed-use centers which is being addressed through items 15 & 16 on this week's agenda. The Master Builders have had the privilege to work with this Council and Tacoma Staff on many different housing policy issues throughout the years in hopes to create more housing in the City. However, we are concerned about the proposal for an ordinance to limit a successful housing tool that Tacoma has relied on to create new housing in the city.

Restricting the full potential of the MFTE 8 Year Option is counterproductive to the remarkable and robust efforts that Tacoma is pursuing in terms of housing policy. The city needs housing of all types. MFTE projects are responsible for most of the multifamily housing built in the city and the 8 Year Option has produced thousands of housing units. We understand that there has been a concern for quite some time in Tacoma that not enough affordable units (80% AMI or below), however, it is important to acknowledge that new market-rate units do alleviate existing rents and housing costs.

We need more housing inventory at all AMI levels. In a crisis of this magnitude, Tacoma cannot disincentivize any price level of housing in any area of the city. Thank you for your considerations of these comments. Please do not hesitate to reach out with questions or concerns.

Respectfully,

Kamber M. Good

A handwritten signature in dark ink, appearing to read "Kamber M. Good".

Government Affairs Manager

www.masterbuilderspierce.com



MASTER BUILDERS
ASSOCIATION OF PIERCE COUNTY

www.masterbuilderspierce.com

From: Nadine Wallace <info@sg.actionnetwork.org>
Sent: Sunday, November 7, 2021 7:26 PM
To: City Clerk's Office
Subject: Protect The Tacoma Tideflats, By Stopping Fossil Fuel Expansions

Follow Up Flag: Follow up

Flag Status: Flagged

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Madam Mayor, and Tacoma City Council,

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Please strengthen the Tideflats Regulations to end the loopholes, and allow us to kick off a decade of clean energy transformation.

Thank you,

Nadine Wallace
mardine1@comcast.net
2709 North Cedar St
Tacoma, Washington 98407

From: Margo Rolf <info@sg.actionnetwork.org>
Sent: Sunday, November 7, 2021 5:54 PM
To: City Clerk's Office
Subject: Protect The Tacoma Tideflats, By Stopping Fossil Fuel Expansions

Follow Up Flag: Follow up

Flag Status: Flagged

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Thank you,

Margo Rolf
margorolf@aol.com
29610 2nd Place SW
Federal Way, Washington 98023

From: Deb Olsen <info@sg.actionnetwork.org>
Sent: Sunday, November 7, 2021 5:19 PM
To: City Clerk's Office
Subject: Protect The Tacoma Tideflats, By Stopping Fossil Fuel Expansions

Follow Up Flag: Follow up

Flag Status: Flagged

Council Tacoma City ,

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Thank you,

Deb Olsen
fernhilldeb@gmail.com
8222 S Park Ave
Tacoma, Washington 98408

From: southsound.surfrider.org <sssurfrider@gmail.com>
Sent: Sunday, November 7, 2021 1:17 PM
To: City Clerk's Office
Subject: Tideflats Regulations Letter
Attachments: Public Comment Regarding Regulations on the Tacoma Tideflats - 11.7.2021
Nov.pdf

Follow Up Flag: Follow up
Flag Status: Flagged

Please see the attached letter regarding the Tideflats Regulations.

Thank you for your time,

Stena Troyer

--

South Sound Chapter Surfrider Foundation

southsound@surfrider.org

www.surfrider.org/southsound



2522 N. Proctor PMB#390 • Tacoma, WA 98406

www.southsound.surfrider.org

sssurfrider@gmail.com

Public Comment Regarding Regulations on the Tacoma Tideflats

Nov. 7, 2021

Dear Tacoma City Council,

The Surfrider Foundation is a non-profit grassroots organization dedicated to the protection and preservation of our world's oceans, waves, and beaches, for all people, through a powerful activist network. Surfrider is an international organization with five chapters in Washington state. The South Sound Chapter of the Surfrider Foundation serves the Tacoma, Gig Harbor, and the southern Puget Sound region. We are an entirely volunteer run chapter consisting of 5 Executive Committee leaders and 114 members with support from two regional Surfrider staff. We are surfers, beachgoers, paddlers, divers, and those who simply love our marine waters and beaches in Washington State. Our commitment to protecting the places we play has led us to this letter.

We are writing *again* to ask that the City of Tacoma Council strengthen the current Tacoma Tideflats Interim Regulations. Thanks to the outreach work being done by Communities for a Healthy Bay, we know that the "recommended regulations are a small improvement to the status quo but make no mistake a bad clean fuels definition with a 15% expansion cap is far too permissive to make Tacoma the clean fuels hub it needs to be to avert climate ruin." Tacoma has the potential to attract green industries by creating a strong subarea planning process and that starts with making sure this policy stops corporate polluters. Tacoma can and should be a leader for the future of green businesses with a commitment to a low carbon economy and we agree with many other stakeholders in the community – strong Tideflats Regulations can be the positive change to move towards a greener future. We understand that the fossil fuel industry contributes to the global climate crisis and the worsening of public health. How can we make plans to improve our community if our current regulations on these companies are so broadly permissive, that environmental and public health impacts from increasing the transportation and burning of fossil fuels is left unchecked? Increased transportation, increases the chances of a catastrophic spill or train derailment. And increased burning of fossil fuels further contributes to climate change. While the economic consequences of such disasters are unclear, it is clear that by not strengthening the current regulations, we are putting the health of our planet, our iconic PNW species, and ability to safely recreate, at risk.

While the current regulations have helped protect us from some polluting industries, the ability for existing facilities to expand is dangerous for the health and wellbeing of our waters and communities. Please take control of our collective future by permanently strengthening the Tideflats Regulations to meaningfully limit the growth of new and existing hazardous fossil fuel facilities.

Thank you for your time,

South Sound Surfrider Foundation Executive Committee

Stena Troyer, South Sound Chapter Chair
 Riley Haizlip, South Sound Vice Chair
 Ranell Nystrom, South Sound Treasurer
 Lucas Drawdy, South Sound Secretary
 Maya Gerlach, South Sound Volunteer Coordinator

From: Colleen Nordlund <rose_2@comcast.net>

Sent: Sunday, November 7, 2021 10:48 AM

To: City Clerk's Office

Subject: AFFORDABLE HOUSING

Follow Up Flag: Follow up

Flag Status: Flagged

Please stop this policy. I live next to drug dealers on one side and a middle school on the other. This housing policy will only guarantee that it will get worse. I am not a racist, but lower-cost housing will bring down a city that had a very bad reputation that you have all worked to change. Don't tear down the progressive you have made. Your efforts to bring more "affordable" housing is not the answer. Put children first and keep them safe. .

Colleen Nordlund

2535766847

From: Diane Shaughnessy <info@sg.actionnetwork.org>
Sent: Saturday, November 6, 2021 4:01 PM
To: City Clerk's Office
Subject: Protect The Tacoma Tideflats, By Stopping Fossil Fuel Expansions

Follow Up Flag: Follow up

Flag Status: Flagged

Council Tacoma City ,

Madam Mayor, and Tacoma City Council,

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Thank you,

Diane Shaughnessy
dshau1@aol.com
7308 N Skyview PL A208
Tacoma, Washington 98406

From: Linda Hood <info@sg.actionnetwork.org>
Sent: Saturday, November 6, 2021 3:38 PM
To: City Clerk's Office
Subject: Protect The Tacoma Tideflats, By Stopping Fossil Fuel Expansions

Follow Up Flag: Follow up

Flag Status: Flagged

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-New and Expanded Cleaner Fuel Facilities Permitted: The definition of clean fuels should be linked to the EPA standard and credit-generating standards under the Washington Clean Fuel Standard, once established, rather than permanently allow certain fuel types even as they may become ineligible to generate credits under the CFS over time. Including fuels that are barely incrementally cleaner than the status quo won't advance Tacoma's clean energy goals and is inappropriate to be outright permitted under the updated code.

-Petroleum Fuel Facility Projects for Maintenance, Safety, Security, or Required to Meet Regulatory Changes: It should be made clear in the code that no fossil fuel capacity expansions are permitted under maintenance, safety, security, or regulatory needs.

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Please strengthen the Tideflats Regulations to end the loopholes, and allow us to kick off a decade of clean energy transformation.

Thank you,

Linda Hood
hoodwhite2@gmail.com
2003 88TH AVE W
University Place, Washington 98466

From: K Anderson <info@sg.actionnetwork.org>
Sent: Saturday, November 6, 2021 1:07 PM
To: City Clerk's Office
Subject: Protect The Tacoma Tideflats, By Stopping Fossil Fuel Expansions

Follow Up Flag: Follow up

Flag Status: Flagged

Council Tacoma City ,

Madam Mayor, and Tacoma City Council,

Tacoma stands at a crossroads. Will we continue to live in fear to protect fossil fuel industry profits, or will we stand up to corporate polluters and demand a livable future and low carbon economy?

For over 4 years now, your constituents have weighed in time and time again that something has to change.

Whether it was members of the council, the Puyallup Tribe of Indians, The Planning Commission, or hundreds if not thousands of advocates, the message has been clear, it is time to stop fossil fuel expansions in Tacoma. We have known this moment was coming for decades.

No more loopholes, no carve outs, no more profits over people. We must ban expansions that are not in service of true renewable fuels, and incentivize clean industries to set up shop in Tacoma.

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Thank you,

K Anderson
andersknmedia@gmail.com
P. O. Box 1934
Milton , Washington 98354

From: J Vartanian <info@sg.actionnetwork.org>
Sent: Saturday, November 6, 2021 7:33 AM
To: City Clerk's Office
Subject: Protect The Tacoma Tideflats, By Stopping Fossil Fuel Expansions

Follow Up Flag: Follow up

Flag Status: Flagged

Council Tacoma City ,

Madam Mayor, and Tacoma City Council,

The New York Times has reported that the US will face billions of dollars in 'stranded', unneeded fossil fuel infrastructure after 2030 that could leave the US with another '2008 Financial Crisis.' Fossil fuel companies won't have funds for de-commissioning and clean-up. Tacoma will pay that bill.

Tacoma stands at a crossroads. Will we continue to live in fear to protect fossil fuel industry profits, or will we stand up to corporate polluters and demand a livable future and low carbon economy?

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Please strengthen the Tideflats Regulations to end the loopholes, and allow us to kick off a decade of clean energy transformation.

Thank you,

J Vartanian
dressagejoy@gmail.com
PO Box 537
Fox Island, Washington 98333

From: Nancy Lee Farrell <nfarrellwa@gmail.com>
Sent: Saturday, November 6, 2021 4:42 AM
To: City Clerk's Office
Subject: No to LNG! Green energy is needed! Nancy Farrell, 4005 N. 24th, Tacoma. 98406

Follow Up Flag: Follow up

Flag Status: Flagged

From: Jeremy Kunz <info@sg.actionnetwork.org>
Sent: Friday, November 5, 2021 11:47 PM
To: City Clerk's Office
Subject: Protect The Tacoma Tideflats, By Stopping Fossil Fuel Expansions

Follow Up Flag: Follow up

Flag Status: Flagged

Council Tacoma City ,

Madam Mayor, and Tacoma City Council,

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Thank you,

Jeremy Kunz
maureenjerry@yahoo.com
3320 South 8th Street
Tacoma, Washington 98405

From: Glen Anderson <info@sg.actionnetwork.org>
Sent: Friday, November 5, 2021 7:32 PM
To: City Clerk's Office
Subject: If you care about Tacoma, YOU MUST STOP Fossil Fuel Expansions !!!!!

Follow Up Flag: Follow up
Flag Status: Flagged

Council Tacoma City ,

Madam Mayor, and Tacoma City Council,

I IMPORE YOU TO PROTECT TACOMA -- and people's health -- and the Puyallup Tribe!!!!

VOTERS DEMAND YOU STOP fossil fuel expansions!!!!

Protect God's Beautiful Creation, which includes Tacoma's Tideflats!!!!

STOP THE POLLUTION AND DESTRUCTION AND CORRUPTION!!!!

The Council must reject any amendments that allow expansion of existing fossil fuel facilities for anything other than clean fuels and clarify and strengthen the definition of clean fuels to ensure it is consistent with federal and state standards and create the incentives necessary for Tacoma to transition to truly clean energy.

I STAND IN FIRM SOLIDARITY WITH PEOPLE WHO HAVE URGED TO TO RESPECT THE ENVIRONMENT AND OUR PEOPLE!!!!

Please strengthen the Tideflats Regulations to end the loopholes, and allow us to kick off a decade of clean energy transformation.

Thank you,

Glen Anderson
glenanderson@integra.net
5015 15th Ave SE
Lacey, Washington 98503

From: Janeen Provazek <provaj@hotmail.com>

Sent: Friday, November 5, 2021 5:15 PM

To: City Clerk's Office

Subject: Re Tideflat Regulations

Follow Up Flag: Follow up

Flag Status: Flagged

Dear Mayor Woodards and City Council Members:

This letter is in lieu of public testimony at next Tuesday's meeting.

First of all, thank you for all the work you have done and continue to do. This is a very challenging time to be a public official. Our community, our world, is facing unprecedented crises, from Covid 19 and its variants to the deterioration of the delicate balance of our biosystems on earth. As useful as fossil fuels have been for us, they are now causing serious, possibly irreparable, damage to our air, water and land. We now know without a doubt that we can no longer afford to expand fossil fuels in any way. No more fracking and extracting can occur. No minimizing what fossil fuels are and do. No expansion of storage capacity or weakening definitions of harmful fuels.

My requests is that you formulate the Tide flat regulations based on your clear awareness of the urgency of weaning from fossil fuels, and the science of our world's Climate Scientists. This is not a time for compromise, or "putting off" difficult decisions for another time. If you, as our elected officials, minimize in any way the crisis we now face, you will set us all up for a climate disaster of epic proportions. I wish this heavy responsibility were not on your shoulders, but it is. I hope we can all count on your courage when you present the new regulations.

With respect and encouragement,

Janeen Provazek, volunteer for 350 Tacoma

1117 N 7 St

Tacoma, WA 98403

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From: Sally Burke <info@sg.actionnetwork.org>
Sent: Friday, November 5, 2021 5:09 PM
To: City Clerk's Office
Subject: Protect The Tacoma Tideflats, By Stopping Fossil Fuel Expansions

Follow Up Flag: Follow up

Flag Status: Flagged

Council Tacoma City ,

Madam Mayor, and Tacoma City Council,

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Please strengthen the Tideflats Regulations to end the loopholes, and allow us to kick off a decade of clean energy transformation.

Thank you,

Sally Burke
burksal@yahoo.com
3020 East K Street
Tacoma, Washington 98404

From: Janeen Provazek <info@sg.actionnetwork.org>
Sent: Friday, November 5, 2021 4:43 PM
To: City Clerk's Office
Subject: Protect The Tacoma Tideflats, By Stopping Fossil Fuel Expansions

Follow Up Flag: Follow up

Flag Status: Flagged

Council Tacoma City ,

Madam Mayor, and Tacoma City Council,

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Thank you,

Janeen Provazek
provaj@hotmail.com
1117 N 7 St
Tacoma, Washington 98403

From: Catharine Cline <info@sg.actionnetwork.org>
Sent: Thursday, November 4, 2021 12:48 PM
To: City Clerk's Office
Subject: Protect The Tacoma Tideflats, By Stopping Fossil Fuel Expansions

Follow Up Flag: Follow up

Flag Status: Flagged

Council Tacoma City ,

Madam Mayor, and Tacoma City Council,

While I do not live in Tacoma, I shop here often and I have many friends who live here.

Tacoma stands at a crossroads. Will we continue to live in fear to protect fossil fuel industry profits, or will we stand up to corporate polluters and demand a livable future and low carbon economy?

For over 4 years now, your constituents have weighed in time and time again that something has to change.

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Thank you,

Catharine Cline
cathicline49@gmail.com
2016 Sycamore St. SE
Lacey, Washington 98503

From: Christine Hickey <info@sg.actionnetwork.org>
Sent: Thursday, November 4, 2021 12:27 PM
To: City Clerk's Office
Subject: Protect The Tacoma Tideflats, By Stopping Fossil Fuel Expansions

Follow Up Flag: Follow up

Flag Status: Flagged

Council Tacoma City ,

Madam Mayor, and Tacoma City Council,

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Please strengthen the Tideflats Regulations to end the loopholes, and allow us to kick off a decade of clean energy transformation.

