



MINUTES (Approved on 10-4-17)

TIME: Wednesday, September 13, 2017, 6:00 p.m.
PLACE: Greater Tacoma Convention Center, Exhibition Hall A
1500 Commerce Street, Tacoma, WA 98402
PRESENT: Anna Petersen (Vice-Chair), Carolyn Edmonds, Jeff McInnis, Brett Santhuff,
Dorian Waller, Andrew Strobel
ABSENT: Stephen Wamback (Chair), Jeremy Woolley

A. CALL TO ORDER AND QUORUM CALL

Vice-Chair Petersen called the special meeting to order at 6:03 p.m. A quorum was declared.

B. APPROVAL OF AGENDA

The agenda was approved.

C. PUBLIC COMMENTS

The public comment item was skipped as a public hearing was the only discussion items on the agenda.

D. DISCUSSION ITEMS

1. Public Hearing – Tideflats Interim Regulations

At 6:03 p.m. Vice-Chair Petersen called the public hearing to order and reviewed the hearing procedures.

Stephen Atkinson, Planning Services Division, reviewed interim regulations were temporary measures that, once enacted, had a limited duration at the end of which reauthorization by the City Council would be required if an extension was deemed necessary. He reviewed the background of the Tideflats interim regulations which began with three applications for the 2017 Comprehensive Plan and Land Use Code Amendments and led to the initiation of the Tideflats Subarea Planning process. Mr. Atkinson reviewed that the Planning Commission had already discussed the need for interim regulations and made the preliminary recommendation that the regulations were needed. He noted that for the notification of the public hearing they had used email contact lists, held an informational meeting, sent out 14,000 notices in the mail, and created Facebook event pages. The key proposals in the interim regulations included expanded notification for heavy industrial uses citywide; prohibition of certain new non-industrial uses in the Tideflats; prohibition of new residential development along Marine View Drive; and prohibition of certain new heavy industrial uses citywide.

Vice-Chair Petersen called for testimony. The following citizens provided comments:

- 1) Steve Garey:
Mr. Garey recommended prohibiting export of crude oil without restricting shipment of finished products that were manufactured in Tacoma to prevent refiners from shutting process units down and using rest of the plant as an export/import facility. He commented that they had an opportunity to strike a balance between the community and the corporations by prohibiting the export of crude oil.
- 2) Jen Adrien:
Ms. Adrien discussed how she recently joined the Economic Development Board of Tacoma-Peirce County to help create good jobs. She commented that true sustainability was more than

electric cars, but required balancing social equity, economic prosperity, and environmental stewardship. She commented that she was proud that the polluted Tacoma of her youth was not the Tacoma her son knows thanks to regulations that mitigated much of the pollution. She commented that the same regulations were regularly met and exceeded by the industries on the Tideflats, keeping them safe. She commented that the interim regulations were not needed and encouraged them to instead focus on the subarea plan.

3) Mindy Roberts, Washington Environmental Council:

Ms. Roberts commented that she chose to live in Tacoma because she valued the Tideflats as a manufacturing, shipping, and industrial hub. She commented that the interim regulations were needed because Tacoma was the target for new and expanded fossil fuel facilities. She noted that the draft regulations would pause new fossil fuel facilities but not prevent expansion of existing ones, which could become import/export terminals. She asked that they prohibit new and expanded fossil fuel facilities and commit to a fair and transparent process for the subarea plan.

4) Michael Brandstetter, City of Lakewood:

Mr. Brandstetter commented that the Port was a broad countywide entity funded by citizens primarily to be an economic engine for multiple communities. In Lakewood they were concerned about the impact of regulations on Joint Base Lewis-McChord (JBLM) which was reliant on activity in the Port for fuel, transportation, and other logistical support. He noted that there was no finding of fact concerning how the interim regulations would impact national defense or JBLM. He noted that the interim regulations were intended to be an emergency measure, asking if there were real emergencies that would justify them.

5) Seth Lundgaard:

Mr. Lundgaard commented that they must be good stewards of the environment for future generations. He commented that the regulations proposed offered no resolution for sustainable development and killed jobs that could actually sustain a person caring for their family. He commented that all Tacoma residents shared the desire to improve their lives and the lives of those around them. The only way to do that was to have the ability to provide for themselves. He asked that the Commission not support the interim regulations.

6) Margeret Kitchell, Washington Physicians for Social Responsibility:

Ms. Kitchell thanked the Commission for working to protect the Tideflats and asked that the regulations pause new and expanded fossil fuel facilities. She noted concerns about the health risks fossil fuel facilities created including spills, fires, explosions, derailments, and air pollution. They were also concerned about the contribution to climate change that the expansion of fossil fuel facilities would create. She commented that it was urgent to encourage renewable energy and not enable fossil fuel expansion.

