



MINUTES

(Approved on 12-16-2020)

TIME: Wednesday, December 2, 2020, 5:00 p.m.

PRESENT (virtually): Anna Petersen (Chair), Jeff McInnis (Vice-Chair), Carolyn Edmonds, Ryan Givens, David Horne, Christopher Karnes, Brett Santhuff, Andrew Strobel, Alyssa Torrez

ABSENT: N/A

A. CALL TO ORDER AND QUORUM CALL

Vice-Chair McInnis called the meeting to order at 5:04 p.m. A quorum was declared.

B. APPROVAL OF AGENDA

The agenda for the meeting was approved.

C. PUBLIC COMMENTS

Public comments were not accepted at the meeting. No written comments regarding Discussion Items D1 and D3 had been submitted as directed in the agenda notice.

Written comments received on the subject of the public scoping hearing would be reviewed in the appropriate portion of the meeting.

D. DISCUSSION ITEMS

1. Transportation Commission Updates

Jennifer Kammerzell, Public Works, began with an overview of the Transportation Commission and their 2021 priorities, consisting of the Impact Fees, Vision Zero Action Plan, and Transportation Master Plan Amendments. The Impact Fees, as allowed by the Growth Management Act, may be adopted by local agencies to help pay for certain portion of the cost of capital improvement projects associated with Transportation, Fire, Parks, and Schools that are needed due to new development. Ms. Kammerzell explained which costs could be funded by impact fees and which could not. She also presented a graphic to demonstrate how the impact fees work and how they could be applied to a project. As the only major city along the I-5 corridor that has not implemented Impact Fees, the City of Tacoma is in the process of developing an Impact Fees Program with four main parameters in mind – Phasing, Infrastructure, Costs to Development, and Incentives. The Planning Commission and the Transportation Commission will be intensively involved in the development of such program within the next six to seven months, Ms. Kammerzell indicated. Another major project was the Vision Zero Action Plan, which was initiated by the City Council's Resolution No. 40559 (adopted on February 18, 2020), with the goal to eliminate traffic fatalities and severe injuries in the City by 2035. The approach and strategies for this plan were reviewed. As for the Transportation Master Plan (TMP) update, this iteration of revision would focus on updating the performance measures, incorporation of subarea plan, consistency between the TMP and other planning documents as well as relevant projects. The materials were intended to be completed prior to the Planning Commission's 2022 Annual Amendment process so that the TMP update application would be included in the amendment package. Lastly, Ms. Kammerzell described other key projects and involvement that the Transportation Commission had. She also explained the letter from the Bicycle and Pedestrian Technical

Advisory Group to the Sound Transit Board of Directors regarding the Tacoma Dome Link Extension project (provided at the end of the meeting agenda packet).

Commissioner Karnes asked about the timeline of when Public Works staff would come back to brief the Planning Commission on these projects. Commissioner Givens had questions about how the Impact Fees would be applied in a scenario and requested more information on the fees in connection to Land Uses at future meetings.

2. Tidelands Non-Interim Regulations – Public Scoping Hearing

Chair Petersen called the public scoping hearing on the scope of work for the Tidelands Non-Interim Regulations to order at 5:30 p.m., and went over the procedures of the hearing.

Stephen Atkinson, Planning Services Division, briefed the Commission on the objective of the meeting, which was to receive community input during the public scoping hearing portion and finalize the scope of work with any necessary modifications afterward. He quickly reviewed the background information for the Tidelands Non-Interim Regulations project, which was initiated by the City Council's Ordinance No. 28696 adopted on October 20, 2020. In connection to the Tidelands Interim Regulations process, Mr. Atkinson stated that the initial regulations were adopted in November 2017 (Ordinance No. 28470) following the City Council's directive and the Planning Commission's recommendation. Since then, the Tidelands Interim Regulations had been extended five times. He also explained four issues identified in the interim regulations and potential amendments to address them – public awareness of permits, conversion of industrial lands, residential encroachment, and siting of potentially high-risk/high-impact industrial uses. Additionally, the types of supplemental information to be provided to the Commission, outreach and engagement strategy, and timeline of the project were presented.