Thank you,

Christine Hickey
chickey48@yahoo.com
5005 Main St Apt. 611
Tacoma, Washington 98407

From: Neil Rader <info@sg.actionnetwork.org>
Sent: Wednesday, November 3, 2021 1:12 PM
To: City Clerk's Office
Subject: Protect The Tacoma Tideflats, By Stopping Fossil Fuel Expansions

Follow Up Flag: Follow up

Flag Status: Flagged

Council Tacoma City ,

Madam Mayor, and Tacoma City Council,

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Thank you,

Neil Rader
Neil4rader@nventure.com
3912 Grandview Drive West
University Place, Washington 98466

From: Therese Dowd <info@sg.actionnetwork.org>
Sent: Tuesday, November 2, 2021 9:06 PM
To: City Clerk's Office
Subject: Protect The Tacoma Tideflats, By Stopping Fossil Fuel Expansions

Follow Up Flag: Follow up

Flag Status: Flagged

Council Tacoma City ,

Madam Mayor, and Tacoma City Council,

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Thank you,

Therese Dowd
therese.diwd@gmail.com
1870 N.skyline Dr
Tacoma, Washington 98406

From: Judith Thierry <info@sg.actionnetwork.org>
Sent: Tuesday, November 2, 2021 6:23 PM
To: City Clerk's Office
Subject: Protect The Tacoma Tideflats, By Stopping Fossil Fuel Expansions

Follow Up Flag: Follow up

Flag Status: Flagged

Council Tacoma City ,

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-Projects which have undergone Environmental Review and Mitigated Impacts: The City has no legal obligation to allow PSE LNG to expand to the full capacity reviewed under SEPA. Allowing a significant expansion of the LNG facility completely undermines the intent of the regulations and further endangers our health, safety, and climate.

Please strengthen the Tideflats Regulations to end the loopholes, and allow us to kick off a decade of clean energy transformation.

Thank you,

Judith Thierry
jthierry84@gmail.com
8220 65th Street Ct W
University Place, Washington 98467

From: Robert Brown <info@sg.actionnetwork.org>
Sent: Tuesday, November 2, 2021 3:37 PM
To: City Clerk's Office
Subject: Protect The Tacoma Tideflats, By Stopping Fossil Fuel Expansions

Follow Up Flag: Follow up

Flag Status: Flagged

Council Tacoma City ,

Madam Mayor, and Tacoma City Council,

Tacoma stands at a crossroads. Will we continue to live in fear to protect fossil fuel industry profits, or will we stand up to corporate polluters and demand a livable future and low carbon economy? I suggest that we choose to stand up to corporate polluters, and I hope that is your answer as well.

For over 4 years now, your constituents have weighed in time and time again that something has to change.

Whether it was members of the council, the Puyallup Tribe of Indians, The Planning Commission, or hundreds if not thousands of advocates, the message has been clear, it is time to stop fossil fuel expansions in Tacoma. We have known this moment was coming for decades.

No more loopholes, no carve outs, no more profits over people. We must ban expansions that are not in service of true renewable fuels, and incentivize clean industries to set up shop in Tacoma.

Tacoma has been passed over before, we cannot keep wasting time while other cities began to expand into a cleaner and greener economy.

The Council must reject any amendments that allow expansion of existing fossil fuel facilities for anything other than clean fuels and clarify and strengthen the definition of clean fuels to ensure it is consistent with federal and state standards and create the incentives necessary for Tacoma to transition to truly clean energy. Specifically, I request that:

-New and Expanded Cleaner Fuel Facilities Permitted: The definition of clean fuels should be linked to the EPA standard and credit-generating standards under the Washington Clean Fuel Standard, once established, rather than permanently allow certain fuel types even as they may become ineligible to generate credits under the CFS over time. Including fuels that are barely incrementally cleaner than the status quo won't advance Tacoma's clean energy goals and is

inappropriate to be outright permitted under the updated code.

-Petroleum Fuel Facility Projects for Maintenance, Safety, Security, or Required to Meet Regulatory Changes: It should be made clear in the code that no fossil fuel capacity expansions are permitted under maintenance, safety, security, or regulatory needs.

National Security Petroleum Fuel Facilities: This motion is redundant with the Federal Defense Production Act. Council should clarify that any infrastructure built under the direction of this motion cannot be later converted for commercial uses.

-Projects which have undergone Environmental Review and Mitigated Impacts: The City has no legal obligation to allow PSE LNG to expand to the full capacity reviewed under SEPA. Allowing a significant expansion of the LNG facility completely undermines the intent of the regulations and further endangers our health, safety, and climate.

Please strengthen the Tideflats Regulations to end the loopholes, and allow us to kick off a decade of clean energy transformation. Ask the polluters to join the effort to change to clean energy.

Thank you,

Robert Brown
larkbrown@comcast.net
1443 Edwards Avenue
Fircrest, Washington 98466

From: Roger Martin <info@sg.actionnetwork.org>
Sent: Tuesday, November 2, 2021 2:53 PM
To: City Clerk's Office
Subject: Protect the Tacoma Tideflats by Stopping Fossil Fuel Expansions

Follow Up Flag: Follow up

Flag Status: Flagged

Council Tacoma City ,

Madam Mayor, and Tacoma City Council,

Today, President Biden appeared with members of the EU and others in Scotland to talk about how to reduce, not add to, the global-warming crisis we have witnessed all over the West Coast, as well as around the US and around the world. And now you people want to EXPAND the capacity to generate and distribute fossil fuels when you have a perfect opportunity to Just Say "No"? Is Tacoma's political leadership both deaf and blind?

Tacoma stands at a crossroads. Will we continue to live in fear to protect fossil fuel industry profits, or will we stand up to corporate polluters and demand a livable future and low carbon economy?

For over four years now, your constituents have weighed in time and time again that something has to change.

Whether it was members of the Council, the Puyallup Tribe of Indians, The Planning Commission, or hundreds if not thousands of advocates, the message has been clear: it is time to stop fossil fuel expansions in Tacoma. We have known this moment was coming for decades.

No more loopholes, no carve outs, no more profits over people. We must ban expansions that are not in service of true renewable fuels, and incentivize clean industries to set up shop in Tacoma.

Tacoma has been passed over before, we cannot keep wasting time while other cities began to expand into a cleaner and greener economy.

The Council must reject any amendments that allow expansion of existing fossil fuel facilities for anything other than clean fuels and clarify and strengthen the definition of clean fuels to ensure it is consistent with federal and state standards and create the incentives necessary for Tacoma to transition to truly clean energy. Specifically, I request that:

-New and Expanded Cleaner Fuel Facilities Permitted: The definition of clean fuels should be

linked to the EPA standard and credit-generating standards under the Washington Clean Fuel Standard, once established, rather than permanently allow certain fuel types even as they may become ineligible to generate credits under the CFS over time. Including fuels that are barely incrementally cleaner than the status quo won't advance Tacoma's clean energy goals and is inappropriate to be outright permitted under the updated code.

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-Projects that have undergone Environmental Review and Mitigated Impacts: The City has no legal obligation to allow PSE LNG to expand to the full capacity reviewed under SEPA. Allowing a significant expansion of the LNG facility completely undermines the intent of the regulations and further endangers our health, safety, and climate.

Please strengthen the Tideflats Regulations to end the loopholes, and allow us to kick off a decade of clean energy transformation.

Thank you,

Roger Martin
fbrogert@yahoo.com
3800-A Bridgeport Wy, W, #543
University Place, Washington 98466

From: MICHAEL YADRICK <info@sg.actionnetwork.org>
Sent: Tuesday, November 2, 2021 9:33 AM
To: City Clerk's Office
Subject: Protect The Tacoma Tideflats, By Stopping Fossil Fuel Expansions

Follow Up Flag: Follow up

Flag Status: Flagged

Council Tacoma City ,

Madam Mayor, and Tacoma City Council,

Tacoma stands at a crossroads. Will we continue to live in fear to protect fossil fuel industry profits, or will we stand up to corporate polluters and demand a livable future and low carbon economy?

For over 4 years now, your constituents have weighed in time and time again that something has to change.

Whether it was members of the council, the Puyallup Tribe of Indians, The Planning Commission, or hundreds if not thousands of advocates, the message has been clear, it is time to stop fossil fuel expansions in Tacoma. We have known this moment was coming for decades.

No more loopholes, no carve outs, no more profits over people. We must ban expansions that are not in service of true renewable fuels, and incentivize clean industries to set up shop in Tacoma.

Tacoma has been passed over before, we cannot keep wasting time while other cities began to expand into a cleaner and greener economy.

The Council must reject any amendments that allow expansion of existing fossil fuel facilities for anything other than clean fuels and clarify and strengthen the definition of clean fuels to ensure it is consistent with federal and state standards and create the incentives necessary for Tacoma to transition to truly clean energy. Specifically, I request that:

-New and Expanded Cleaner Fuel Facilities Permitted: The definition of clean fuels should be linked to the EPA standard and credit-generating standards under the Washington Clean Fuel Standard, once established, rather than permanently allow certain fuel types even as they may become ineligible to generate credits under the CFS over time. Including fuels that are barely incrementally cleaner than the status quo won't advance Tacoma's clean energy goals and is inappropriate to be outright permitted under the updated code.

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Please strengthen the Tideflats Regulations to end the loopholes, and allow us to kick off a decade of clean energy transformation.

Thank you,

MICHAEL YADRICK
michael.yadrick@gmail.com
4412 N 27th Street
TACOMA, Washington 98407

From: Maude Laslie <info@sg.actionnetwork.org>
Sent: Tuesday, November 2, 2021 9:06 AM
To: City Clerk's Office
Subject: Protect The Tacoma Tideflats: Stop Fossil Fuel Expansions

Follow Up Flag: Follow up

Flag Status: Flagged

Council Tacoma City ,

Madam Mayor, and Tacoma City Council,

Tacoma stands at a crossroads. Will we continue to live in fear to protect fossil fuel industry profits, or will we stand up to corporate polluters and demand a livable future and low carbon economies?

For over 4 years now Tacoma citizens, your constituents, have weighed in time and time again that the city's approach to powering our future has to change.

Whether it was members of the council, the Puyallup Tribe of Indians, The Planning Commission, or hundreds if not thousands of advocates, the message has been clear, it is time to stop fossil fuel expansions in Tacoma. We have known this moment was coming for decades.

No more loopholes, no carve outs, no more profits over people. We must ban expansions that are not in service of true renewable fuels, and incentivize clean industries to set up shop in Tacoma.

Tacoma has been passed over before, we cannot keep wasting time while other cities began to expand into a cleaner and greener economy. Tacoma's elected leaders must have the courage to envision a livable future for the citizens they serves. Leaders are not elected to generate profits for fossil fuel companies.

The Council must reject any amendments that allow expansion of existing fossil fuel facilities for anything other than clean fuels and clarify and strengthen the definition of clean fuels to ensure it is consistent with federal and state standards and create the incentives necessary for Tacoma to transition to truly clean energy.

Specifically, I request that:

-New and Expanded Cleaner Fuel Facilities Permitted: The definition of clean fuels should be linked to the EPA standard and credit-generating standards under the Washington Clean Fuel Standard, once established, rather than permanently allow certain fuel types even as they may

become ineligible to generate credits under the CFS over time. Including fuels that are barely incrementally cleaner than the status quo won't advance Tacoma's clean energy goals and is inappropriate to be outright permitted under the updated code.

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-Projects which have undergone Environmental Review and Mitigated Impacts: The City has no legal obligation to allow PSE LNG to expand to the full capacity reviewed under SEPA. Allowing a significant expansion of the LNG facility completely undermines the intent of the regulations and further endangers our health, safety, and climate.

Please strengthen the Tideflats Regulations to end the loopholes, and allow us to kick off a decade of clean energy transformation.

Thank you,

Maude Laslie
mlaslie@comcast.net
5346 Broad View Ave NE
Tacoma, Washington 98422

From: Robb Krehbiel <info@sg.actionnetwork.org>
Sent: Tuesday, November 2, 2021 8:28 AM
To: City Clerk's Office
Subject: Stop Fossil Fuel Expansions In Tide Flats

Follow Up Flag: Follow up
Flag Status: Flagged

Council Tacoma City ,

Madam Mayor, and Tacoma City Council,

Tacoma stands at a crossroads. Will we continue to live in fear to protect fossil fuel industry profits, or will we stand up to corporate polluters and demand a livable future and low carbon economy?

For over 4 years now, your constituents have weighed in time and time again that something has to change.

Whether it was members of the council, the Puyallup Tribe of Indians, The Planning Commission, or hundreds if not thousands of advocates, the message has been clear, it is time to stop fossil fuel expansions in Tacoma. We have known this moment was coming for decades.

No more loopholes, no carve outs, no more profits over people. We must ban expansions that are not in service of true renewable fuels, and incentivize clean industries to set up shop in Tacoma.

Tacoma has been passed over before, we cannot keep wasting time while other cities began to expand into a cleaner and greener economy.

The Council must reject any amendments that allow expansion of existing fossil fuel facilities for anything other than clean fuels and clarify and strengthen the definition of clean fuels to ensure it is consistent with federal and state standards and create the incentives necessary for Tacoma to transition to truly clean energy. Specifically, I request that:

-New and Expanded Cleaner Fuel Facilities Permitted: The definition of clean fuels should be linked to the EPA standard and credit-generating standards under the Washington Clean Fuel Standard, once established, rather than permanently allow certain fuel types even as they may become ineligible to generate credits under the CFS over time. Including fuels that are barely incrementally cleaner than the status quo won't advance Tacoma's clean energy goals and is inappropriate to be outright permitted under the updated code.

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National Security Petroleum Fuel Facilities: This motion is redundant with the Federal Defense Production Act. Council should clarify that any infrastructure built under the direction of this motion cannot be later converted for commercial uses.

-Projects which have undergone Environmental Review and Mitigated Impacts: The City has no legal obligation to allow PSE LNG to expand to the full capacity reviewed under SEPA. Allowing a significant expansion of the LNG facility completely undermines the intent of the regulations and further endangers our health, safety, and climate. The Puyallup Tribe has also opposed PSE LNG, and it is extremely upsetting that the city continues to ignore the Tribe.

Please strengthen the Tideflats Regulations to end the loopholes, and allow us to kick off a decade of clean energy transformation.

Thank you,

Robb Krehbiel
robb.krehbiel@gmail.com
7521 E. E St.
Tacoma, Washington 98404

From: Pam Beal <info@sg.actionnetwork.org>
Sent: Tuesday, November 2, 2021 7:53 AM
To: City Clerk's Office
Subject: Protect The Tacoma Tideflats, By Stopping Fossil Fuel Expansions

Follow Up Flag: Follow up

Flag Status: Flagged

Council Tacoma City ,

Madam Mayor, and Tacoma City Council,

Tacoma stands at a crossroads. Will we continue to live in fear to protect fossil fuel industry profits, or will we stand up to corporate polluters and demand a livable future and low carbon economy?

For over 4 years now, your constituents have weighed in time and time again that something has to change.

Whether it was members of the council, the Puyallup Tribe of Indians, The Planning Commission, or hundreds if not thousands of advocates, the message has been clear, it is time to stop fossil fuel expansions in Tacoma. We have known this moment was coming for decades.

No more loopholes, no carve outs, no more profits over people. We must ban expansions that are not in service of true renewable fuels, and incentivize clean industries to set up shop in Tacoma.

Tacoma has been passed over before, we cannot keep wasting time while other cities began to expand into a cleaner and greener economy.

The Council must reject any amendments that allow expansion of existing fossil fuel facilities for anything other than clean fuels and clarify and strengthen the definition of clean fuels to ensure it is consistent with federal and state standards and create the incentives necessary for Tacoma to transition to truly clean energy. Specifically, I request that:

-New and Expanded Cleaner Fuel Facilities Permitted: The definition of clean fuels should be linked to the EPA standard and credit-generating standards under the Washington Clean Fuel Standard, once established, rather than permanently allow certain fuel types even as they may become ineligible to generate credits under the CFS over time. Including fuels that are barely incrementally cleaner than the status quo won't advance Tacoma's clean energy goals and is inappropriate to be outright permitted under the updated code.

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-Projects which have undergone Environmental Review and Mitigated Impacts: The City has no legal obligation to allow PSE LNG to expand to the full capacity reviewed under SEPA. Allowing a significant expansion of the LNG facility completely undermines the intent of the regulations and further endangers our health, safety, and climate.

Please strengthen the Tideflats Regulations to end the loopholes, and allow us to kick off a decade of clean energy transformation.

Thank you,

Pam Beal
pambeal@gmail.com
204 Contra Costa Ave
Fircrest, Washington 98466

From: Linda Fortune <info@sg.actionnetwork.org>
Sent: Sunday, October 31, 2021 12:58 PM
To: City Clerk's Office
Subject: Protect The Tacoma Tideflats, By Stopping Fossil Fuel Expansions

Follow Up Flag: Follow up

Flag Status: Flagged

Council Tacoma City ,

Madam Mayor, and Tacoma City Council,

Please have the courage, awareness and intelligence to finally, once and for all, protect our environment, water of the Sound and our air. Listen to your citizens!!!