7) Melissa Malott, Citizens for a Healthy Bay:

Ms. Malott reported that Citizens for a Healthy Bay had submitted a letter voicing support for a pause on new and expanded fossil fuel projects signed by 13 local groups including environmental advocates, health professionals, and local residents. Interim regulations were a temporary measure designed to address urgent issues in the Tideflats. She reviewed that the Sightline Institute had identified Tacoma as the second most vulnerable community for being targeted for new and expanded fossil fuel uses. She commented that the proposals for new development would keep coming unless interim regulations were in place.

8) David McInturff:

Mr. McInturff commented that he was impressed by the work of staff in presenting their recommendations, but found their presentation to be incomplete on the questions of fossil fuels on the Tideflats. He recommended that the regulations be focused only on fossil fuel development and that they reject new projects and limit expansion of existing projects. Other development issues could be handled separately at a later date.

9) Ron Morrison:

Mr. Morrison commented that he grew up in the days of Asarco, noting that air pollution had long term effects on the health of young people. He supported interim regulations so that the pollution and hazards be addressed now. He discussed being on Marine View Drive and running into a cloud of gas that was so strong he was worried that a fire might start. He commented that they needed better air pollution monitoring. He suggested that they address whether industrial plants were adequately insured for liability in case of disaster.

10) Rebeca Ponzio, Stand Up to Oil:

Ms. Ponzio commented that it was a regional issue since more oil and gas coming through Tacoma would impact their community and beyond. She commented that the regulations should focus on the imminent threat of fossil fuels and prohibit new and expanded facilities. She noted that there were placeholder permits from US Oil for expansion of their facility. It was an urgent issue, as the longer it took the more likely they would see more proposals.

11) Bruce Kendall, Economic Development Board for Tacoma Pierce County:

Mr. Kendall commented that the proposed regulations would arbitrarily lump businesses into a category of high risk/high impact uses and ban them from the industrial areas of Tacoma. The regulations would create a chilling effect on the manufacturing sector and other industries that would be concerned that they would be targeted next. Mr. Kendall discussed how they already had sufficient regulations in place that allowed for enhanced review of any projects. He commented that they provided jobs for thousands of families and were already regulated heavily. He urged the Commission to reject the recommendations and ensure that the subarea plan is informed by public involvement and economic realities.

12) Chrissy Cooley, Sustainable Tacoma Commission:

Ms. Cooley reported that they had sent a letter, noting three key points: the need for regulations was urgent; fossil fuel proposals could take many forms and the regulations should include expansion of fossil fuel facilities; and that in the City's Environmental Action Plan there were 9 actions aligned with the need for interim regulations.

13) Dan Grimm, Pierce County:

Mr. Grimm commented that he was present on behalf of Bruce Dammeier, the County Executive, who had urged opposition to the proposed interim regulations. He noted that as a former planning commissioner the terms used such as "pause" were euphemisms for moratoria which didn't do well in court and cost a lot of money.

14) Todd Iverson, Port of Tacoma Longshoremen:

Mr. Iverson reviewed that their interests were in how to protect the industrial lands on the Tideflats and ensure that they have family wage jobs in the maritime industry. He noted that Tacoma was a discretionary port and they needed to ensure that they were quickly moving cargo which is why they were opposing any new coal or oil facilities because they tied things up. He commented that the housing moratorium illustrated how they had gotten into the problem because they had housing so close to the Tideflats. He urged them to figure out how they protect all the industrial lands on all of the Tideflats and not just Marine View Drive.

15) Lorrie Nichols:

Ms. Nichols expressed support for pausing new and expanded fossil fuel facilities until a long term plan was established and adopted. She noted that the regulations didn't address existing fossil fuel infrastructure which was a problem given the lifting of the national ban on exports. She expressed concern that existing facilities would expand to become export terminals.

16) Joe Mackay:

Mr. Mackay commented that Commencement Bay was one of the most polluted bodies of water in the country and should not be further endangered by expanded fossil fuel production or transportation which was not a question of if but when. He commented that fossil fuels were an outdated type of energy.

17) Norma Ramirez, Protect Tacoma Tideflats Coalition:

Ms. Ramirez commented that they needed to move forward on clean energy and pause new and expanded fossil fuel facilities. Tacoma could not allow export terminals to develop there as those facilities would bring carcinogenic air pollution and great risks to their water. Tacoma was still cleaning up pollution in their waters and the Tideflats were at risk for earthquakes and other natural disasters. She urged a complete pause on all new fossil fuel development and expanded fossil fuel facilities.

18) Steve Brannon:

Mr. Brannon noted that he owned a construction company on the Hylebos Waterway specializing in marine construction. He urged them to be careful of regulations that inhibit existing businesses. He commented that his company was in Tacoma because similar things had happened in Everett, where they were squeezed by people who wanted to do other things with the waterfront. He expressed opposition to anything that would inhibit many of the small, family owned businesses on the Tideflats.