Chair Petersen reiterated that the subject of the public hearing was the scope of work of the project rather than the code changes, then reviewed the hearing procedures and called for testimony. The following citizens testified:

- 1) **Rachel Haxtema** – Ms. Haxtema was a resident in Tacoma, active in her local community. She was on the board of Earth Ministry advocating for strong environmental policy. She called for a broad scope that would include protection of the area from expansion of existing high-risk facilities. She also asked for consultation with the Puyallup Tribe regarding their concerns during the process, as well as consultation with marginalized groups that would be affected by the polluting industries. Lastly, she supported having listening sessions and other outreach methods.
- 2) **Barret Carpenter** – Ms. Carpenter lived within 15 minutes of the Tidelands area. She stated that the non-interim regulations must set health, safety, science, and justice as priorities. New fossil fuel projects could not be treated differently than expansion of existing ones. She called for a stop to expansion of fossil fuel industries on the Tidelands. Strengthening of regulations and public oversight in decision-making were suggested. So were engagement with the Puyallup Tribe, education of health impacts to the public, and allowance for renewable energy jobs.
- 3) **Josef Barlow-Farrar** – Mr. Barlow-Farrar commented that the most recent study released by the Intergovernmental Panel on Climate Change indicated that we had 10 years to address the climate issues, while other organizations were claiming closer to 7 years. No expansion of fossil fuel or high-risk facilities could be allowed in the Tidelands. He wanted to see an end to fossil fuel industries.
- 4) **Robb Crabill** – Mr. Crabill was a member of the Southeast Neighborhood Alliance. He was concerned about the capacity expansion of fossil fuel companies. He would like the scope of the regulations to include existing fossil fuel companies in Tacoma. He was also concerned about the impacts of high-risk industrial uses in the South Tacoma area. He found it troubling that those uses were put in neighborhoods that were previously redlined, thus believed the scope of work should

include environmental racism and justice. More outreach was requested in the south and southeast areas of the City.

- 5) **Eric Johnson** – Mr. Johnson was the Executive Director of the Port of Tacoma. He commented on the complexity of the policy development process, specifically involving the State’s Constitution that had protection for harbor areas reserved for commerce and navigation. He also mentioned the Shoreline Management Act and the Growth Management Act. He asked the Commission to review the allowed uses in industrial zones for consistency with the City’s Comprehensive Plan. He would like the Tideflats Manufacturing Industrial Center to receive the same protection as the South Tacoma area had. Mr. Johnson further asked the Commission to review the definition of heavy manufacturing/heavy industrial uses as well as consider changes to platting and subdivision on Marine View Drive.
- 6) **Tony Ivey** – Mr. Ivey was an activist with the Washington Conservation Voters and Environmental Council. He stated that the scope needed to focus on the health and safety, racial equity, and climate urgency. Due to the circumstantial changes, the high-risk fossil fuel uses must be included. So as racial equity.
- 7) **Maddie Smith** – Ms. Smith was a member of the Earth Ministry’s Washington Interfaith Power & Light. She urged for the inclusion of existing facilities that processed or stored fossil fuel in the regulations.
- 8) **Barbara Church** – Ms. Church was a Northeast Tacoma resident. She commented that many members of the community had spoken against the expansion of fossil fuel facilities allowed in the interim regulations. She stated reasons for which neither new nor existing fossil fuel industries should be allowed to expand.
- 9) **John Gustafson** – Mr. Gustafson was a resident of Browns Point and the Environmental Health and Safety Manager at the US Oil & Refining Company. His company considered the transition to low carbon fuel as their future and was ready to work with the Commission in the regulations development process. He raised questions regarding the definition of expansion, ways to stimulate renewable fuel activities, ways to support activities associated with national security, etc. and most importantly the question of what the ultimate goal was. A single regulatory process was necessary to provide certainty and predictability. Mr. Gustafson and his company were open to continue the discussion outside of the hearing process.
- 10) **Marquis Mason** – Mr. Mason worked for the Citizens for a Healthy Bay. He expressed that the scope of work should focus on the expansion of high-risk industries under the current regulations, and provided supporting information to reinforce his point.
- 11) **Alexandra Brewer** – Ms. Brewer was pleased that the climate urgency was a factor of consideration. She agreed that scope should look at existing uses. She encouraged the Commission to invest in robust and diverse engagement strategies outside of the typical approach.
- 12) **Les Pogue** – Mr. Pogue was a member of 350 Tacoma. He advocated for the following components to be part of the scope: (1) study of toxic fallout from existing toxic industries, study of proposed developments and their effects on contamination; (2) study of cumulative air quality and additional impact to the air quality with proposed developments; (3) consideration of testimonies from environmentally concerned parties in previous years; (4) consultation with the Puyallup Tribe; (5) study of disproportionate environmental health impacts on communities of color; (6) recommendations of the Human Rights Commission in response to environmental concerns; and (7) inclusion of green industries and infrastructures at the Port of Tacoma.