Tacoma stands at a crossroads. Will we continue to live in fear to protect fossil fuel industry profits, or will we stand up to corporate polluters and demand a livable future and low carbon economy?

For over 4 years now, your constituents have weighed in time and time again that something has to change.

Whether it was members of the council, the Puyallup Tribe of Indians, The Planning Commission, or hundreds if not thousands of advocates, the message has been clear, it is time to stop fossil fuel expansions in Tacoma. We have known this moment was coming for decades.

No more loopholes, no carve outs, no more profits over people. We must ban expansions that are not in service of true renewable fuels, and incentivize clean industries to set up shop in Tacoma.

Tacoma has been passed over before, we cannot keep wasting time while other cities began to expand into a cleaner and greener economy.

The Council must reject any amendments that allow expansion of existing fossil fuel facilities for anything other than clean fuels and clarify and strengthen the definition of clean fuels to ensure it is consistent with federal and state standards and create the incentives necessary for Tacoma to transition to truly clean energy. Specifically, I request that:

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incrementally cleaner than the status quo won't advance Tacoma's clean energy goals and is inappropriate to be outright permitted under the updated code.

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-Projects which have undergone Environmental Review and Mitigated Impacts: The City has no legal obligation to allow PSE LNG to expand to the full capacity reviewed under SEPA. Allowing a significant expansion of the LNG facility completely undermines the intent of the regulations and further endangers our health, safety, and climate.

Please strengthen the Tideflats Regulations to end the loopholes, and allow us to kick off a decade of clean energy transformation.

Thank you,
Dr. Linda Fortune

Linda Fortune
lafort3@wamail.net
4114 N 30th St
Tacoma, Washington 98407

From: Courtney Braddock <info@sg.actionnetwork.org>
Sent: Friday, October 29, 2021 5:43 PM
To: City Clerk's Office
Subject: Protect The Tacoma Tideflats, By Stopping Fossil Fuel Expansions

Follow Up Flag: Follow up

Flag Status: Flagged

Council Tacoma City ,

Madam Mayor, and Tacoma City Council,

Tacoma stands at a crossroads. Will we continue to live in fear to protect fossil fuel industry profits, or will we stand up to corporate polluters and demand a livable future and low carbon economy?

For over 4 years now, your constituents have weighed in time and time again that something has to change.

Whether it was members of the council, the Puyallup Tribe of Indians, The Planning Commission, or hundreds if not thousands of advocates, the message has been clear, it is time to stop fossil fuel expansions in Tacoma. We have known this moment was coming for decades.

No more loopholes, no carve outs, no more profits over people. We must ban expansions that are not in service of true renewable fuels, and incentivize clean industries to set up shop in Tacoma.

Tacoma has been passed over before, we cannot keep wasting time while other cities began to expand into a cleaner and greener economy.

The Council must reject any amendments that allow expansion of existing fossil fuel facilities for anything other than clean fuels and clarify and strengthen the definition of clean fuels to ensure it is consistent with federal and state standards and create the incentives necessary for Tacoma to transition to truly clean energy. Specifically, I request that:

-New and Expanded Cleaner Fuel Facilities Permitted: The definition of clean fuels should be linked to the EPA standard and credit-generating standards under the Washington Clean Fuel Standard, once established, rather than permanently allow certain fuel types even as they may become ineligible to generate credits under the CFS over time. Including fuels that are barely incrementally cleaner than the status quo won't advance Tacoma's clean energy goals and is inappropriate to be outright permitted under the updated code.

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Please strengthen the Tideflats Regulations to end the loopholes, and allow us to kick off a decade of clean energy transformation.

Thank you,

Courtney Braddock

Courtney Braddock
co.braddock@gmail.com
9407 NE 169th Ave
Vancouver, Washington 98682

From: Sheridan Moore <info@sg.actionnetwork.org>
Sent: Thursday, October 28, 2021 7:37 PM
To: City Clerk's Office
Subject: Protect The Tacoma Tideflats, By Stopping Fossil Fuel Expansions

Follow Up Flag: Follow up

Flag Status: Flagged

Council Tacoma City ,

Madam Mayor, and Tacoma City Council,

Tacoma stands at a crossroads. Will we continue to live in fear to protect fossil fuel industry profits, or will we stand up to corporate polluters and demand a livable future and low carbon economy?

For over 4 years now, your constituents have weighed in time and time again that something has to change.

Whether it was members of the council, the Puyallup Tribe of Indians, The Planning Commission, or hundreds if not thousands of advocates, the message has been clear, it is time to stop fossil fuel expansions in Tacoma. We have known this moment was coming for decades.

No more loopholes, no carve outs, no more profits over people. We must ban expansions that are not in service of true renewable fuels, and incentivize clean industries to set up shop in Tacoma.

Tacoma has been passed over before, we cannot keep wasting time while other cities began to expand into a cleaner and greener economy.

The Council must reject any amendments that allow expansion of existing fossil fuel facilities for anything other than clean fuels and clarify and strengthen the definition of clean fuels to ensure it is consistent with federal and state standards and create the incentives necessary for Tacoma to transition to truly clean energy. Specifically, I request that:

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Please strengthen the Tideflats Regulations to end the loopholes, and allow us to kick off a decade of clean energy transformation.

Thank you,
Sheridan Moore

Sheridan Moore
smoore@plu.edu
Stuen 225 Pacific Lutheran University
Tacoma, Washington 98447

From: Sarah Brady <info@sg.actionnetwork.org>
Sent: Thursday, October 28, 2021 7:28 PM
To: City Clerk's Office
Subject: Protect The Tacoma Tideflats, By Stopping Fossil Fuel Expansions

Follow Up Flag: Follow up

Flag Status: Flagged

Council Tacoma City ,

Madam Mayor, and Tacoma City Council,

Tacoma stands at a crossroads. Will we continue to live in fear to protect fossil fuel industry profits, or will we stand up to corporate polluters and demand a livable future and low carbon economy?

For over 4 years now, your constituents have weighed in time and time again that something has to change.

Whether it was members of the council, the Puyallup Tribe of Indians, The Planning Commission, or hundreds if not thousands of advocates, the message has been clear, it is time to stop fossil fuel expansions in Tacoma. We have known this moment was coming for decades.

No more loopholes, no carve outs, no more profits over people. We must ban expansions that are not in service of true renewable fuels, and incentivize clean industries to set up shop in Tacoma.

Tacoma has been passed over before, we cannot keep wasting time while other cities began to expand into a cleaner and greener economy.

The Council must reject any amendments that allow expansion of existing fossil fuel facilities for anything other than clean fuels and clarify and strengthen the definition of clean fuels to ensure it is consistent with federal and state standards and create the incentives necessary for Tacoma to transition to truly clean energy. Specifically, I request that:

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Please strengthen the Tideflats Regulations to end the loopholes, and allow us to kick off a decade of clean energy transformation.

Thank you,

Sarah Brady
commerford.brady@gmail.com
709 East 35th Street
Tacoma, Washington 98404

From: oakschiller2 <oakschiller2@gmail.com>
Sent: Tuesday, November 9, 2021 11:07 AM
To: City Clerk's Office
Subject: City Council Comment

Follow Up Flag: Follow up
Flag Status: Flagged

I do not think that Tacoma should increase the budget for TPD. I think that our tax dollars could be better used in other places.

The murders of Manuel Ellis, and Bennie Branch; the incidents with Officer Khanh Phan, and Ed Troyer; sweaping, and harassing our housless neighbors; and other examples are evidence that the police do not keep a majority of us safe. I instead want to see the city invest more in affordable housing, education, addiction treatment, and other things that will actually help keep our communities safe, and reduce crime.

Jay Oak-Schiller,
The south end

Sent from my Verizon, Samsung Galaxy smartphone

From: Dave Clabaugh <mclabaugh58@gmail.com>
Sent: Thursday, November 4, 2021 3:33 PM
To: City Clerk's Office
Subject: Several issues

Follow Up Flag: Follow up
Flag Status: Flagged

To our city leaders-elected and appointed:

Where do I start?

#1 It would appear that we do not have a council that listens to its citizens. There was plenty of valid concerns regarding putting up yet ANOTHER apartment building in the Proctor area, yet, next thing we know, construction has begun!!! I am curious as to the ties our current mayor has to developers in the area. WHY would this project go forward with all the citizens who were against it AND spoke up about it?

Where is the so-called "transparency" that she is always touting?

#2 Now that there is pressure from citizens who are FED UP with what has been allowed in our city, our city leaders want to "re-fund" our police department? So they might allocated \$5 million? All that does is give back the \$3 million that was taken from Police last biennium, really just giving the department \$2 million But interesting that they don 't present it that way.... Where is the so called "transparency" in that move?

Wish we had real TRANSPARENCY from our 'elected' leaders. We can only begin to imagine what goes on in those Executive Sessions.....

Mary Ann Clabaugh
West Slope residence

Sent from [Mail](#) for Windows

From: Courtney Stoker <courtneymstoker@gmail.com>

Sent: Tuesday, November 2, 2021 12:46 PM

To: City Clerk's Office

Subject: 11/02/21 Public Comment

Follow Up Flag: Follow up

Flag Status: Flagged

Hello,

The proposal to allocate additional funding to the Tacoma Police Department is in direct conflict to what the residents of Tacoma have been begging for throughout the past year and a half. In every council meeting I've been to where the topic of policing has come up, the council slow walks the discussion with claims that alternative services must be set-up and funded prior to substantial police transformation. This proposal shows just how disingenuous those stall tactics were.

The council has the opportunity to allocate this budget surplus to directly answer what the community has been asking for- an increase in services available that will help build community safety and resilience. Money for services that will reduce the need for police in the first place. But instead, y'all have chosen to continue supporting state sanctioned violence rather than even try to support the actual people that so desperately need these resources.

If a person is having a mental health crisis and the police are called, where does that person go? Jail. Then they incur fines that are impossible to pay off all while receiving no support for the struggles that landed them in police custody in the first place. It's a system set-up to fail. And pouring more money into it is irresponsible at best.

Please have the courage to listen to the folks at the bottom, rather than the folks funding your next election bid. We don't need more state sanctioned violence in this City, we need services that allow us to take care of each other in a sustainable way. And if you can't see that by now, I'm not sure you're capable of leading this City through a snowstorm, let alone an entire 'systems transformation.'

--

Courtney Stoker

District 3

From: JAREMY BROWN <jaremybrown@hotmail.com>
Sent: Tuesday, November 9, 2021 4:08 PM
To: Walker, Kristina; McCarthy, Conor; City Clerk's Office; Hunter, Lillian; Beale, Chris; Ushka, Catherine; Blocker, Keith; Thoms, Robert; Hines, John; Woodards, Victoria
Subject: HIT Proposition

Follow Up Flag: Follow up
Flag Status: Flagged

City of Tacoma Leaders;

I have lived in Tacoma for the last 32 years of my life. I went to Wa_Hoyt Elementary, Mason middle School and Graduated from Stadium HS in '96. My mother and her 10 brothers and sisters were raised here after my grandfather bought our family home in 1960. I was raised here with my 6 brothers and sisters and have now raised my 10 kids in this city. I have watched as our city slowly transforms into the city of Seattle both in policy, homelessness and now in property use. I drive throughout the Seattle neighborhoods daily for my work and can tell you that having to navigate through overpriced houses crammed into spaces meant for parking spots is neither pleasant nor beautiful. For all their work, that we are following in, they have a worse homeless problem then ever before, and larger income inequality issues than most of the rest of the nation. They, too, promote "housing affordability", and "housing equity", to "increase population diversity." All nothing more then dog whistles and strawmen arguments. This current proposal by the TCC is benefitting no one except the investors and contractors that come in, buy out current home owners to then tear down their property, build multi-level high rises with the least minimal parking they can get away with legally, to then rent out apartments that are 15' x 15' for \$1200/month. This is what we consider affordable? If you think this is rhetoric the numbers I just used are going to be the smallest apartments available and their price for the new apartment being built in Proctor. Proctor station was supposed to be the "affordable" apartments that was going to renovate and reinvigorate proctor while providing affordable housing for low income families when they were built and now the smallest apartment is 566 sq ft and goes for \$1795/month with no on sight parking privileges! To give you perspective 566sq.ft. is equal to a square room that is 23.79 x 23.79 feet. Roughly the size of the Steve Curran karate in Proctor. The main dojo. That's it. But hey, at least there's not enough parking spots and they make sure the rest of proctor's parking is completely overrun. The new apartment will have 92 units with 45 parking spots. So glad there's that extra parking across the street at WA-Hoyt elementary.

What you're doing is planning on allowing more of this kind of multi level family houses in our residential neighborhoods. Allowing the tri-plexes and miniature apartments that have sprung up around 6th Ave. and into N. K, L, and M streets to be able to be built into every part of Tacoma in the hopes that with more units available somehow, magically, the prices will come down for housing. When the reality is Tacoma has high housing costs due to the influx of Seattleites that have had enough of the crammed, overpriced, crime ridden, housing and are moving down here to have more space in a city with the **highest tax rate in the entire United States of America.**

Tacoma is not Seattle. We do not want, nor do we need, multi family units all over every inch of Tacoma. The only people supporting this are those that stand to benefit financially. In a recent article about this proposed change there were over 265 comments and discussions. I read them all. I wanted to understand what people besides me really thought about this and the ONLY TWO PEOPLE THAT WERE SUPPORTING IT WAS A CALIFORNIA REALTOR AND A CITY OF SEATTLE EMPLOYEE THAT RAVED ABOUT HOW MUCH WE WOULD LOVE THE OPTIONS BEING BROUGHT TO US. That's it. The only two. No one that actually lives in these neighborhoods wants more multifamily houses and

they will not benefit Tacoma in the long run.

Thank you.

Jaremy Brown

From: Danielle Shaw <danielle@wecprotects.org>
Sent: Tuesday, November 9, 2021 12:02 PM
To: City Clerk's Office; Woodards, Victoria; Hines, John; Thoms, Robert; Blocker, Keith; Ushka, Catherine; Beale, Chris; Hunter, Lillian; McCarthy, Conor; Walker, Kristina
Cc: Rebecca Ponzio; Anna Doty; Mariana Sanchez Castillo
Subject: WEC Support for Tacoma's Climate Action Plan
Attachments: Tacoma CAP_Nov 2021 WEC Letter of Support.pdf

Follow Up Flag: Follow up
Flag Status: Flagged

Mayor Woodards and Tacoma City Councilmembers,

Washington Environmental Council writes in support of adopting and implementing the 2021 Tacoma Climate Action Plan. In 2019, you declared a climate emergency for the City of Tacoma. Now is the time to act and fully fund the city's response to the climate emergency our communities continue to face.

Please find the attached letter of support from our Climate & Fossil Fuel Program Director, Rebecca Ponzio.

Thank you for your consideration!

Sincerely,

Danielle “Skippy” Shaw • Government Affairs Manager
206.631.2627 • danielle@wecprotects.org
Pronouns: She/Her/Hers ([learn more](#))

Washington Environmental Council • wecprotects.org
1402 Third Avenue | Suite 1400 | Seattle, WA 98101



**WASHINGTON
ENVIRONMENTAL
COUNCIL**

wecprotects.org

1402 Third Ave, Suite 1400
Seattle, WA 98101

(206) 631-2600

November 9, 2021

Tacoma City Council
733 Market Street, Room 11
Tacoma, WA 98402
Submitted electronically to cityclerk@cityoftacoma.org

Re: 2021 Tacoma Climate Action Plan

Mayor Woodards and Tacoma City Councilmembers,

Washington Environmental Council writes in support of adopting and implementing the 2021 Tacoma Climate Action Plan. In 2019, you declared a climate emergency for the City of Tacoma. Now is the time to act and fully fund the city's response to the climate emergency our communities continue to face.

Washington Environmental Council is a nonprofit, statewide advocacy organization that has been driving positive change to solve Washington's most critical environmental challenges since 1967. Our mission is focused on policy and political work for a healthy and just environment, community and economy.

Washington is making major strides to reduce greenhouse gas emissions (GHG) through critical statewide policies like the Clean Energy Transformation Act, the Clean Fuel Standard, and the Climate Commitment Act. Complimentary to these state policies, the work to reduce emissions and build resiliency led by local jurisdictions through smart land use planning and local initiatives is essential to achieve our state GHG emission targets and respond to climate impacts. Innovative climate action planning at the local level also positions and prepares local communities to take advantage of our transition to clean energy economy, creating new opportunities for clean economic development and investing in healthier, more equitable communities.