19) Kat Holmes, Washington Conservation Voters:

Ms. Holmes commented that they supported interim regulations that focused on fossil fuels only and that they should also include a pause on expansion of existing fossil fuel infrastructure. She reported that as a community organizer, she had personally collected 500 signatures in support of the regulations. She commented that it was an issue that voters cared about and they want to save the Tideflats for a clean green energy economy.

20) Todd Hay:

Mr. Hay commented that he was there to support the Tideflats interim regulations and the subarea planning process. He commented that he would like to see more urgency to get the recommendations to Council sooner. He suggested that the regulations should cover expansion of existing facilities and that notification should be expanded citywide for heavy industrial uses.

21) Rick Semple:

Mr. Semple reported that he was landlord to 14 businesses in the Tideflats. He commented that they looked forward to seeing Tacoma grow and attract more employers, but allowing fossil fuel growth would not reward Tacoma and would keep away employers from relocating to Downtown. He commented that they were at a crossroads where they could move towards a new renewable future or let bad decisions stifle sustainable growth. He asked them not to allow fossil fuel facilities to grow without limitation.

22) Yvonne McCarty, Northeast Tacoma Neighborhood Council:

Ms. McCarty commented that she loved Tacoma, but wanted it to leave its dirty and dangerous past behind them. She commented that she was there as Co-Chair of the Northeast Tacoma Neighborhood Council, which was currently being threatened and was at risk. She noted that one of the Planning Commissioners had, at a previous meeting, referenced them as white, wealthy people concerned about their property values and views. She reported that they were a broadly diverse community and should not be painted with a broad brush. They were all being exposed to high impact/high risk heavy industrial uses beyond fossil fuels. She urged them to support the interim regulations and to reverse the narrowing of the list of prohibited uses.

23) Jori Adkins:

Ms. Adkins commented regarding the conclusions at the end of the Findings of Fact section. She asked why non-industrial uses were even in there, what was wrong with having them in that zone, and who was against them. She commented that the decision to limit some and not others was very curious and not justified or explained. She asked if it was a smokescreen to help protect existing businesses. She commented that expansion of heavy industrial uses should be prohibited.

24) Marty Lough:

Mr. Lough commented that the moratorium would deny the things they had developed that had made their environment more safe and morally sound. He commented that by being able to expand or develop with common sense environmental planning, the opportunity to make the

community more economically viable did exist. He commented that they needed to focus on the benefit that they derive rather than negating the things they had learned. He commented that a moratorium stopped the process that made them healthier.

25) Dorothy Walker, Pierce County Group of the Sierra Club:

Ms. Walker commented that expansion of fossil fuel facilities was driven by the availability of cheap natural gas made available by unsafe extraction techniques. She commented that increase in the export of petroleum products was unhealthy and drives increased demand. She expressed support for the subarea planning process and the interim regulations to maintain the status quo during the process. She commented that the regulations should prohibit new fossil fuel uses and expansion of existing facilities. She commented that Tacoma had become the target of expansion and deserved better than to be the pollution pit of the west coast.

26) Bruce Hoeft:

Mr. Hoeft commented that he remembered how the Tideflats looked 30 years ago, noting relatives who had suffered health consequences from exposure to toxic chemicals in the port. He looked forward to the subarea planning process to help develop a vision for a clean and prosperous future. He commented that the future would not be prosperous if the water levels rose and threatened the Tideflats. He asked that they adopt regulations that seriously limit expansion of oil and gas operations until the subarea plan is completed. He commented that the oil industrial had a history of avoiding regulations that inhibit profits. He commented that it was their town and they should be able to decide what activities are appropriate in it.

At 7:26 p.m. Vice-Chair Peterson recessed the meeting. The meeting resumed at 7:36 p.m.

27) Skyler McVaugh, Surfrider South Sound Chapter:

Mr. McVaugh reported that they were a grassroots organization dedicated to protection of the world's oceans and beaches. They agreed with the interim regulations with the addition of an immediate pause on new and expanded fossil fuel facilities which would help protect coastal beaches for future generations to enjoy.

28) Lynn Lloyd:

Ms. Lloyd commented that the businesses on the already heavily polluted waterways needed to change their industry to change with time. She supported a pause on everything in the Tideflats that was polluting because it was the moral and ethical thing to do. She noted recent issues like a train headed to Tacoma that derailed demonstrating that all fossil fuels need to be halted as soon as possible. She expressed concern that amendments to the interim regulations would limit residential development but allow fossil fuel facilities to expand. She commented that the PSE facility was building illegally according to multiple jurisdictions.