We urge you to implement and fully fund the bold and necessary vision for Tacoma, developed through robust community development, in 2021 Tacoma Climate Action Plan. As part of this commitment to implement the Plan, we'd also like to reinforce the recommendations made by Citizens for a Healthy Bay for the 2021 Tacoma Climate Action Plan (CAP):

- Ensure alignment with Washington State's net zero emission targets for 2050
- Allocate immediate funding from the 2021-2022 Mid-Biennium Budget Adjustment, Federal Recovery Funds, and additional grants for the "jump-start" actions
- Prioritize Actions 32, 33, 37, 38 in the biennium budget adjustment to advance a just transition
- Collaborate with Pierce Transit, Sound Transit, and local transportation organizations to offer public transportation options that truly rival single-occupancy vehicles



- Fund an environmental justice advisory group with compensated roles and coordinated by a community organization or, more generally, create a revolving fund for community-lead climate action
- Invest in civic engagement trainings and work across planning efforts to coordinate outreach in future community engagement processes
- Make low carbon options accessible to our communities
- Track the number and demographics of community members engaged throughout implementation to ensure frontline voices are prioritized (Action 1), along with the amount of funding provided to community-lead projects (Actions 2-4).
- Analyze of all financing options available to the City to fully implement all 2024 Actions and future iterations of the Plan through 2050

Washington Environmental Council commends the City of Tacoma for creating a more community-driven 2020-2021 climate action planning process. We hope the successes and lessons learned from this process continue to strengthen equitable engagement with communities across Tacoma.

We now urge you to adopt and fully implement the 2021 Tacoma Climate Action Plan.

Sincerely,

Rebecca Ponzio
Climate & Fossil Fuel Program Director
Washington Environmental Council

From: Matthew Sutherland <Matthew@Transportationchoices.org>
Sent: Tuesday, November 9, 2021 11:11 AM
To: City Clerk's Office; Walker, Kristina; Sustainability
Cc: kwilson@healthybay.org; Kelsey Mesher
Subject: Letter of Support From TCC - Tacoma CAP
Attachments: Tacoma Climate Action Plan LOS - TCC.pdf

Follow Up Flag: Follow up
Flag Status: Flagged

Dear All,

Please see the attached Letter of Support for Tacoma's Climate Action Plan from the Transportation Choices Coalition.

We are excited to see the investments of time and resources into our frontline communities, and the work for mobility justice.

Respectfully,

Matthew J. Sutherland (he/him)
Advocacy Director

Transportation Choices

1402 3rd Ave #310
Seattle, WA 98101

Cell/Signal: (253) 282-3000
Call or Text!

www.transportationchoices.org

Stay up to date with our work. [Sign up for our newsletter here.](#)

TO: Tacoma City Council
 Tacoma Municipal Building
 747 Market Street, 12th Floor
 Tacoma, WA 98402
Delivered by email to cityclerk@cityoftacoma.org

RE: Tacoma Climate Action Plan Letter of Support

To the Honorable Mayor Woodards, Deputy Mayor Blocker, and City Councilmembers,

I'm writing in support of Tacoma City Council's adoption and full funding of the draft Climate Action Plan. This Plan can help deliver healthy, affordable housing; clean, reliable transportation; protections for public health; and green, good-paying jobs for Tacoma. These are things our community has needed and asked for – for years.

Thank you for recognizing the problem – and the opportunity – and declaring a [climate emergency](#) in 2019. Now, we have a clear plan for action. It's time to invest in a climate-safe future. As a policy and advocacy non-profit organization dedicated to transportation access across Washington State, *Transportation Choices Coalition* is particularly interested in mobility and land use actions that affect living, working, and recreating in Tacoma and the benefits Tacoma's leadership on transportation can bring to the wider region. **We are also invested in ensuring this work is done equitably; overburdened and frontline communities in Tacoma must be prioritized in these efforts.**

Transportation Choices Coalition envisions equity focused, affordable, walkable, bike-friendly, vibrant communities connected by great transit in Tacoma and across the state. The draft Climate Action Plan's focus on frequent, reliable, low carbon transit; safe and connected biking, walking, and rolling routes; and transit-oriented development for complete neighborhoods will make Tacoma a safer, healthier, more accessible place to live.

Tacoma's largely single-occupancy vehicle transportation system is responsible for 40% of our community's climate change causing greenhouse gas emissions. The City of Tacoma must both lead by example with bold climate investments through 2024 as well as leverage and support outside partnerships to transform our transportation system. Through regional collaboration with Pierce Transit, Sound Transit and local support for alternative transportation advocates, we can deliver transportation solutions for a better, climate-safe Tacoma. We must also support our most vulnerable community members and organizations that serve them to be ready for climate impacts we are already experiencing – and expect to worsen.

We want to call attention to specific investments the City should make, including the following CAP Actions:

- 1. Prioritize engaging frontline communities in climate work
- 9: Build a complete, citywide network of sidewalks, safe and ADA-accessible intersections, bike connections and Safe Routes to School improvements by 2050.
- 11: Increase partnerships and funding for active transportation and public transit programs and events that reduce barriers to using these modes and encourage their use.

- 12: Update street design guidelines and processes to make walking, biking, rolling, and riding transit easy and safe.
- 17: Incentivize green buildings, land use density, and mixed-use development with affordable housing near transit.
- 19: Support Pierce Transit in developing a zero emission public transit plan.
- 20: Incentivize active transportation, transit, car sharing, and electric vehicles, and reduce parking minimums in new developments.

Tacoma City Council should follow [Mayor Woodards' leadership](#) in calling for a transformational “pace and scale of change needed to do our part in preventing the most catastrophic impacts of climate change.” According to a recent United Nations report, 2021 is a “[make-or-break year](#)” to make bold climate action investments to avoid [irreversible, catastrophic climate change](#). Additionally, the Covid-19 pandemic recession, recent wildfire smoke, and extreme heat events compound our community’s need for immediate climate resilience investments.

With this in mind, we need a Climate Action Plan that ensures accountability and promotes cross-sector collaboration to improve street design, support transit electrification, and dedicate resources to community education, outreach, and leadership. This means fully funding the 46 near-term actions of the CAP through the 2021-2022 Mid-biennium budget adjustment, Covid-19 Recovery funding, the 2023-2024 biennium budget, and additional grants. These actions will not only reduce greenhouse gas emissions, but improve access to affordable housing, public transportation, jobs and business opportunities, community health, and more.

Climate touches so much of our community and its social equity, environmental, and economic priorities. We are hopeful to see the City make necessary investments for a better Tacoma and a just transition away from fossil fuels.

Sincerely,

A handwritten signature in black ink, appearing to read 'Matthew J. Sutherland', with a stylized, flowing script.

Matthew J. Sutherland

Advocacy Director, Transportation Choices Coalition

From: ann giantvalley <agiantvalley@gmail.com>
Sent: Tuesday, November 9, 2021 8:43 AM
To: City Clerk's Office
Subject: Low scale housing in my neighborhood

Follow Up Flag: Follow up
Flag Status: Flagged

To Whom It May Concern:

I understand the need for additional, affordable housing in Tacoma. As stated in an earlier letter to the city, I am MOST CONCERNED about ADUs. I also have concerns about packing more people into areas intended to be single family dwelling lots.

Houses in the area where I own, 4518 S. 7th St (near Stevens and 6th), are on very small lots. Parking/space is already an issue there. With the possible addition of ADUs a couple of concerns arise: one is parking. If Tacoma is going to allow ADUs to be built, The city needs to make it mandatory that parking be provided on the site, not the street, for any ADU. Street parking should not be an option.

My second concern is that if an ADU is going to be built on the property, the owner of the original property MUST live at the site and not have both the original property and an ADU as a rental. Rental issues often become headaches for those who live near them and piling more people into spaces that were intended as single family housing dwelling sites does not sit well with responsible ownership.

Do not be short sighted as you make your decisions. Your police force does not need additional work to handle situations that occur because you have put too many people close together.

Questions I have: How will Tacoma deal with the parking issues related to more dense housing in the proposed areas? How will vegetation be maintained, increase, and promoted as you put in more buildings?

Peace & Aloha,
Ann Giantvalley, homeowner in Tacoma

From: Michael Schuller <schuller.michael.a@gmail.com>

Sent: Tuesday, November 9, 2021 8:00 AM

To: City Clerk's Office; Tacoma Public Utility Board

Subject: OSHA emergency temporary standard

Follow Up Flag: Follow up

Flag Status: Flagged

Honorable members of the TPU board and the City Council

My name is Michael Schuller and I am a recent hire with the city at the Green River Filtration Facility working as a Water Treatment Plant Operator.

I am still on probation and am the sole provider for my family which includes 2 children under the age of 5.

I say this not to garner sympathy but to demonstrate that I am speaking up publicly despite a high degree of vulnerability.

First let me commend you for protecting the bodily autonomy of the people under your God-given authority so far. The city of Tacoma has chosen to remain largely neutral on the matter of vaccination against covid-19 leaving the choice up to employees based on what they determine is best for them and their health. This is a very good thing you have done.

In addition to this praise I am writing because as a Christian my conscience is no longer allowing me to sit by. Though I am not totally convinced my words herein will have much sway, I am convicted to speak so that I can honestly say, regardless of the outcome, that I did not remain silent.

As I'm sure you are aware OSHA, under direction from President Biden, has recently issued an emergency temporary standard, regarding workplace safety and covid-19, for employers of 100+ employees. To the best of my understanding the requirements laid out for employers are that employees must show proof of vaccination against covid-19 or provide proof of a negative covid-19 test weekly in order to work.

While these guidelines have already been challenged legally and are not being implemented as of yet, they may yet prevail and take effect.

As a Christian I can only call this mandate what I see it to be, evil.

Vaccinations against covid-19 have been available for the better part of a year at this point. As such most, if not all, people who want them have taken them.

Those who do not want them have not been vaccinated.

The mandate, should it be implemented, will force people who do not want a vaccine to choose between: medical rape, onerous weekly testing or

complete loss of livelihood.

This dilemma being forced on people is uncivilized, manipulative and inhumane.

As you know, the people in your employ are not livestock or children.

The Federal Government has no right to ask you to treat them as such.

For the love of God resist this evil!

I completed equity training last week. There was a striking film that outlined many offensive and evil things done to minorities over the years. Some of those atrocities were forced medical procedures delivered to people the government deemed unfit...unclean.

People in the equity training wondered at how such evil things could have been perpetrated. I say look no further than the situation we find ourselves in presently.

While the unvaccinated are not a racial minority, they are a minority nonetheless and they certainly aren't unfit or unclean.

To enforce the OSHA mandate (or any other similar mandate) or even stand in complacency in the face of such, is a betrayal of the city's dedication to equity.

Furthermore, if enforcement or apathy prevails, it would be an abdication of your God-given responsibility to do good to those under your authority and to protect them from injustice.

I implore you again; for the love of God, resist this evil!

We all want to get past the pandemic and return to normal but this OSHA mandate (or any like it) is not the way forward, it can't be. These sorts of mandates demand that people sacrifice their God-given right and responsibility to steward their own bodies. These mandates force people to relinquish control over what goes into their bodies and effectively rescinds the right to refuse medical procedures unquestioned and unmolested.

So for a third time I beg you, regardless of the legal outcome for the OSHA mandate, regardless of what comes from the higher authorities in our state, please have the City stand strong in defense of the bodily autonomy of its employees and by extension everyone else in our state and country.

As a Christian I am obligated to tell you this as well (not as a threat but as a warning), you are answerable to God for your actions which is no light thing.

So I will continuously pray to God for you.

For your welfare, for courage to do the right thing, to hold to your principles and to stand in defense of those under you.

God be with you and God bless you.

Michael Schuller
Water Treatment Operator
Gardener
Dad

From: Kirk Jay Kessler <kirkjaykessler@yahoo.com>

Sent: Tuesday, November 9, 2021 6:59 AM

To: City Clerk's Office

Subject: NO on Home in Tacoma please

Follow Up Flag: Follow up

Flag Status: Flagged

Hello!

I am a civil engineer, homebuilder and landlord in the city of Tacoma where I have lived my entire life. I am writing in an effort to try and convince you to vote NO on the Home in Tacoma package. Despite the fact that this package is likely to be very lucrative for builders like me it will come at great cost to our community. I'd concede that over decades this might reduce rents a little relative to our south Puget Sound neighbors, but the consequences will not be worth it. I've read quite a bit about those consequences in Minneapolis where this was tried and the downside is much of the existing housing stock - especially the cheaper homes that might go to first time homebuyers - will be gobbled up by out of town landlords and developers who will raze the structures and build new multiplexes. This creates more renters and less homeowners which really harms neighborhoods and communities as renters tend to be more transient. Further, politicians can't convince people they don't want to live in single family neighborhoods. These families will just move out of Tacoma.

Finally, and I think most importantly, one of the most common paths to wealth and financial independence is to purchase your own home. This Home in Tacoma package makes that much less likely for citizens of Tacoma, which is a big unintended consequence of the similar changes in Minneapolis.

Please vote NO on the Home in Tacoma package.

Thanks for your time.

From: Kyle Price <Kyle_Price@aw.org>
Sent: Monday, November 8, 2021 9:44 PM
To: City Clerk's Office
Subject: Home in Tacoma

Follow Up Flag: Follow up
Flag Status: Flagged

City Leaders, although I didn't need any extra confirmation about the problematic nature of some of the Home in Tacoma proposals, further confirmation arrived in the mail this week with a couple propaganda pieces from the Tacoma-Pierce County Association of Realtors, complete with misrepresentations of facts and even a postcard to send to my council rep. Such is the way of politics and money, I guess.

It seems likely to me that City Council will approve the Home in Tacoma map that was forwarded out of committee. Politically, especially with all of the misinformation and vitriol out there, it would be hard to vote otherwise. Ideally, you would pare down the mid-scale to a pilot program. The Infill Pilot helped inform the low-scale designation, so it's hard to understand why a similar process wouldn't be used for mid-scale. But there are people using magical thinking who believe the mid-scale designation will immediately bring affordability under control, and those folks are loud and often seem to be carrying metaphorical pitchforks. They're hard to ignore, maybe especially because they seem impervious to facts. These are the same people who mistakenly believe that their high school knowledge of supply-and-demand applies to the real estate market. The conversation about this issue has been a bit of a mess, and it's often been a prickly mess, so again, I can see the likelihood of your vote.

However, whether you pare down the mid-scale or not, please require design standards for both low and mid-scale BEFORE the zoning changes go into effect. If you build a constructive process around design, one that includes conversations about open spaces and trees, historic structures, parking, setbacks, neighborly frontages, and massing, then the changes still have a chance of being positive changes for Tacoma. Similarly, if, BEFORE the zoning changes, there are more conversations and actions around policies that promote home ownership (and improved generational wealth) rather than renting, and more conversations and actions around policies that support local rental ownership over distant venture capital, then again, there are still chances to get this right.

But if all you do is approve a map with zoning changes, without any serious design and ownership conditions, you won't be responsibly planning for Tacoma to be great. Instead, you'll be leaving it up to the market. And the market has no serious interest in local ownership or affordability or even livability, despite what the mailers might suggest.

Kyle Price
Tacoma Resident

From: mahaglund@aol.com

Sent: Monday, November 8, 2021 5:07 PM

To: City Clerk's Office; Woodards, Victoria; Hines, John; Ushka, Catherine; McCarthy, Conor; Walker, Kristina; Hunter, Lillian; Beale, Chris; Thoms, Robert; Blocker, Keith

Subject: Home In Tacoma Postcard

Attachments: One Home Tacoma.jpg

Follow Up Flag: Follow up

Flag Status: Flagged

I have attached a copy of the post card received in today's mail regarding Home In Tacoma or as listed on the post card One Home Tacoma. I find it ironic that this is arriving the day before the council meeting where this will be voted on, and that this post card seems to make everyone want to believe that this whole thing will lead to affordable housing. This is the most blatantly untrue piece of propaganda I have seen in a long time and is supposedly sponsored by the Tacoma Pierce County Association of Realtors, who by the way will make a lot of money if this all goes through. I also cannot believe that this was done without the knowledge of at least the mayor of the city, let alone council members. After all the backlash this initiative has received, trying to rename it and call it affordable house is underhanded and lacking in integrity. There were so many upset residents over this last year about the lack of communication and all the misleading information that came out. Well this is one perfect example of misleading information, and I have to say that I am embarrassed to call Tacoma my home. I thought we were a city of destiny and integrity, but I no longer see that being displayed.

I am totally against the mid scale propositions, and not very happy about the low scale proposals. According to the building and land report that just came out recently, the City has enough space and housing to take us to 2050 - without infiltrating residential neighborhoods. Why is this such an urgent matter! Leave single family housing neighborhoods alone and utilize other vacant property spaces in the city to develop this so called affordable housing! I urge the city council to NOT implement mid scale housing in residential areas. And if you do not think mid scale will change our neighborhoods just take a look at the Proctor district and the monstrosities that were allowed to be built there. The neighborhood charm has already completely changed.