29) Wendy Pantoja:

Ms. Pantoja reviewed that Tacoma was still dealing with the consequences of Asarco. She noted that they were close to the Cascade subduction zone which put them at risk for earthquakes. She commented that there was nothing in the proposal about industrial waste management or a charge for environmental damage. With regards to the Tacoma Northwest Detention Center, she noted that it was a residential use in an industrial area at high risk in the event of a disaster.

30) Tim O'Donnell, IBEW Local 76:

Mr. O'Donnell commented that their 1,200 members had had a lot of work down on the Tideflats over the years and understood the science being debated. He noted that he hadn't heard any comments about bringing jobs to Tacoma. He commented that the tax base in the Port funded pensions and education and that he didn't hear any support coming back to the building or metal trades. He commented that they represented a lot of people and he hadn't been hearing anything about good jobs. The IBEW Local 76 was opposed to the interim regulations and the moratorium.

31) Kat Wood:

Ms. Wood asked them to pass interim regulations that place a pause on fossil fuel facilities and expansion in the Tideflats. She commented that as a growing region, Tacoma needed to look to the future and not dwell in the past. Fossil fuel facilities were the industry of the past and

belonged to an age of pollution and inequality. Ms. Wood commented that they should instead look to build clean living wage jobs to their community. She commented that they see the impacts of climate change and needed to decide if Tacoma will be part of the solution.

32) Tracy Wiegman:

Ms. Wiegman commented that the Tideflats were once rich with life that fed people, which they had forgotten as they lived in the age of industry. She commented that things were changing and they might as well bring it into their hearts while they are making these decisions. She commented that they could learn and come back around to how things were. She commented that the moratorium on heavy industry was very important, but not the whole picture.

33) Toby Joseph, Senior:

Mr. Joseph commented that he had lived there most of his life since Indian relocation had sent his family to Tacoma. He commented that when they came to Tacoma there was economic development, but he lost hope because he realized that the City of Destiny hadn't considered including native people in that destiny. He commented that it frustrated him seeing relationships with the City that continually eroded tribal sovereignty. He commented that as he hears about jobs, he is more concerned about the people doing the jobs and whether they are safe. He asked them to think not just about the people who have money but also those who rarely have a voice.

34) James Marshall:

Mr. Marshall commented that he started at a Tacoma shipyard as a boilermaker's helper 30 years ago and was now the general manager of that yard. He commented that he was happy about the progress that they had made with the environment, noting that the businesses followed the rules which were more stringent each day. He reported that he employed about 100 people when they were busy and that many of the people who worked there brought money into Tacoma. He commented that the regulations wouldn't affect him specifically, but would impact the people around him. He commented that if they limited the petrol products they would eliminate jobs in the industries around it and the industries it supports.

35) John Carlton:

Mr. Carlton commented that he thought it would be in the best interest of everyone to block new fossil fuel facilities and put a stop on expansion of those existing industries. He noted Tacoma was at increased risk of getting new fossil fuel developments since the 30 year export ban on fossil fuels had been lifted. He noted industries that were seeking expansion and asked if they wanted to allow them to expand further. He commented that the federal government was looking for the opportunity to push fossil fuels on the northwest and that it was a crucial moment for Tacoma to realize its position within the world.

36) Jeff Nichols:

Mr. Nichols commented that the Port of Tacoma had been developed as an economic engine for the County. He discussed how his father had developed sites on the Tideflats that had provided family wage jobs for decades. He commented that the fossil fuel issue was best handled at a national level, otherwise jobs were being only sent to the next community down the road. He commented that existing environmental regulations had cleaned up who they were and changed how they operate. He commented that they needed the subarea plan, not the interim regulations.

37) Jean Ray:

Ms. Ray commented that she was concerned about the Puget Sound Energy facility that had been proposed. She commented that the significant fire and explosion potential was a big concern. She requested that if it was built, that rigorous safety standards be put on the plant. She noted 19 incidents at similar facilities with significant damage and loss of life. She commented that there was no mention of a vapor exclusion zone around the plant, while other similar facilities have safety zones around them.

38) Kyle Jolibois:

Mr. Jolibois commented that he had been fighting fossil fuel development in Tacoma since 2011. He discussed the proposed methanol plant and his involvement in 2014, noting that they killed it.

He expressed opposition to the LNG facility and his concerns that it was not a case of if but when it would explode. He asked what they were leaving to future generations.

39) Greg Biersack:

Mr. Biersack commented that he understood the need to protect the environment, which is why he supported the already stringent existing regulations. He asked how they would use their geographic advantages to retain and grow jobs in their region with their current regulations. He expressed concern that interim regulations would scare away companies that bring jobs that support the middle class. He commented that the interim regulations would hurt the middle class.

40) Marlene Crumpton:

Ms. Crumpton thanked the Commission for putting a balanced approach in place for interim regulations for protection of the Tideflats. She commented that the interim regulations would be important to protect Tacoma's water. She noted that there had been a great effort to clean up the bay, which was essential to health of residents in Tacoma and beyond. She asked that the Commission put a fossil fuel only regulation in place and place a pause on fossil fuel facilities in the Tideflats. She noted the likelihood of expansion of fossil fuel facilities into export terminals and asked that they move the pause to the City Council quickly.

41) Diane Martin:

Ms. Martin noted that in the Puget Sound Regional Council's Vision 2040 climate change was considered in evaluating the long term vision for the City and region. She commented that she supported the interim regulations as an important step forward before the subarea planning.

42) Ann Locsin, Northeast Tacoma Neighborhood Council:

Ms. Locsin reviewed that the Northeast Tacoma Neighborhood Council had submitted a proposal to address poor planning by the City that created a situation where residences are close to heavy industry. The City Council had folded that proposal into the subarea planning process. She commented that at some point in the politicization of what they were discussing, those issues of Northeast Tacoma seemed to be forgotten. She reviewed that the buffer zone proposal was one of the reasons presented by staff as to why they were there. She commented that the interim regulations now prohibited residential development and did not address the emergency issues that they were facing in Northeast Tacoma.

43) Mojgan Holm:

Ms. Holm asked them to include the concept of a buffer zone as proposed originally in the interim regulations. She reviewed that the proposed buffer zone would rezone an area to light industrial to create a buffer between heavy industrial and residential uses. She discussed how Northeast Tacoma had been exposed to pollutants that caused a significant health impact. She commented that that the request was not for an outright ban but only to rezone along Marine View Drive. She asked that the list of prohibited uses be expanded for the buffer area to include metal recycling, pulp mills, grain terminals, and animal slaughter facilities.

44) Sara Wood:

Ms. Wood commented that they felt the effects of the Port in Northeast Tacoma day and night. She noted issues with noise, air quality, and odors. She commented that she hoped the City would protect their health and safety. She asked that they support the interim regulations with the addition of limiting existing fossil fuel businesses to 10% growth and expanding the list of prohibited uses to include metal recycling, pulp mills, grain terminals, and animal slaughter facilities.

45) Kathy Lohan:

Ms. Lohan commented that PSE was not local, safe, or clean. She commented that it was dangerous if the mountain went off or if there was an earthquake. She reported that the Sightline Institute had written several articles about the dangers of the plant. She commented that they were working without all of the permits. She reported that methane was 80 times worse for the atmosphere than CO2.

46) Mary Jane Long:

Ms. Long commented that where she lived no new residences could be built in the surrounding area per the new restrictions. She commented that since she had lived there, she had lung nodes and had to wear a mask to work in her yard. She commented that it needed to stop, not just in Tacoma, but everywhere. She commented that there were young people in her neighborhood who were breathing the same thing that had ruined her.

47) Susan Patel

Ms. Patel commented that she lived in Northeast Tacoma and that it needed their help. She commented that she was worried about their health, safety, and wellbeing. She commented that they often wake up to thick stinky air and that her mother calls before visiting because she will have an asthma attack if she visits when the air is bad. She expressed support for the interim regulations because it would give them time to think. She commented that the Marine View Drive development restrictions were an obvious thing that should have already happened as it was the only green space in the area, providing a filter from the noise and smells.

48) Noah Davis:

Mr. Davis commented that they lived one mile from the Port and were constantly covering their mouths out of concern about the pollutants coming from the port. He expressed concern about the Targa Facility expansion and the new LNG Facility that was one mile from the 20,000 residents of Northeast Tacoma, not giving them enough time to escape in the event of a disaster. He commented that they needed to take action for regulations that stop new fossil fuel facilities and expansion of existing fossil fuel facilities. He commented that they knew that the Port was not going to take action, demonstrated by their support for the methanol facility. They needed the City of Tacoma to take action to protect their environment, people, and future.

49) Claudia Riedener:

Ms. Riedener expressed support for the subarea plan and the moratorium on new or expanded fossil fuel uses. She commented that they had a Port Commission that could sign multi decade leases without involving the public in the conversation and that they have a City that is allowed to lead on SEPA, though it should be the state. She commented that the generations to come were against fossil fuel uses. She commented that there were air emissions that were not monitored so they didn't know what was going on. She commented that the responsibility of government was to keep people safe from negative health impacts.

50) Jim Endicott:

Mr. Endicott commented that with the expansion of sustainable energy sources and the risks involved in fossil fuels, the era of burning fossil fuels for energy was over. Tacoma could lead that transition or be dragged from the back. He commented that change is always difficult and if they resisted change, people would still be using horse drawn carriages. He suggested that they decrease the activities that take a heavy toll on the earth and increase reliance on clean fuels.

51) Barbara Church:

Ms. Church reviewed that her brother in law worked at the smelter and had cancer, which is why she supported the interim regulations on fossil fuels. She commented that she lived downhill from the site of the LNG facility and none of her neighbors had been notified that the plant was being constructed. She commented that she supported jobs, but they should not be in the fossil fuel industry.