Tacoma is not Seattle or Portland, nor do we want to be! Let us be our own City and stop trying to model us after some other place.

I sincerely hope you will take a step back and really hear the voices of the taxpaying citizens of Tacoma. Change is inevitable - but such a sweeping change as this could actually backfire and ruin our city.

Thank you

Mary Ann Harshman

Now is the time to bring new, affordable housing to Tacoma neighborhoods



 ONE HOME
TACOMA

Scan or visit OneHomeTacoma.com to learn more

Did you know there were efforts in place to create
more inclusive and diverse communities in Tacoma?-

City Council is considering housing policy changes that would:

- Create lower-cost housing options throughout the city
- Help bring multi-generational families together
- Ensure that locals raised in Tacoma can afford to stay

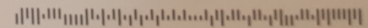
Be sure to let your City Council Member know you support
policies that allow *all* our neighbors to have a Home in Tacoma.

Tacoma-Pierce County Association of REALTORS®
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Tacoma, WA 98405

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Tacoma, WA 98465-1509



Paid for by Tacoma-Pierce County Association of REALTORS®
2550 South Yakima Ave Suite C Tacoma, WA 98405

From: jredal@comcast.net
Sent: Monday, November 8, 2021 4:00 PM
To: City Clerk's Office
Subject: Proposed City Council Action - Home in Tacoma Project

Importance: High

Follow Up Flag: Follow up
Flag Status: Flagged

To City of Tacoma City Council Representatives:

I am responding to the City Councils "Home in Tacoma Project" proposed policy changes.

I AM NOT IN FAVOR OF THIS PROPOSAL. It will do nothing but destroy property values for homeowners like myself who have worked a lifetime paying their mortgages and improving their homes value to ensure safe and secure communities to raise our families into the future.

I know all my friends and neighbors also object to this proposal, and we represent thousands of like-minded families in this city.

Stop trying to change the City of Tacoma and destroy the suburbs in the process with poorly thought-through decisions like this. Instead promote the working class, the families, and the businesses (not to mention all the LEO who have treated so badly by Tacoma officials).

Concerned Homeowner, Citizen, and Voter.

John Redal

From: jkteel <jkteel@comcast.net>
Sent: Monday, November 8, 2021 3:27 PM
To: City Clerk's Office
Subject: Fwd: Home in Tacoma: Under-Utilized Existing Buildings

Follow Up Flag: Follow up
Flag Status: Flagged

Sent from Samsung Galaxy smartphone.

----- Original message -----

From: Jerry & Kathi Teel <jkteel@comcast.net>
Date: 11/8/21 9:01 AM (GMT-08:00)
To: Jerry & Kathi Teel <jkteel@comcast.net>
Subject: Fwd: Home in Tacoma: Under-Utilized Existing Buildings

Begin forwarded message:

From: Jerry & Kathi Teel <jkteel@comcast.net>
Subject: Home in Tacoma: Under-Utilized Existing Buildings

Date: November 8, 2021 at 8:49:50 AM PST

To: "<cityclerk@cityoftacoma.org> <victoriawoodards@cityoftacoma.org> <john.hines@cityoftacoma.org>
<robert.thoms@cityoftacoma.org> <keith.blocker@cityoftacoma.org> <catherine.ushka@cityoftacoma.org>
lillian.hunter@cityoftacoma.org. conormccarthy@cityoftacoma.org kristina.walker@cityoftacoma.org"
<chris.beale@cityoftacoma.org>

----- Forwarded message -----

From: **Katherine Teel**

Date: Sun, Nov 7, 2021 at 6:10 PM

Subject: Home in Tacoma: Under-Utilized Existing Buildings

To: <cityclerk@cityoftacoma.org>, <victoria.woodards@cityoftacoma.org>, Hines, John
<john.hines@cityoftacoma.org>, <robert.thoms@cityoftacoma.org>,
<keith.blocker@cityoftacoma.org>, <catherine.ushka@cityoftacoma.org>,
<chris.beale@cityoftacoma.org>, <lillian.hunter@cityoftacoma.org>,
<conor.mccarthy@cityoftacoma.org>, <kristina.walker@cityoftacoma.org>

Dear Tacoma City Council:

We are writing to support the consistent message we have heard from you and the leadership of Tacoma as well as from neighborhood communities, for paving a path that allows under-utilized existing buildings to be converted into creative affordable housing solutions. We own a church building just a few blocks from the University of Puget Sound, and would like to contribute to this solution by converting this building to affordable housing for young adults who need an affordable housing solution to stay and launch their careers in Tacoma.

Inclusive language within the following sentence in the definition of the "low-scale" zone would pave the way for this housing solution. Please consider including the term "congregate living" within the primary housing for low-scale types as listed below:

"Primary housing types supported include detached houses, houses with attached and/or detached accessory dwelling units, duplexes, triplexes, townhouses up to 3 units, cottage housing, and cohousing."

We have a second church building conversion underway in Port Orchard. The City of Port Orchard is also supportive of this creative housing solution and recently revised their code to include congregate living within the R2 zone with the following definition:

“Congregate Living Facilities” means a building or part thereof that contains sleeping units where nontransient residents share bathroom or kitchen facilities, or both. “Nontransient” with respect to congregate living facility use means occupancy of a sleeping unit for not less than 30 days at a time. Congregate living facilities shall be located in a countywide center as designated in the City’s Comprehensive Plan, shall be in a location that is within a 1/4 mile radius of a transit route or that is served by demand-responsive transit service, shall have 24-hour resident management with responsibility for the operations and maintenance of the facility, and shall not provide medical care or social welfare services onsite."

Thank you for considering this time sensitive request.

Katherine Teel

206-546-5464

From: R&J Construction Services <randjcservices@gmail.com>
Sent: Monday, November 8, 2021 9:37 AM
To: City Clerk's Office; Woodards, Victoria; Hines, John; Thoms, Robert; kieth.blocker@cityoftacoma.org; Ushka, Catherine; Beale, Chris; Hunter, Lillian; McCarthy, Conor; Walker, Kristina
Subject: Home in Tacoma: Under-Utilized Existing Buildings

Follow Up Flag: Follow up
Flag Status: Flagged

Dear Tacoma City Council:

We are writing to support the consistent message we have heard from you and the leadership of Tacoma as well as from neighborhood communities, for paving a path that allows under-utilized existing buildings to be converted into creative affordable housing solutions. We own a church building just a few blocks from the University of Puget Sound, and would like to contribute to this solution by converting this building to affordable housing for young adults who need an affordable housing solution to stay and launch their careers in Tacoma.

Inclusive language within the following sentence in the definition of the "low-scale" zone would pave the way for this housing solution. Please consider including the term "congregate living" within the primary housing for low-scale types as listed below:

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Thank you for considering this time sensitive request.

Aaron and Janna Bates

R & J Construction Services

Aaron Bates

P: 360-471-7624

C: 360-621-1725

PO Box 1681

Port Orchard, WA 98366

Lic#: RJCONJC840LN



From: Meagan Galacgac <info@sg.actionnetwork.org>
Sent: Sunday, November 7, 2021 10:19 PM
To: City Clerk's Office
Subject: RE: Tacoma Climate Action Plan Letter of Support

Follow Up Flag: Follow up
Flag Status: Flagged

Council Tacoma City ,

To the Honorable Mayor Woodards, Deputy Mayor Blocker, and City Councilmembers,

I'm writing in support of Tacoma City Council's adoption and full funding of the draft Climate Action Plan. This Plan can help deliver healthy, affordable housing; clean, reliable transportation; protections for public health; and green, good-paying jobs for Tacoma. These are things our community has needed and asked for – for years.

Thank you for recognizing the problem – and the opportunity – and declaring a climate emergency in 2019. Now, we have a clear plan for action. It's time to invest in a climate-safe future.

I want to call attention to specific investments the City should make, including the following CAP Actions:

Action 1: Prioritize engaging frontline communities in climate work.

Action 4: Support community organizers to share expertise and promote climate action engagement.

Action 13: Actively implement the City's 2018 Affordable Housing Action Strategy by maintaining housing and making it affordable and resilient for residents to promote livability and avoid displacement.

Action 17: Incentivize green buildings, land use density, and mixed-use development with affordable housing near transit.

Action 41: Establish cooling/warming/clean air shelters in every neighborhood.

Tacoma City Council should follow Mayor Woodards' leadership in calling for a transformational "pace and scale of change needed to do our part in preventing the most catastrophic impacts of climate change." This means fully funding the 46 near-term actions of the CAP through the

2021-2022 Mid-biennium budget adjustment, Covid-19 Recovery funding, the 2023-2024 biennium budget, and additional grants. Additionally, these actions are an opportunity to strengthen our communities by investing in community leadership, prioritizing those most impacted, and making sure we all have access to a healthy place to live, work, and play

The climate crisis impacts so much of our community and harms our social equity, natural resources, and economic priorities. I'm hopeful to see the City make necessary investments for a better Tacoma and a just transition away from fossil fuels, as we have no other choice.

Sincerely,
Meagan Galacgac

Meagan Galacgac
meagan.galacgac@gmail.com
4561 44th St. NE
Tacoma, Washington 98422

From: Julie Cain <juliecain4@gmail.com>
Sent: Sunday, November 7, 2021 6:10 PM
To: City Clerk's Office; Woodards, Victoria; Hines, John; Thoms, Robert; Blocker, Keith; Ushka, Catherine; Beale, Chris; Hunter, Lillian; McCarthy, Conor; Walker, Kristina
Subject: Home in Tacoma: Under-Utilized Existing Buildings

Follow Up Flag: Follow up
Flag Status: Flagged

Dear Tacoma City Council:

We are writing to support the consistent message we have heard from you and the leadership of Tacoma as well as from neighborhood communities, for paving a path that allows under-utilized existing buildings to be converted into creative affordable housing solutions. We own a church building just a few blocks from the University of Puget Sound, and would like to contribute to this solution by converting this building to affordable housing for young adults who need an affordable housing solution to stay and launch their careers in Tacoma.

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Thank you for considering this time sensitive request.

Andrew and Julie Cain

--

Julie Cain

(206)852-4283

From: MAGGIE CASSEL <cosmictwin@comcast.net>

Sent: Sunday, November 7, 2021 4:19 PM

To: City Clerk's Office

Subject: Home in Tacoma

Follow Up Flag: Follow up

Flag Status: Flagged

Well, here goes again, although I doubt that it will be addressed. As far as I know, it hasn't been considered in the past. I understand your concern for affordable housing, but you keep giving preference to housing developments that will not help alleviate the problem. You gave massive tax cuts to places like Point Ruston and Proctor Station which are neither affordable nor have you taken into account the traffic and parking problems they have created. So before you start ruining my neighborhood by adding more unaffordable housing and adding ADUs galore, you need to reprioritize your criteria. Make the developers actually work on affordable housing and give them the tax breaks. I bet that all that new construction going on downtown is anything but affordable. So quit espousing solutions you have no intention of seeing to fruition. You need to start to look at this situation from a realistic position and leave our neighborhoods alone.

M Cassel

1210 N J St.

Tacoma

From: Dave Clabaugh <mclabaugh58@gmail.com>
Sent: Sunday, November 7, 2021 1:32 PM
To: City Clerk's Office; Woodards, Victoria; Pauli, Elizabeth; Thoms, Robert
Subject: No masks bur no in-person meetings?

Follow Up Flag: Follow up
Flag Status: Flagged

Trying to wrap my head around this one, and would love to know the reasoning behind it. Why was the indoor group at the Mayor's election results party all unmasked? Yet we are unable to meet with our "elected" officials in person due to the Covid concerns? It seems that there is so much being pushed forward in the city that should require citizen input, yet our voices are not being allowed to be heard. What kind of a democracy is this town running???

Regarding the push for Home in Tacoma, there should be public in -person meetings, where our concerns are being officially documented. Why is this not happening? I think we all know the answer to that, but I believe that the citizens you represent (which means ALL citizens of Tacoma, and not just the group you are catering to...) should have their voices heard. Also, I have consulted with an attorney regarding this, are you officials aware that neighborhoods that have established covenants will supersede this ridiculous plan you are trying to put forth? Elizabeth, being an attorney, are you not aware of this? I am concerned as a tax payer the litigation nightmare that will occur if you proceed through with this plan.... You'd better all sit back down at the drawing table and figure this one out.....

Mary Ann Clabaugh
West Slope resident

Sent from [Mail](#) for Windows

From: Dawn <teemomma1955@gmail.com>

Sent: Sunday, November 7, 2021 10:46 AM

To: City Clerk's Office

Subject: Exhibit for 11/16/21 Meeting

Attachments: Resized_20211013_134910.jpeg

Follow Up Flag: Follow up

Flag Status: Flagged

Dear Council Members, I am submitting this photo as my input for your upcoming Home in Tacoma meetings on 11/16/21 and 11/30/21. Pictures are indeed worth a thousand words. My question to each if you is, would you be happy with this building next to YOUR house?

Dawn Schofield



From: David Fisher <david@dkfisherarchitects.com>
Sent: Sunday, November 7, 2021 9:57 AM
To: City Clerk's Office
Subject: I support Home in Tacoma!

Follow Up Flag: Follow up
Flag Status: Flagged

People of all incomes need housing and there is simply not enough. Increasing density is the only way to provide more housing. Urban sprawl has run it's course and does not work. To be a rich, diverse, healthy, walkable city we need a variety of housing types mixed with small businesses. We need this new direction now! Slowing the change puts everyone in limbo and creates higher home prices and homelessness.

Let's move forward with a positive change for housing our children and future generations !

David Fisher AIA, LEED Assoc.
253-208-1606
708 Market St. Suite 415
Office at 7th & Court D Alley

From: Brett Johnson <bmjohanson75@hotmail.com>
Sent: Sunday, November 7, 2021 9:23 AM
To: City Clerk's Office
Subject: Letter regarding Home In Tacoma

Follow Up Flag: Follow up
Flag Status: Flagged

Dear Mayor and City Councilmembers,

On August 20, an Op-Ed was published in the News Tribune which was co-written by Kirk Kirkland and myself. We laid out several concerns about the original version of Home In Tacoma in that article. Since that time and due to that Op-Ed, I was asked to resign as the local Co-Chair of our Sierra Club Tatoosh Group. Unfortunately, our entire Sierra Club Tatoosh Group has also resigned since, as we have butted heads with leaders at our state chapter multiple times over, and frankly we've all had enough.

Now, over two months later, I believe the IPS Committee's recommendations adequately address many of my initial concerns. I would also applaud the Planning Commission for getting this proposal off the ground in the first place. Tacoma needs more housing, and it should be built where infrastructure is already available. Concerns addressed by the IPS Committee include strengthening infrastructure concurrency and funding, ensuring support for increased urban tree canopy and shared open spaces, limiting building heights and design in accordance with nearby structures in transition areas, while maintaining a number of positive features already existing in the plan.

Please implement the IPS Committee's Final Recommendations into the Home In Tacoma proposal prior to final passage. As a co-author of an Op-Ed that criticized several aspects of the plan, I am now in support of the plan. Thank you for hearing and addressing the concerns of residents!

Sincerely,

Brett M. Johnson
4609 N 13th St
253-448-5050

From: Randy Brown <randystevenbrown@yahoo.com>

Sent: Saturday, November 6, 2021 10:29 PM

To: City Clerk's Office

Subject: Support Home in Tacoma

Follow Up Flag: Follow up

Flag Status: Flagged

The city absolutely needs to remove single family zoning laws and allow for more organic urban development. Adding more residents to the city makes it a more vibrant, lively, and interesting city. Tacoma wants and deserves this. Additionally, in our free market society, adding more housing supply stabilizes housing costs and in turn, prevents more people from becoming homeless. It adds revenue to our tax base. It provides for a better physical environment to support more walking and transit use, which helps to address our climate crisis.

There are no drawbacks. People are scared of change. Get over it. Pass the damn thing.

Thanks,

Randy Brown

Hilltop Resident

[Sent from Yahoo Mail for iPhone](#)

From: Joseph Munizza <munizza@harbornet.com>
Sent: Saturday, November 6, 2021 8:04 PM
To: City Clerk's Office
Subject: Zoning

Follow Up Flag: Follow up
Flag Status: Flagged

Home in Tacoma Project,

At this time, I am not in favor of changing any Tacoma zoning laws in the city of Tacoma.