52) Carolyn DeFord-Eden

Ms. DeFord-Eden commented that her ancestors resided along the Puyallup River since time immemorial. She commented that she was representing the people and living creatures that would be put at risk by the expansion of the fossil fuel industry. She urged them to consider the voices of the people who had shared concerns and requested support of the interim regulations, especially those who had expressed concern about high risk/high impact uses. She urged them to pause the expansion of new and existing fossil fuel infrastructure on the Tideflats. She commented that fossil fuels and liquefied natural gas were very combustible and an explosion would displace the dirt from the superfund site. She commented that allowing the risks and placing so many people in jeopardy was an absence of morality.

53) Alyssa Barton, Puget Sound Keeper Alliance:

Ms. Barton expressed support for an interim pause on new and expanded fossil fuel facilities, which posed risks to their environment. She noted that oil transported by rail included the risk of derailments and explosions. She commented that the pause could help address the dangers and asked that their definition of terminals be expanded to include railyards for that reason. She commented that an oil spill in the bay could have disastrous impact on the marine life. She asked that they act quickly on the pause for all new and expanded fossil fuel uses.

54) Kenra Brewer:

Ms. Brewer commented that while she agreed that they needed solid interim regulations that prevented new fossil fuels from coming to the port, they also needed a ban on expansion of existing uses. She commented that interim regulations should be implemented quickly, as oil companies exploited loop holes and would cause damage to the environment. She commented that they were a contributor to the global problem of climate change and that allowing fossil fuel projects would be part of the problem, not the solution.

55) Taneashea Sudds:

Ms. Sudds expressed support for the interim regulations. She expressed concern that if the interim regulations were not in place, they would be exposing vulnerable communities like Hilltop to danger. She commented that they needed to give community members more time to reach out to vulnerable communities so that people who live there can become involved. She commented that they needed to avoid exposing those communities to hazards or the money they put into those communities would be wasted.

56) Marilyn Kimmerling:

Ms. Kimmerling commented that when they have polluting industries such as large oil facilities they ran the risk of having the newly created jobs make the community unlivable, which was not justice. She commented that she was in favor of the interim regulations, but was unclear as to whether the proposed LNG facility would be included in existing businesses, which would be a huge mistake. She commented that they had rising tides, were in a lahar zone, and also needed to take climate change into account.

57) Stephen Neshyba:

Mr. Neshyba expressed support for an interim plan that blocked fossil fuel infrastructure. He commented that the landscape was changing and that a new consensus was emerging. He commented that when a fossil fuel tax happens industries that have invested in fossil fuels will be exposed as poor investments. He suggested that they need to invest in the new energy economy.

58) Penny Rowe:

Ms. Rowe reported that she was a climate scientist with a PhD in Physical Chemistry. She expressed support for interim regulations, asking that they focus on a pause for new and existing fossil fuel infrastructure and include rail terminals in the definition of terminal. She commented that the fossil fuel industry often has fewer jobs per site than other industries and costs their community jobs. She commented that they needed to think about industries that protect their environment, health, and generate jobs. She noted that Tacoma had made a commitment to decrease greenhouse gases. She asked if the infrastructure was worth it in the long term.

59) Ozgu Tokgoz:

Mr. Tokgoz commented that existing fossil fuels should be included in the moratorium. He commented that expanded notification was a good start, but the entire City should be notified for heavy industrial uses. He commented that he would like to see the hazardous air pollutants excluded from the area. Regarding jobs, he commented that he had never seen the City reach out to high tech industries to locate offices in Tacoma.

60) Michael Garrity:

Mr. Garrity commented that he supported a pause on the expansion of existing fossil fuel facilities as well as new ones. He thought that it was overdue as evidenced by the tension in the

community over the methanol plant and the LNG plant. He commented that the opportunity cost of polluting industries versus clean industries should be considered.

At 9:12 p.m. Vice-Chair Peterson recessed the meeting. The meeting resumed at 9:22 p.m.

61) Daniel Villa:

Mr. Villa commented that he was in support of interim regulations banning development or expansion of fossil fuel projects as soon as possible since US Oil had already applied for permits to expand their operations. He commented that it was a good opportunity to transition to a carbon free economy and ensure that Tacoma has a place in the world of tomorrow. He commented that green energy was one of the fastest growing sectors of the US economy with 400,000 jobs in solar alone. He commented that the US was already preparing to transition to a green economy and anticipating the effects of climate change. He commented that since the City and Port had already pledged to fight climate change, the interim regulations were an obvious step forward.