Thank you,
Joseph E. Munizza
3716 North Washington Street
Tacoma, WA 98407

From: Home In Tacoma <homeintacomaplan@gmail.com>
Sent: Saturday, November 6, 2021 5:40 PM
To: City Clerk's Office; Planning
Cc: Ushka, Catherine; Beale, Chris; McCarthy, Conor; Hines, John; Blocker, Keith; Walker, Kristina; Hunter, Lillian; Thoms, Robert; Woodards, Victoria
Subject: Home In Tacoma - IPS "Recommendation"
Attachments: Recommendation Outline.pdf

Follow Up Flag: Follow up
Flag Status: Flagged

Good evening:

First of all, it seems that the map that is being referenced as the IPS Recommendation is an improvement from the planning commission map with some glaring oddities addressed. That being said, it is very troubling that after several planning commission meetings, the only reason that only this map made it out of IPS was councilwoman Hunter's illness on the final IPS meeting. It is all but assured that the final two maps would have been recommended on 2-2 votes otherwise (and would thus both be under consideration and viewable to voters city wide). Both maps are included here for convenience. Given the importance of the issue and the City-wide implications, it is patently absurd that the other map isn't considered solely due to an illness. Also, to councilwoman Hunter, I wish you a quick recovery.

Given that this is a policy map and not necessarily a zoning map, I also urge you to make clear in the ordinance that existing covenants and height restrictions (such as in view sensitive areas) survive the policy map changes.

Also, the tax exemption strategy falls short. 12 years isn't a long enough commitment to affordability and could lead to abuses by developers.

Thanks,

Luke



Infrastructure, Planning & Sustainability Committee

October 27, 2021 Meeting

Home in Tacoma – Potential Recommendation Outline



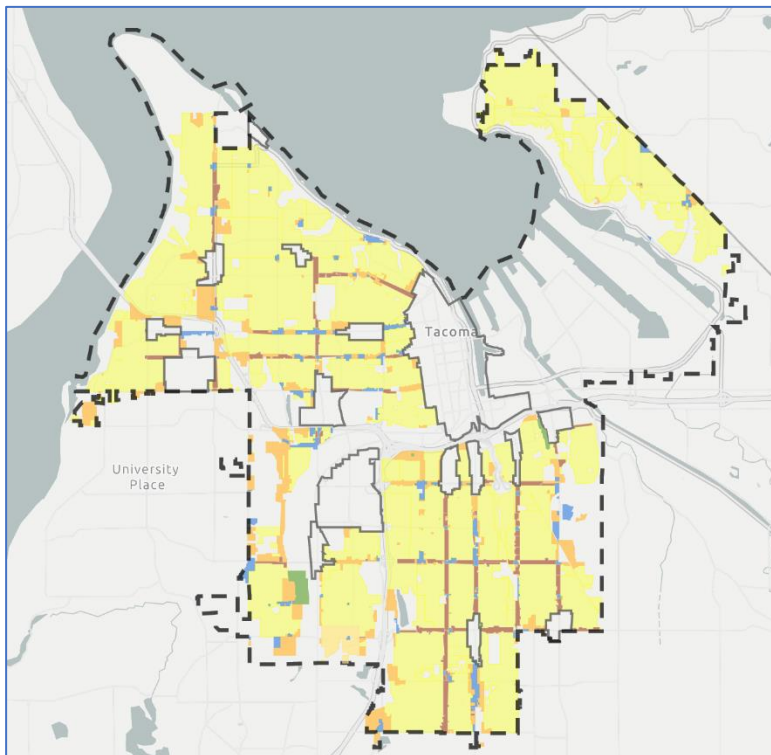
In September and October 2021 the IPS Committee reviewed the Planning Commission's Home in Tacoma recommendations and formulated the following recommended changes. The Committee is considering two Mid-scale Residential Maps options. Both modify the Planning Commission's recommended Housing Growth Scenario by reducing and further targeting Mid-scale locations. The Commission's recommendations designated 38% of the project area Mid-scale, based on the following criteria:

- Near Mixed-Use Centers (2 blocks from Regional Growth Centers, 1 block from other Centers)
- Along Corridors designated in the Comprehensive Plan (1 block from Corridors)
- Along transit routes (2 blocks from high capacity transit lines, 1 block from other transit lines)
- Other Single-family areas would be designated Low-scale Residential

Mid-scale Map: Hybrid Option 1

High-Capacity Transit Corridors + Designated Corridors

- 1/2-block deep for Mid-scale
- Limited adjustment due to land use patterns (removes N. 26th west of Proctor)
- Approx. 14% Mid-scale
- Other Single-family becomes Low-scale



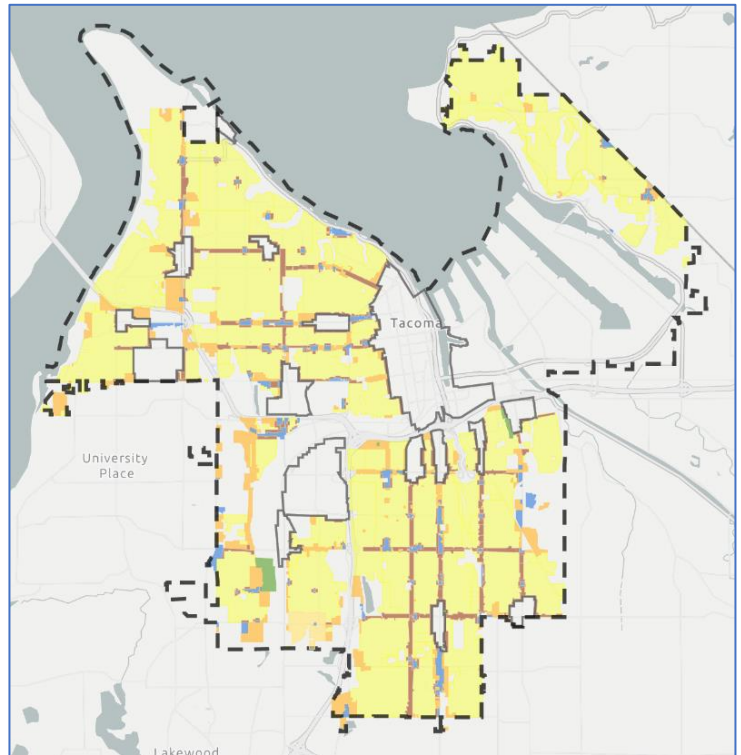
Proposed Low-Scale Residential

Proposed Mid-scale Residential (currently Multifamily Low-Density)

Mid-scale Map: Hybrid Option 2

High-Capacity Transit Corridors + Designated Corridors + Transitions around Centers and Commercial Nodes (along transit)

- 1/2-block deep for Mid-scale
- Approx. 17.5% Mid-scale
- Other Single-family becomes Low-scale



Proposed Mid-scale Residential

Neighborhood Commercial

Implementation Phasing

IPS Addition: Direction on Phasing

- The Committee considered several phasing options and, in light of their recommendation to reduce the amount of Mid-scale Residential, reaffirmed the current approach of developing zoning and standards as part of a single, second project phase.

	Option A
Phase 1	Policy and Map for Low-scale & Mid-scale
Phase 2	Implementation of Low & Mid-scale

Infill Design Policies

IPS Addition: Strengthen emphasis on context-sensitive character and scale:

- Limit 4-stories to properties adjacent to Designated Corridors (not in transition areas)
- Add graphics clarifying compatibility vs. incompatibility
- Strengthen policy direction for development standards to include relative size standards that help ensure sensitive integration of new structures, such that new development is not dramatically out of scale with existing development in the immediate area
- Heightened design controls for larger projects and those in transition areas

Adopt Planning Commission Recommended policies, which include:

- Focus on design instead of number of dwellings
- Focus on “residential patterns” (size, height, setbacks, orientation, yards, access, etc.), not architectural style
- Context-sensitive (tailor standards to different neighborhoods)
- Consistent massing and scale with neighboring structures
- Walkable context and pedestrian orientation
- Reduce appearance of density with design features
- Integrate shared open spaces
- Reduce vehicular/parking orientation
- Encourage reuse, discourage demolitions

Nonconforming Sites & Near-Term Actions

IPS Near-Term Actions Addition: Establish site-specific flexibility through a Conditional Use Permit

- Addition to already proposed CUP options for religious institutions and non-profits
- Allow nonconforming non-residential buildings in residential area flexibility to add residential units and/or neighborhood-serving commercial uses
- Site specific review helps to ensure appropriate neighborhood engagement, project design, compatibility and addressing potential impacts

Infrastructure Policies

IPS Addition: Strengthen explicit policy commitment to providing infrastructure with infill

- Strengthen policy direction regarding commitment to comprehensive concurrency analysis as part of Phase 2
- Direct staff to develop infrastructure funding options for infill (tie to ongoing Impact Fees study)

Adopt PC recommended policies, which include:

- Growth strategy founded on smart growth and transportation choices
- Tacoma has strong infrastructure policies; committed to concurrency
- In-depth infrastructure and services analysis in Phase 2
 - Review system capacity & site standards
 - Coordination with all infrastructure and service providers
 - Recognition that there could be funding needs to address impacts
 - Link with ongoing efforts (Impact Fees, Urban Forest Management Plan, Climate Action Plan, Watershed planning)

Affordability Policies & Near-Term Actions

IPS Near-Term Actions Addition: Multifamily Tax Exemption (MFTE) option expansion

- Recommend expansion of 12-year MFTE to Commercial nodes along transit and new Mid-scale areas (*defer to GPFC for details*)

Adopt PC recommended near-term code amendments, including:

- Affordable housing bonus for non-profits and religious institutions (*allows flexibility/bonus/MFTE in exchange for affordable units*)
- Expand Development Regulatory Agreement option to larger commercial sites (*allows flexibility/bonus/MFTE in exchange for affordable units*)
- Improvements to the permitting process for ADUs and residential plats

Adopt PC recommended policies, which include:

- In addition to allowing Missing Middle, more actions are needed for lower incomes:
 - Continue to implement full AHAS actions
 - Expand optional affordability bonuses (development bonuses, 12-year MFTE)
 - Expand mandatory affordability (in strong markets)
 - Establish an Anti-displacement Strategy
 - Promote ownership (path to wealth-building)
 - Support, education, remove permit barriers

From: Dave Clabaugh <mclabaugh58@gmail.com>
Sent: Saturday, November 6, 2021 4:15 PM
To: City Clerk's Office
Subject: Home in Tacoma plan

Follow Up Flag: Follow up
Flag Status: Flagged

We are going on record saying that we are 100% against the Home In Tacoma Plan. Use the available land that is undeveloped for this. Do not change the character/integrity of the neighborhoods we have worked so hard for. And why do we get the feeling that these decisions are being made behind closed doors, with no regards to the citizens who are expressing their disagreement with the project? It appears to be very suspect in how the entire matter has been handled. With the recent elections, it would seem that our incumbents are NOT listening to their constituents. Aren't you there to represent us?

Dave & Mary Ann Clabaugh
6726 No. 28th Street
Tacoma, WA 98407

From: Rich Wood <mr.rgwood@gmail.com>

Sent: Saturday, November 6, 2021 1:01 PM

To: City Clerk's Office

Subject: I support Home in Tacoma

Follow Up Flag: Follow up

Flag Status: Flagged

I support the current revised Home in Tacoma proposal. The new map with reduced mid-scale zoning addresses the concern I raised in my earlier email. I am pleased the city responded to the concerns and suggestions offered by Tacoma residents.

I do have a couple of questions/suggestions about the proposed comprehensive plan changes.

Some of the new apartments being built are lacking in aesthetics and design. Plain and generic. Thinking of the new developments on Jefferson and Tacoma Avenue. Who determines whether a proposed development meets the design guidelines listed in the policy and goal below:

Policy UF–1.9 Encourage high quality design and development that demonstrates Tacoma’s leadership in the design of the built environment, commitment to a more equitable city, and ability to experiment and generate innovative design solutions.

GOAL DD–1 Design new development to respond to and enhance the distinctive physical, historic, aesthetic and cultural qualities of its location, while accommodating growth and change

Also, these two proposed policies are exactly the same. Is that intentional?

Policy UF-9.8 Establish land use and zoning supporting context-sensitive, well designed mid-scale residential development within walking distance of centers, corridors and transit that is harmonious with neighborhood patterns, at a scale that complements the existing neighborhood.

Policy UF-10.5 Establish land use and zoning supporting context-sensitive, well designed, pedestrian-oriented mid-scale residential development within walking distance of centers, corridors and transit that is harmonious with

neighborhood patterns, at a scale that complements the existing neighborhood.

Thank you.

Rich Wood

1430 N. Oakes

From: wesixski11 <wesixski11@harbornet.com>

Sent: Saturday, November 6, 2021 11:07 AM

To: City Clerk's Office

Subject: H I T

Follow Up Flag: Follow up

Flag Status: Flagged

I am COMPLETELY and ABSOLUTELY against this program, and will do all in my power to thwart it.

I PROMISE that I will NEVER vote to return to office ANY members of the city council who vote for this program.

In addition I PROMISE that I will work to remove from office any members of the city council who vote for this.

Elizabeth T. Wight

1510 Ventura Drive

Tacoma, WA, 98465

253-564-9672

From: Laura Nixon <lauraknixon@gmail.com>

Sent: Saturday, November 6, 2021 9:31 AM

To: City Clerk's Office

Subject: Please preserve Union Avenue

Follow Up Flag: Follow up

Flag Status: Flagged

Dear City Council Representatives,

I am writing to urge you to reject mid-scale zoning for Union Avenue. Union Avenue is one of the most picturesque and loved streets in Tacoma. Residents from around our city regularly seek out Union Avenue for walks and to enjoy the fall turning of the leaves on its grand trees. As part of the Mason-Union Loop, the street is a popular route for joggers and cyclists. Just last week on Halloween, the street was lined with minivans as families from all over Tacoma came to Union Avenue so their children could trick or treat on this beautiful and welcoming street.

If the affordability of recent nearby larger scale development is an indication, mid-scale housing on Union Avenue will not increase the stock of affordable housing in Tacoma. The more likely result of mid-scale rezoning would be to substantially diminish the natural beauty and welcoming scale of this treasured street by reducing tree canopies and sidewalk setbacks and by removing the historic houses that give Union Avenue its charm.

As residents of Tacoma, we are the fortunate inheritors of much natural and historical beauty. While it is essential to look to the future and to make decisions that will improve the quality of life for Tacoma residents, planning for the future includes preserving the best from our past. Historic Union Avenue is worth preserving. Let us not look back with regret and long for this treasure that would still exist had we not allowed for its destruction. Preserve Union Avenue for us all to enjoy today and for generations into the future.

Respectfully,

Laura Nixon

From: Jody Wright-Tenenberg <jwrightten@gmail.com>

Sent: Saturday, November 6, 2021 8:10 AM

To: City Clerk's Office

Subject: Hone in Tacoma

Follow Up Flag: Follow up

Flag Status: Flagged

This project will allow developers to make profits while the rest of us are highly inconvenienced by raised rents, congested streets, lack of privacy, loss of green space. This Is a profit driven endeavor.

Relying on a profit-driven solution gives power to "developers." NOTE: The term "developers" in this sense is a euphemism for financial investment firms. These agencies are not "builders" in the traditional sense. These "developers" are real estate investment firms using real property as the currency they trade in. Their reason-for-being is profit and they cannot be faulted for that. They are in business. They are not engaged in a social good. Your reliance on them to use financial gain to create solutions for social problems is flawed at best.

From: Kara Paolisso <kpaolisso@icloud.com>
Sent: Saturday, November 6, 2021 7:42 AM
To: City Clerk's Office
Subject: Comment for Home in Tacoma Project

Follow Up Flag: Follow up
Flag Status: Flagged

Hi there,

My name is Kara Paolisso and I am a single-family home owner in Central Tacoma. I would like to say that I think changing zoning to allow things like townhomes and apartment buildings in neighborhoods like mine is long overdue.

Home sales are rapidly increasing in Tacoma and the Puget Sound. People are migrating here at rapid rates, only to increase. A report was just released that so many people are expected to migrate here we need 4 cities the size of Renton within a decade. Where are we going to put these cities? There is limited room due to our geography — water surrounds us on one side and mountains surrounds us on the other.

The only way we can curb the current supply/demand problem and smooth it out as we see the mass migration of people is by building multi-family units.

The “American Dream” of having a single family home with a 2-car garage, a huge yard, more bedrooms than you have family members is long dead here. Tacoma is one of the last “affordable” commuter cities, and even then it is quickly becoming an area where only tech workers can afford as well.

There is no reason for folks in service, hospitality, trade industries, etc. should be priced out of buying a home in the community they work in. For middle to low income families, buying a home is imperative to being able to retire.

As such, I truly believe building more homes and building up is the only way to start making homes more affordable.

Thank you for reading.