62) Jeff Silverman:

Mr. Silverman commented that the property owners on Marine View Drive had their own view on a cleaner energy future. He reviewed that they clean their property once or twice a month so that other people can enjoy it. He commented that the proposed moratorium would alter their plans. He commented they were looking at something driven by the concern for fossil fuels and the impact of industry on nearby residents, but they were also talking about prohibition of non-industrial uses and residential development. He commented that it was important that they think about the dialogue that generates growth and creates a positive outcome.

63) David Bluhm:

Mr. Bluhm discussed working as a massage therapist with one of the 12 dock workers who were paralyzed by a chemical leak in 2006. He commented that he wanted to have jobs but not dangerous jobs. He commented that everyone was addicted to fossil fuels because they had been using them since birth and it was their only option. He commented that they should take things in a direction away from fossil fuels.

64) Mark Martinez, Washington State Building and Construction Trades Council:

Mr. Martinez reported that the 60,000 skilled people of the Trades Council build roads, bridges, schools, hospitals, warehouses, grain elevators, infrastructure, and paper mills. He asked that the Commission reject proposed interim regulations which were a threat to the family wage jobs that had powered the middle class for generations. He commented that the regulations were being rushed through without credible scientific evidence to target a specific commodity. He commented that the City already has laws and ordinances requiring enhanced review. He suggested they listen to all sides, rather than a shrill minority to maintain and grow the middle class of Tacoma.

65) Tom Pierson, Tacoma-Pierce County Chamber of Commerce:

Mr. Pierson commented that he was in opposition to the proposed interim regulations because they were a threat to family wage jobs and the strength of the Tideflats as an economic driver. He commented that the businesses were full of people who live in Tacoma's neighborhoods and work in the community. He commented that the interim regulations arbitrarily lump businesses into a list of high impact/ high risk uses undermining the retention of jobs in Tacoma. He commented that they should not be driven by fear or listen to extreme voices without solutions.

66) John Ostrowski:

Mr. Ostrowski commented that his company employs eight people that develop assets for all industries in the port, including the fossil fuel industry. He suggested that they should be allowed to expand and improve as growth was good for the economy. He asked that they work to bridge the gaps between support and opposition and find a balance that benefits everyone. He understood the dangers of the industry and the Asarco story, but that was the past they were moving forward from. There were already laws and regulations surrounding how they operate to help protect the environment. He commented that they needed to deal with petroleum as responsibly as possible and try to get a balance in place.

67) James Rideout, Puyallup Tribal Council:

Mr. Rideout commented that they had been fighting environmental issues for generations. He commented that it was a sad day to see that they weren't consulted in any of the processes leading up to that point. He noted that they were talking about working with the City on future planning, but it didn't stop the existing projects. He reported that the Puyallup Tribe was opposed to the project, asking if they had considered the impacts on nearby schools in the incineration zone or the properties that were having their value depreciate. He commented that he hoped they would provide more information to the community. He reviewed that they had an obligation to work with each other. He noted that he had been a commercial diver for 20 years and had watched the environment change.

68) Dakota Case, Puyallup Tribe of Indians:

Mr. Case commented that he grew up looking at the Port of Tacoma his whole life and that his grandfather had told him stories of catching fish in the creek in front of his house, but now they didn't see any due to pollution from the port. He asked that they put a stop to fossil fuel projects and limit their growth and expansion. He commented that he supported the economic growth of Tacoma with sustainable renewable energies. He commented that their treaty rights were being trampled due to the impacts of the port on the salmon population. He commented that they saw the destruction of capitalism every day and that if they allowed the fossil fuel industry to keep growing their future was destruction and the money would mean nothing.

69) Suzanne Williams:

Ms. Williams expressed support for the pause on interim regulations due to the real safety risk in their community. She commented that their numbers were far beyond the people present, noting that the Fife community was less than a mile away. She commented that Tacoma had done a massive revitalization Downtown, but was going backwards. She commented that the health risks were real, but happened over 20 years. She urged them to make the right choice because they had options. They could bring more jobs and the right kind of jobs.

70) Jessica Zimmerle, Earth Ministry:

Ms. Zimmerle discussed when the Methanol proposal came to Tacoma a hearing had been proposed on Ash Wednesday and their congregation had attended the meeting and testified with ash crosses on their forehead. She commented that people of faith cared about the land use code and were bringing their values to the conversation. They valued responsibility, integrity, and justice for all. Investing in fossil fuel was not aligned with those values nor was it wise to increase the amount of crude oil or fracked gas moving through their region. She asked them to advise the City Council to adopt strong interim regulations to protect the Tidelands and their communities.

71) Cary Bridgeford:

Ms. Bridgeford commented that her home was in the blast zone of the LNG plant and her business was within a half mile. She asked where notification was at the beginning of that project. She commented that if they had been notified there would have been a far larger audience that evening. She commented that she had a responsibility to have a voice in things she did not think were right.

72) Michael Lafreniere, North End Neighborhood Council:

Mr. Lafreniere reported that the North End Neighborhood Council had voted to endorse the letter from the Protect Tacoma Tidelands Coalition which endorsed the interim regulations. He noted that there had been news reports about the City trying to attract Amazon to the community. He commented that companies like Amazon would not be interested in a community of fossil fuel industries, so they should think about the message they were sending about their vision for the future. He commented that they supported temporary restrictions on new and expanded fossil fuel projects. He reviewed that they were there because of community uproar over certain kinds of pending development.

73) Victoria Leistman:

Ms. Leistman commented the current draft of the interim regulations did not address the expansion of existing fossil fuel infrastructure and that it should be included. She noted that US Oil had applied for a permit to expand its facility, clearly to beat the implementation of the

regulations. She noted that the Sightline Institute had ranked Tacoma as the second most vulnerable place in the region for oil and gas expansion. She asked for language to be included in the regulations requiring that any application submitted during the process of creating regulations be resubmitted after they are approved. She commented that people had been clear that they do not want more dirty energy polluting the community.

74) Darren Moore:

Mr. Moore commented that they weren't against jobs and they weren't the enemy of the people who worked at the Port. He commented that continuing on the same trajectory was not progress. He commented that they needed to protect the future and work towards it by replacing what they have and working to clean up the damage already done. They should protect the City and the people so that his granddaughter can work in the Port when she grows up.

75) Seamus Mahoney:

Mr. Mahoney commented that he wanted Tacoma to continue to be a wonderful place to work and live. He supported Protect Tacoma's Tideflats and the effort to pause construction and expansion of fossil fuel facilities. He commented that the port was a precious resource that they should use wisely for future generations. He commented that plans to properly manage the port were long overdue and should be presented to City Council as soon as possible. He commented that the risk of their port becoming an export terminal was very real and very urgent.

76) Benita Moore, Standing Rock Sioux Tribe:

Ms. Moore commented that they had been telling everyone about how they wanted fossil fuel importation from fracked lands to stop. She expressed support for the interim regulations, but thought some things should be added and that they should look at the permitting process too because no one had been notified. Her granddaughter Mariah asked for the LNG project to stop.

77) Steven Kelly, Fuse Washington:

Mr. Kelly commented that investing in clean energy was several times more efficient in creating jobs. He reviewed that the interim regulations would not affect current permits, adding that failure to put a pause on new or expanded fossil fuel projects would leave the door open during the whole subarea planning process. He noted that the current draft of interim regulations did not address existing fossil fuel infrastructure and there was a real risk of existing facilities expanding to become oil terminals. He suggested that the interim regulations focus solely on current and new fossil fuel facilities and be passed as soon as possible.

78) Alexandra Brewer, Sustainable Tacoma Commission:

Ms. Brewer reviewed that the Sustainable Tacoma Commission had submitted a letter that addressed two concerning omissions in the draft interim regulations: covering expansion of existing fossil fuel infrastructure and including rail in the definition of a terminal. She commented that it was clear that the current code was insufficient and that interim regulations should stop inappropriate uses from sneaking into the port under the wire and being grandfathered in. She encouraged the Commission to include language pausing expansion of existing fossil fuel uses and including rail in the definition of terminals.

79) Carolyn Lake, Port of Tacoma:

Ms. Lake expressed concern that the interim regulations were contrary to State, City, and regional policies and laws. She added that some of the suggested revisions heard that evening would go against the Federal Constitution. She reviewed that the State Growth Management Act required a Port Container Element for cities including Tacoma which was unique in that it was prescriptive and had mandatory elements because the State legislature understood the critical roles that ports play in statewide economic vitality. She commented that the State mandate was there to protect the port from local actions that would harm the State's economy. She reported that the Port also disagreed with the choice of the City to skip a SEPA review of the interim regulations. She asked that they focus the City's resources on the subarea planning effort.

80) Joanne Moore:

Ms. Moore commented that she was concerned because, for the first time in her life, the Dash Point fishing dock was always empty and there were signs warning people not to eat the fish, which said a lot about the quality of her life and her children's life. She discussed the difficulty of driving from Dash Point to Downtown Tacoma. She expressed concern about the mining quarry and the potential for noise if it were reopened and the increase in traffic.

81) Julia Minu, Puyallup Tribe:

Ms. Minu reviewed that in the draft document there were notes about consultation with the Puyallup Tribe of Indians, asking what had been discussed in that consultation. She asked how the proposal to limit expansion of existing businesses would affect land owned by the Tribe. She commented that they were trying to move forward into green energy, but it felt like they were going backwards.

E. COMMUNICATION ITEMS & OTHER BUSINESS

There were no communication items.

F. ADJOURNMENT

At 10:27 p.m. Vice-Chair Petersen closed the public hearing and adjourned the meeting.