Kara Paolisso

From: Lucinda and Donald Wingard <info@sg.actionnetwork.org>
Sent: Wednesday, November 3, 2021 11:15 AM
To: City Clerk's Office
Subject: RE: Tacoma Climate Action Plan Letter of Support

Follow Up Flag: Follow up
Flag Status: Flagged

Council Tacoma City ,

To the Honorable Mayor Woodards, Deputy Mayor Blocker, and City Councilmembers,

We support Tacoma City Council's adoption and full funding of the draft Climate Action Plan. This document asserts how essential cross-jurisdictional cooperation is. With this Plan, Tacoma provides key leadership for other spaces in the county, including our home on the Gig Harbor peninsula.

We have heard arguments for non-action on GHG reductions for decades, loudest among them calls for "cost-benefit" analysis of actions. This blockade to action should be ignored given that we are already bearing huge, un-analyzed costs due to GHG emissions.

Those of us who have fairly comfortably afforded these costs must now become the resource for those who cannot afford them. By that we mean, we who casually expend GHG because we can afford it should bear the greater burden of reducing our personal consumption and pay to create or restore systems that absorb GHG.

Specific actions we recommend to all building codes throughout our county is that public buildings are immediately retrofitted to reduce energy consumption. All high-end construction permits should require LEED standards.

Specific actions we recommend for all government personnel includes climate change issue education. Employees need information on concrete lifestyle changes that will reduce personal GHG emissions to net zero by 2030.

Further, the city and county elected officers must lead the call for attitudinal change, as expressed in this Plan. Residents will need to modify their behaviors by regulation or by fate delivered from extremes of climate. Residents need to make the good of the community a priority, not prioritize some fantasy idea of "freedom." Let's return to the bedrock belief in democracy: that supporting our neighbors' rights and well-being is true patriotism.

Fully fund the 46 near-term actions of the CAP through the 2021-2022 Mid-biennium budget

adjustment, Covid-19 Recovery funding, the 2023-2024 biennium budget, and additional grants. Please invest in community leadership, prioritizing those most impacted. Please install policies and regulations that support community health and security on into the decades of climate change we face.

Sincerely,

Lucinda and Donald Joel Wingard

Lucinda and Donald Wingard

wingardjl@comcast.net

3604 121st St. Ct. NW

Gig Harbor, Washington 98332

From: Brittany Kelly <info@sg.actionnetwork.org>
Sent: Tuesday, November 2, 2021 6:28 AM
To: City Clerk's Office
Subject: RE: Tacoma Climate Action Plan Letter of Support

Follow Up Flag: Follow up

Flag Status: Flagged

Council Tacoma City ,

To the Honorable Mayor Woodards, Deputy Mayor Blocker, and City Councilmembers,

I'm writing in support of Tacoma City Council's adoption and full funding of the draft Climate Action Plan. This Plan can help deliver healthy, affordable housing; clean, reliable transportation; protections for public health; and green, good-paying jobs for Tacoma. These are things our community has needed and asked for – for years.

Thank you for recognizing the problem – and the opportunity – and declaring a climate emergency in 2019. Now, we have a clear plan for action. It's time to invest in a climate-safe future.

I want to call attention to specific investments the City should make, including the following CAP Actions:

Action 1: Prioritize engaging frontline communities in climate work.

Action 4: Support community organizers to share expertise and promote climate action engagement.

Action 13: Actively implement the City's 2018 Affordable Housing Action Strategy by maintaining housing and making it affordable and resilient for residents to promote livability and avoid displacement.

Action 17: Incentivize green buildings, land use density, and mixed-use development with affordable housing near transit.

Action 41: Establish cooling/warming/clean air shelters in every neighborhood.

Tacoma City Council should follow Mayor Woodards' leadership in calling for a transformational "pace and scale of change needed to do our part in preventing the most catastrophic impacts of climate change." This means fully funding the 46 near-term actions of the CAP through the

2021-2022 Mid-biennium budget adjustment, Covid-19 Recovery funding, the 2023-2024 biennium budget, and additional grants. Additionally, these actions are an opportunity to strengthen our communities by investing in community leadership, prioritizing those most impacted, and making sure we all have access to a healthy place to live, work, and play

The climate crisis impacts so much of our community and harms our social equity, natural resources, and economic priorities. I'm hopeful to see the City make necessary investments for a better Tacoma and a just transition away from fossil fuels, as we have no other choice.

Sincerely,
Brittany Kelly

Brittany Kelly
brittkelly24@yahoo.com
3818 N 7th St
Tacoma, Washington 98406

From: Judge Jenna <info@sg.actionnetwork.org>
Sent: Monday, November 1, 2021 7:23 PM
To: City Clerk's Office
Subject: RE: Tacoma Climate Action Plan Letter of Support

Follow Up Flag: Follow up
Flag Status: Flagged

Council Tacoma City ,

To the Honorable Mayor Woodards, Deputy Mayor Blocker, and City Councilmembers,

I'm writing in support of Tacoma City Council's adoption and full funding of the draft Climate Action Plan. This Plan can help deliver healthy, affordable housing; clean, reliable transportation; protections for public health; and green, good-paying jobs for Tacoma. These are things our community has needed and asked for – for years.

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Sincerely,

Judge Jenna
jennajudge2@gmail.com
5321 N 43rd St
Tacoma, Washington 98407

From: Lisa Berenson <lisab8186@gmail.com>
Sent: Friday, October 29, 2021 12:31 AM
To: Constituent Services; Woodards, Victoria; Thoms, Robert; Blocker, Keith; Ushka, Catherine; Beale, Chris; Hunter, Lillian; McCarthy, Conor; Hines, John; Walker, Kristina; Watson, Carlos; Larkin, Karen; Flint, Bryan; mpatterson@vjglaw.com; City Clerk's Office; mike.ake@cityoftacoma.org; ed.troyer@cityoftacoma.org
Cc: PW Eng - Residential Parking Program; Lisa Berenson
Subject: Re: THIS IS HAPPENING NOW- Crimes being Committed by Homeless Camp against Homeowners, Landlords, Renters, and Neighborhood

Follow Up Flag: Follow up
Flag Status: Flagged

Ted Richardson,

Thank you for your response.

But with All Due Respect, your standard "auto typed" reply is Not Acceptable.

The Mayor of Tacoma and the Members of the City Council have Not taken the Contents of my Prior Email Seriously.

I am Not your Typical Constituent of The City of Tacoma .

This is Not ONE Incident to be addressed by calling 311 and filing an incident report!

These are a Series of Events that have been occurring for the past year and still continue to happen to Numerous people in This Neighborhood who are your tax paying Constituents who are Homeowners, Landlords, Property Managers, and Individuals who have Invested Heavily in this Neighborhood to Make it a Better place to Live and Thrive.

The people in This Neighborhood are being Victimized by the Homeless Individuals in this Camp who decided to Create their Own Block of Filth and Crime in this Neighborhood.

IT IS NOT AN ENCAMPMENT THAT WAS DESIGNATED AS SUCH BY THE CITY.

SO, YOUR REFERENCE TO A " RULE" REGARDING THE RELATIONSHIP BETWEEN REMOVING AN ENCAMPMENT AND THE NUMBER OF SHELTERS AVAILABLE IS IRRELEVANT!!

PLEASE have these homeless people, who have been and continue to commit crimes against the Residence of the Neighborhood, Removed AS SOON AS POSSIBLE.

Lisa Berenson, LEED AP

Property Manager-

806-808 S I Street Apartments

lisab8186@gmail.com

206-409-3958

On Thu, Oct 28, 2021, 10:10 AM

Hi Lisa,

Mayor Woodards asked me to reach out to you to thank you for your email and let you know we have forwarded your email on to the City staff responsible for encampments.

Please always file a report of such incidents in 311 so that it makes it into the City's data system. You can do this by simply calling 311 or going to this website: <https://www.cityoftacoma.org/tacomafirst311>

Also, just for your awareness, under a 9th Circuit Court of Appeals decision, the City is required to provide adequate shelter space prior to performing an encampment removal from public property. Please visit this [page](#) for more information on the City's current shelter capacity and our efforts to develop additional shelter units.

Thank you for reaching out Lisa.

Sincerely,

Ted Richardson

He, Him, His

Management Fellow

City Manager's Office

City of Tacoma, 747 Market Street, Room 1500

Tacoma, WA 98402 • Cell (253) 341-8702

TRichardson@cityoftacoma.org www.cityoftacoma.org

From: Lisa Berenson <lisab8186@gmail.com>

Sent: Friday, October 15, 2021 5:01 PM

To: Woodards, Victoria <victoria.woodards@cityoftacoma.org>; Thoms, Robert <robert.thoms@cityoftacoma.org>; Blocker, Keith <Keith.Blocker@cityoftacoma.org>; Ushka, Catherine <cushka@cityoftacoma.org>; Beale, Chris <chris.beale@cityoftacoma.org>; Hunter, Lillian <lillian.hunter@cityoftacoma.org>; McCarthy, Conor <Conor.McCarthy@cityoftacoma.org>; Hines, John <John.Hines@cityoftacoma.org>; Walker, Kristina <Kristina.Walker@cityoftacoma.org>; Watson, Carlos <CWatson@cityoftacoma.org>; Larkin, Karen <karen.larkin@cityoftacoma.org>; Flint, Bryan <bflint@cityoftacoma.org>; mpatterson@vjglaw.com; City Clerk's Office <ccwebmgr@cityoftacoma.org>; mike.ake@cityoftacoma.org; ed.troyer@cityoftacoma.org

Cc: Lisa Berenson <lisab8186@gmail.com>

Subject: THIS IS HAPPENING NOW- Crimes being Committed by Homeless Camp against Homeowners, Landlords, Renters, and Neighborhood

Thank you in advance for your time, energy, and action regarding the contents of this email.

I am a Property Manager responsible for a small multi-family rental property on S. I Street in Tacoma near Neighbor's Park.

Also, I worked with Neighbors, Homeowners, Renters, Property Managers & Property Owners, and the City of Tacoma Residential Parking Program.

I am reaching out because the homeless camp in this area has become too visible to ignore; more aggressive behavior, physically and mentally dangerous during a time of COVID, filth & litter accumulation, and committing crimes against Homeowners, Property Owners, and Renters.

When working on the RPZ for the past year or two, I was speaking with neighbors via email, text, phone calls, and door-to-door. Every person I spoke with was very concerned about this homeless camp. Neighbors said, they noticed items missing from their decks and porches.

The Homeless Camp has invaded the sidewalk and the adjacent yard of a property; "barricaded" the entrance to the fence of the property.

The City of Tacoma and the Tacoma Police Department *MUST* Disassemble, Clean-up, and Relocate this Homeless Camp ASAP.

As I stated, they are creating an unsafe environment to those in this area. They have been and continue to commit crimes at an increasing rate.

The homeless continue to break into cars, trespass through and hangout on people's property and at their homes.

Homeowners, property owners, and renters are starting to feel unsettled, frustrated, and not safe.

This week, we received Notice from one of our tenants; they are vacating due to their car

being broken into by a homeless person and not feeling safe at the park.

This situation *MUST* be addressed or Homeowners and Renters will start leaving this neighborhood And with COVID etc, Owners, Landlords, Property Managers, and Renters can *NOT* continue to suffer from hardship, losses, and crimes against them by the homeless camp.

I hope to see the Homeless Camp removed and the Physical Presents of the Tacoma Police Department back out on neighborhood streets.

Thank you in Advance for your time and consideration. I look forward to your response.

Sincerely,

Lisa Berenson, LEED AP

Property Manager -

806-808 S. I Street Apartments

lisab8186@gmail.com

206-409-3958

From: Marquis Mason <info@sg.actionnetwork.org>
Sent: Wednesday, October 27, 2021 1:10 PM
To: City Clerk's Office
Subject: RE: Tacoma Climate Action Plan Letter of Support

Follow Up Flag: Follow up
Flag Status: Flagged

Council Tacoma City ,

To the Honorable Mayor Woodards, Deputy Mayor Blocker, and City Councilmembers,

I'm writing in support of Tacoma City Council's adoption and full funding of the draft Climate Action Plan. This Plan can help deliver healthy, affordable housing; clean, reliable transportation; protections for public health; and green, good-paying jobs for Tacoma. These are things our community has needed and asked for – for years.

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The climate crisis impacts so much of our community and harms our social equity, natural resources, and economic priorities. I'm hopeful to see the City make necessary investments for a better Tacoma and a just transition away from fossil fuels, as we have no other choice.

Sincerely,

Marquis Mason
edilworth@healthybay.org
3410 N 8th st
Tacoma, Washington 98406

Jenkins, Jessica

From: Jenna Judge <info@sg.actionnetwork.org>
Sent: Tuesday, November 9, 2021 4:46 PM
To: City Clerk's Office
Subject: Protect The Tacoma Tideflats, By Stopping Fossil Fuel Expansions

Follow Up Flag: Follow up
Flag Status: Flagged

Council Tacoma City ,

Madam Mayor, and Tacoma City Council,

Tacoma stands at a crossroads. Will we continue to live in fear to protect fossil fuel industry profits, or will we stand up to corporate polluters and demand a livable future and low carbon economy?

For over 4 years now, your constituents have weighed in time and time again that something has to change.

Whether it was members of the council, the Puyallup Tribe of Indians, The Planning Commission, or hundreds if not thousands of advocates, the message has been clear, it is time to stop fossil fuel expansions in Tacoma. We have known this moment was coming for decades.

No more loopholes, no carve outs, no more profits over people. We must ban expansions that are not in service of true renewable fuels, and incentivize clean industries to set up shop in Tacoma.

Tacoma has been passed over before, we cannot keep wasting time while other cities began to expand into a cleaner and greener economy.

The Council must reject any amendments that allow expansion of existing fossil fuel facilities for anything other than clean fuels and clarify and strengthen the definition of clean fuels to ensure it is consistent with federal and state standards and create the incentives necessary for Tacoma to transition to truly clean energy. Specifically, I request that:

-New and Expanded Cleaner Fuel Facilities Permitted: The definition of clean fuels should be linked to the EPA standard and credit-generating standards under the Washington Clean Fuel Standard, once established, rather than permanently allow certain fuel types even as they may become ineligible to generate credits under the CFS over time. Including fuels that are barely incrementally cleaner than the status quo won't advance Tacoma's clean energy goals and is inappropriate to be outright permitted under the updated code.

-Petroleum Fuel Facility Projects for Maintenance, Safety, Security, or Required to Meet Regulatory Changes: It should be made clear in the code that no fossil fuel capacity expansions are permitted under maintenance, safety, security, or regulatory needs.

National Security Petroleum Fuel Facilities: This motion is redundant with the Federal Defense Production Act. Council should clarify that any infrastructure built under the direction of this motion cannot be later converted for commercial uses.

-Projects which have undergone Environmental Review and Mitigated Impacts: The City has no legal obligation to allow PSE LNG to expand to the full capacity reviewed under SEPA. Allowing a significant expansion of the LNG facility completely undermines the intent of the regulations and further endangers our health, safety, and climate.

Please strengthen the Tideflats Regulations to end the loopholes, and allow us to kick off a decade of clean energy transformation.

Thank you,

Jenna Judge
jennajudge2@gmail.com
5321 N 43RD ST
TACOMA, Washington 98407

Jenkins, Jessica

From: Marian Berejikian <info@sg.actionnetwork.org>
Sent: Tuesday, November 9, 2021 5:45 PM
To: City Clerk's Office
Subject: Protect The Tacoma Tideflats, By Stopping Fossil Fuel Expansions

Follow Up Flag: Follow up
Flag Status: Flagged

Council Tacoma City ,

Madam Mayor, and Tacoma City Council,

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Please strengthen the Tideflats Regulations to end the loopholes, and allow us to kick off a decade of clean energy transformation.

Thank you,

Marian Berejikian
FOPC@comcast.net
8205 90TH ST CT NW
Gig Harbor, Washington 98332

Jenkins, Jessica

From: Candice Ruud <candice.ruud@gmail.com>
Sent: Tuesday, November 9, 2021 5:49 PM
To: Woodards, Victoria; Ushka, Catherine; Hines, John; Blocker, Keith; Walker, Kristina; Hunter, Lillian; Thoms, Robert; Beale, Chris; McCarthy, Conor; City Clerk's Office
Subject: Non-interim Tideflats Regulations

Follow Up Flag: Follow up
Flag Status: Flagged

Dear Mayor Woodards and City Council,

Hope you all are doing well. I'm writing today in my role as a board member for the newly-minted Communities for a Healthy Bay (formerly Citizens for a Healthy Bay) in hopes that will approve the non-interim Tideflats regulations proposal so we can start moving forward in a meaningful way to protect our bay from the polluters who have abused it for decades. Doing that would send a serious message that we mean business and want to attract some new, more environmentally-friendly users to our port.

Also, it is important that we define what "cleaner fuels" means and that those guidelines are strictly in line with what scientists consider to be truly "clean" fuels - right now, the term "cleaner fuels" seems to leave much to interpretation. While LNG is considered to be a cleaner-burning fuel, it has been found to have a devastating impact when you take into account its production and sourcing.

Further, 15 percent expansion is still a significant allowance for producers of dirty fuels, especially when we don't have a clear definition of what "cleaner fuels" means. That number should be closer to 5 percent.

As a city, we've been kicking these Tideflats interim regulations around for a really long time -- since I was a reporter covering them in 2017 -- and it's started to feel like that house project you started years ago in a burst of productivity and never finished. We need to finish what we started and make some tough decisions that will allow businesses to proceed with clarity while we move forward in a direction that reflects the character and desires of this community.

These non-interim regulations move the city toward our stated goals in Tacoma 2025 and the One Tacoma Plan of being a healthy, environmentally friendly place to live where our economic focus is on the Port of Tacoma as a leading container port -- not a clearinghouse for heavy industrial facilities, no matter their impacts.

Tacoma is ready for real progressive change, as proven by this council's strong goals for making the city's operations carbon neutral. Let's make room for cleaner industry in our port and begin the process of phasing out the storage and refining of fossil fuels by approving the non-interim regulations.

Thank you,
Candice Ruud

--

Candice Ruud
candice.ruud@gmail.com
(c): (206) 920-3587

Jenkins, Jessica

From: St Leo Social Ministry <socialministry@stleoparish.org>
Sent: Tuesday, November 9, 2021 7:17 PM
To: City Clerk's Office
Subject: Non Interim Regulations - tide Flats
Attachments: 11 9 2021 LNG City Council.rtf

Follow Up Flag: Follow up
Flag Status: Flagged

Dear City Council,
I was waiting to speak during open comment but was not able to get on 11/9/2021.
Attached are my comment for the night .
Thanks
Rick Samyn
St. Leo Church

253 229-4114

Sent from [Mail](#) for Windows

Dear Chair and Members of the City Council:

Thank you for this time to address the council. I appreciate your service to the City of Tacoma and its residents.

My name is Rick Samyn and I am the Pastoral Assistance for Social Justice at St Leo Church.

I come before you again, urging City Council to adopt non-interim regulations that would clearly ban the expansion of fossil fuel facilities in the Port of Tacoma. This should include any expansion of tank storage capacity for Liquid Natural Gas. Loopholes in the regulations need to be “Plugged.”

Moreover, I ask that the Council to incorporate all the suggestions the Puyallup Tribe made during tribal consultation.

I urge city leadership to stand firm on truly moving the Port of Tacoma and its industrial partners to embrace true clean energy policies. Our industrial future can be and must be founded on sustainable practices, clean technology, and the protection of eco-systems.

We do not need more space for fossil fuel products, but a true transition away from them now! Carbon free energy sources must be deployed to replace “old energy” products.

The City of Tacoma had declared that the current climate crisis is an imminent and existential threat to the planet – to all of us with Resolution # 40776 passed in December 2019. It is time to show leadership through action and an opportunity to do so is before you now!

I ask that the City Council move to pass strong Tideflats Regulations that move us into a clean energy reality beginning on November 16th 2021!

Give us the leadership that will be the 1st steps to a solid way forward for the Tide Flat Area and the clean industrial vision Tacomans and this fine city deserve.

Thanks again for your time and consideration.

Rick Samyn

Pastoral Assistant for Social Justice

St. Leo Church

Tacoma WA

Jenkins, Jessica

From: Ron Morrison <info@sg.actionnetwork.org>
Sent: Wednesday, November 10, 2021 3:11 AM
To: City Clerk's Office
Subject: Protect The Tacoma Tideflats, By Stopping Fossil Fuel Expansions

Follow Up Flag: Follow up
Flag Status: Flagged

Council Tacoma City ,

Madam Mayor, and Tacoma City Council,

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For over 4 years now, your constituents have weighed in time and time again that something has to change.

Whether it was members of the council, the Puyallup Tribe of Indians, The Planning Commission, or hundreds if not thousands of advocates, the message has been clear, it is time to stop on fossil fuel expansions in Tacoma. We have known this moment was coming for decades.

No more loopholes, no carve outs, no more profits over people. We must ban expansions that are not in service of true renewable fuels, and incentivize clean industries to set up shop in Tacoma.

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Please strengthen the Tideflats Regulations to end the loopholes, and allow us to kick off a decade of clean energy transformation.

Thank you,

Ron Morrison
r253-230-4409@outlook.com
2405. No. Stevens. St
Tacoma, Washington 98406

Jenkins, Jessica

From: Charlie Lang <charlie.alang@gmail.com>
Sent: Wednesday, November 10, 2021 8:11 AM
To: Woodards, Victoria
Cc: City Clerk's Office
Subject: Drop Ord. 28756 - Stop Criminalizing Homelessness!

Follow Up Flag: Follow up
Flag Status: Flagged

Dear Mayor Woodards and City Council:
This ordinance is cruel and unethical, especially in the midst of a global pandemic.

I demand that Mayor Woodards and city council:

- Drop this cruel ordinance
- Cease any and all planned sweeps or evictions of unhoused residents
- End the criminalization of homelessness
- Invest in efforts led by community members directly experiencing or affected by homelessness in developing true and equitable solutions for housing and economic justice.

Tacoma City Council states that its intent is “not to create or otherwise establish any particular class or group of individuals who will be discriminated against by the terms of the ordinance”, but Ordinance 28756 does exactly that. This ordinance punishes unhoused people, a majority of whom are Black, Indigenous, disabled, and/or living with chronic health conditions.

This ordinance bolsters policing in the face of a growing movement of the people calling for the abolition of police. This ordinance is a direct violation of the people’s unalienable right to exist and survive in public space, especially when city-driven development and gentrification have created the very conditions that the city now seeks to outlaw.

Ordinance 28756 effectively:

- 1) criminalizes homelessness
- 2) punishes unhoused people, a majority of whom are Black, Indigenous, and/or living with chronic health conditions, for surviving in the face of city-driven gentrification and displacement
- 3) emboldens and empowers policing in the face of a growing movement of the people calling for defunding and abolition of the white supremacist and violent institution of policing
- 4) violates orders by the CDC and Tacoma-Pierce County Health Department to not disperse encampments (unless safe and alternative housing can be identified for evicted residents — housing which we know does not currently exist in this city) and
- 5) most of all, violates the ethical codes of morality which call on the preservation of dignity of human existence in public space over the “protection” of public property.

Ordinance 28756 should have never been introduced at all and should be dropped now. Instead, city council should invest in efforts led by community members directly experiencing or affected by homelessness in developing true and equitable solutions for housing and economic justice.

Thank you.

--

Charlie Lang

Jenkins, Jessica

From: Melissa Jepsen <mkittybebe@hotmail.com>
Sent: Wednesday, November 10, 2021 11:53 AM
To: Woodards, Victoria
Cc: City Clerk's Office
Subject: Drop Ord. 28756 - Stop Criminalizing Homelessness!

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Thank you.

MELISSA JEPSEN

Sent from my Metro By T-Mobile 4G LTE Android Device
Get [Outlook for Android](#)

From: jharris@mjhent.com
Sent: Wednesday, November 10, 2021 10:55 AM
To: City Clerk's Office
Cc: Gregory Christopher; Sedonia Young
Subject: Letter of Support
Attachments: climate-support01.pdf

Follow Up Flag: Follow up
Flag Status: Flagged

Hello...attached you will find public comment from Dr. Gregory Christopher, President of the Tacoma Ministerial Alliance, in support of the City Council to adopt and fully fund the Climate Action Plan.

Jacquelyn Harris
MJH Enterprises
253.398.1550 office
253.290.6375 cell
www.mjhent.com



Mailing Address: PO Box 111859, Tacoma WA 98411

Dr. Gregory Christopher
President

Dr. Michael A. Purter
1st Vice President

SFG Bishop Kim Forest
2nd Vice President

SFG Bishop Prentis V. Johnson
Secretary
Interim Executive Director

Pastor Derrick Curry
Treasurer

Dr. Mack Fuller
Parliamentarian

Dr Charles A. Horne
Executive Administrator

Pastor Nolan Glenn
Director

Pastor Toney Montgomery
Director

Dr. John W. Penton
Director

Evangelist Ronnie Broadus
Director

Dr. Freeman S. Rhoades
Advisor

November 10, 2021

Tacoma City Council
Tacoma Municipal Building
747 Market Street, 12th Floor
Tacoma WA 98402

To the Honorable Mayor Woodards, Deputy Mayor Blocker, and City Councilmembers:

I'm writing in support of Tacoma City Council's adoption and full funding of the draft Climate Action Plan. This Plan can help deliver healthy, affordable housing; clean, reliable transportation; protections for public health; and green, good-paying jobs for Tacoma. These are things our community has needed and asked for – for years.

Thank you for recognizing the problem – and the opportunity – and declaring a [climate emergency](#) in 2019. Now, we have a clear plan for action. It's time to invest in a climate-safe future.

I want to call attention to specific investments the City should make, including the following CAP Actions:

- Prioritize engaging frontline communities in climate work.
- Support community organizers to share expertise and promote climate action engagement.
- Actively implement the City's 2018 Affordable Housing Action Strategy by maintaining housing and making it affordable and resilient for residents to promote livability and avoid displacement.
- Incentivize green buildings, land use density, and mixed-use development with affordable housing near transit.
- Establish cooling/warming/clean air shelters in every neighborhood.

Tacoma City Council should follow [Mayor Woodards' leadership](#) in calling for a transformational “pace and scale of change needed to do our part in preventing the most catastrophic impacts of climate change.”

This means fully funding the 46 near-term actions of the CAP through the 2021-2022 Mid-biennium budget adjustment, Covid-19 Recovery funding, the 2023-2024 biennium budget, and additional grants. Additionally, these actions are an opportunity to strengthen our communities by investing in community leadership, prioritizing those most impacted, and making sure we all have access to a healthy place to live, work, and play.

The climate crisis impacts so much of our community and harms our social equity, natural resources, and economic priorities. I'm

Hopeful to see the City make necessary investments for a better Tacoma and a just transition away from fossil fuels, as we have no other choice.

Sincerely,

A handwritten signature in dark ink, reading "Gregory Christopher". The signature is fluid and cursive, with the first name "Gregory" and last name "Christopher" clearly distinguishable.

Gregory Christopher, D.Min.

President, Tacoma Ministerial Alliance

From: SCOTT & DONNA <arms6779@yahoo.com>
Sent: Tuesday, November 9, 2021 9:30 PM
To: Woodards, Victoria; Thoms, Robert; Hines, John; Blocker, Keith; Ushka, Catherine; Beale, Chris; Hunter, Lillian; McCarthy, Conor; Walker, Kristina; City Clerk's Office
Cc: Barnett, Elliott; Barnett, Elliott
Subject: Re: Home In Tacoma Project - City Council Action
Attachments: image002.png

Follow Up Flag: Follow up
Flag Status: Flagged

Mayor, Council Members, first, as a career Soldier, I'd like to sincerely thank you for the moving remarks you made this evening honoring military service and veterans. And for Mayor Woodards to personally read the remarks meant alot to me and demonstrated your sincerity. Thank you for YOUR service, and Councilwoman Ushka and Councilman Thoms. And, congrats on your re-election!

As a long-time Tacoma resident (since '93) I'm passionate about making additional affordable space for newcomers to enjoy the City of Destiny, while preserving the character and history that make it so unique and special. I spent several hours this week reviewing the revised proposal and am very pleased to see that many of the public's comments and recommendations were taken into account, especially regarding the height and design concerns at the low-scale to mid-scale boundaries, increased emphasis on protecting historic properties against demolition and protecting the integrity of our historic districts, and a more moderate approach to expanding mid-scale structures into low-scale zones.

I did, however, notice that the final sentence in the Low-scale residential, page 8, reads, "Infill in historic districts is supported to expand housing

options consistent with the low-scale designation, but must be consistent with the neighborhood scale and defining features", *omitting the final phrase included in the mid-scale residential on page 9, "and with policies discouraging demolition"*.

Mid-scale residential: "Infill in historic districts is supported to expand housing options consistent with the mid-scale designation, but must be consistent with neighborhood scale and defining features, *and with policies discouraging demolition.*"

I hope that this omission was inadvertent and will be corrected (adding: "and with policies discouraging demolition.") because protecting the historic properties is equally important in low-scale as in mid-scale zoned areas. If it was intentional I ask that you reconsider as there are ample opportunities to add density to both by converting existing historic properties to multi-family homes rather than forever losing the history, craftsmanship and character of these unique properties. Policies are necessary to ensure this in low-scale also.

Additionally, I was very disappointed to log into the City Council meeting this evening only to find out that the Committee of the Whole meeting, during which "Home in Tacoma" was briefed, was at 3 PM this afternoon, while many community citizens are working, including me. And I missed it.

The below email, which I received from Elliott because I have been actively engaged in the "Home in Tacoma" Project, (including submitting comments and speaking after midnight from PA at the July 13th City Council public hearing), is misleading. This afternoon's Committee of the Whole meeting is only mentioned toward the bottom of the message without any of the details to assist in public participation. Given it was the

next process milestone, one would have expected it to be identified in the City Council Action section, before the next two City Council meetings, rather than in the Background (implying past) section. This is an example of why many of us have issue with the way the public engagement for this project has occurred. Whether intentional, or not, it appears that Elliott's communication with the public may be intentionally limiting our (the public's) engagement in the process, which is very frustrating and doesn't generate citizen - government trust. I am certain I am not the Tacoma citizen to have missed the Committee of the Whole meeting today because it was scheduled during the workday and due to poor communication/advertising. If City Planning wanted to limit civic participation in the process, it worked.

I see in the proposal that there is added emphasis in community engagement in Phase 2, and I hope that my simple observation about today's meeting will serve as a reminder about how critical communication is to the perception of the public regarding the fairness and transparency of the process we all want so badly to serve the best interest of our great city.

Thank you for your service to Tacoma and and thoughtful consideration of my concerns and input.

Sincerely,

Scott Armstrong

On Saturday, November 6, 2021, 07:30:17 AM PDT, Barnett, Elliott <ebarnett@cityoftacoma.org> wrote:



City Council Action

The City Council is scheduled to take action on the Home In Tacoma Project recommendations in November 2021. The key dates are:

- November 16, 2021 – First Reading of ordinance
- November 30, 2021 – Final Reading of ordinance

To provide comments to the City Council, email cityclerk@cityoftacoma.org or participate in the virtual Council meeting which begins at 5:00 p.m. Visit <https://cityoftacoma.legistar.com/Calendar.aspx> for Zoom links and agendas.

What's in the package?

The City Council will consider adopting the Home In Tacoma Project policy actions (Phase 1). The package includes:

- Comprehensive Plan policy updates – changing Tacoma's housing growth strategy and calling for new zoning and standards supporting infill housing
- Near-term Code Changes – adding flexibility to Tacoma's current housing rules to promote affordability and infill
- Tacoma's Housing Action Plan – guiding long-term implementation of housing goals

The complete package, including a new Housing Growth Scenario Map, is available at www.cityoftacoma.org/homeintacoma.

If City Council adopts the package, the City will start work on zoning and standards (Phase 2)—we hope you will participate!

Background

It's getting harder to find housing in Tacoma. The City is considering changes to housing rules intended to help meet our community's housing supply, affordability and choice needs.

For many years, Tacoma's housing rules for most neighborhoods have primarily allowed just one housing type—detached houses. Under these proposals, the City would allow housing types including duplexes, triplexes, cottages and multifamily to be built in Tacoma's neighborhoods as well. The City would adopt standards to make sure that the design and size of new housing is not too different from that of nearby houses.

On Tuesday, November 9, 2021, the Council Committee of the Whole will discuss the changes recommended by the City Council Infrastructure Planning and Sustainability (IPS). Since the City Council's July 13th Public Hearing, the IPS Committee has been working to address issues raised at the hearing through changes to the proposals. The Committee's recommendations, which reduce the amount of Mid-scale and strengthen design, affordability and infrastructure policies, are included in the package now headed for a City Council vote.

How to learn more

The public can attend Council and Committee meetings, which are currently being held online, or view video recordings after the meetings. To find out more, visit www.cityoftacoma.org/homeintacoma, send an email to planning@cityoftacoma.org, or call (253) 591-5030 (Option 4).

The City of Tacoma launched the **Home In Tacoma Project** to gain community and industry insight in updating Tacoma's housing growth policies and zoning. You are receiving this notice because you have been identified as a potentially interested party. Please help to spread the word! We hope you will continue to participate.



<https://www.cityoftacoma.org/homeintacoma> |

City of Tacoma | 747 Market Street Tacoma, WA 98402 | (253) 591-5030 Option 4