- 13) **Cory Haven** – Mr. Haven was the Chairman of the Tacoma Rangers Gaelic Athletic Club. He would like to see outreach to local sporting organizations for consideration of recreational or sporting facilities in the Port area.
- 14) **Elijah Cetas** – Mr. Cetas was a community organizer from Oregon. He expressed support for all previous comments. He used a situation in Portland as example to show how the regulations could be worked around and exploited if the expansion of existing fossil fuel facilities were not in the scope of work of the project.
- 15) **Victoria Leistman** – Ms. Leistman commented that the scope of work of the non-interim regulations should be broader than that of the interim regulations started in 2017, and the recommendation stronger. She urged the Commission to proactively work with the Puyallup Tribe, as well as consider environmental justice and impacts of fossil fuels on workers and incarcerated population at the detention facilities in the Tideflats. She also discussed the loophole in the current interim regulations. Lastly, the scope should consider the sea level rise and change in landscape of the Tideflats.
- 16) **John Carlton** – Mr. Carlton not only supported restraint on the expansion of existing fossil fuel industries and addition of new ones, but also argued for reduction of fossil fuel industries and production in the Port. He, then, commented on JBLM's influence in the process.
- 17) **Ryan Rittenhouse** – Mr. Rittenhouse was a Conservation Organizer at the Friends of the Columbia Gorge. Cumulatively, the Columbia River Gorge National Scenic Area suffered negative impacts caused by rail traffic and transporting of commodities through the area to service the industries in the Tideflats. Mr. Rittenhouse asked the Commission not only to limit existing uses but also to go beyond and start building new infrastructures to replace fossil fuel industries. He finally expressed support for inclusion of the Puyallup Tribe in the discussion.
- 18) **Level Pratt** – Ms. Pratt was the Marine Protection and Policy Director at the Friends of the San Juans. She stated that the decision regarding the regulations would affect coastal communities throughout the Salish Sea region. She supported prohibiting expansion and conversion of existing facilities. The changes in use of existing facilities could significantly impact rail, pipeline truck, and vessel traffic, which could in turn have devastating effect on the endangered orca population. She also urged the Commission to reach out to all the tribes with treaty rights in the Salish Sea.
- 19) **Jamie** – Mr. Jamie discussed the process of methane emission from LNG, and wanted measurement for the life cycle of LNG and methane release and other greenhouse gas emissions. He also had questions about the Green Gateway project.
- 20) **Cathy** – Ms. Cathy would like the Commission to consider future industries such as artificial intelligence, robotic, self-driving car parts, medical products, etc. for long-term jobs. These would require clean air and water. She also commented on the decline of fossil fuel industries, adding that it would be risky to be dependent on them.
- 21) **Stacy Oakes** – Ms. Oakes was an activist with 350 Seattle. She asked the Commission to go through this process with climate urgency, public health crisis, and impacts on communities of color in mind. She also offered a list of issues that had not been substantially discussed.
- 22) **Alex Ramel** – Mr. Ramel indicated that the Cherry Point area in Whatcom County was similar to the Tideflats. Their community went through a comparable process of policy development and was close to completion. Mr. Ramel invited the Commission to connect and share insights in support of the project.
- 23) **Anna Doty** – Ms. Doty was speaking on behalf of the Washington Environmental Council and Washington Conservation Voters. She encouraged the Commission to include several years of

fossil fuel storage data and records of facility expansion, review the approaches from other jurisdictions that were in similar situations, and determine broader policy goals. Lastly, she echoed support for inclusion of the Puyallup Tribe.

- 24) **Frank Boykin** – Mr. Boykin was the Director of the Manufacturing Industrial Council for the South Sound. He had three suggestions to be included in the scope of work: (1) review of the Land Use code and policy protecting industrial lands, businesses, and infrastructures; (2) amendments that would add to the economic prosperity and jobs; and (3) review of allowed uses in industrial zones for consistency with the Comprehensive Plan.
- 25) **Heidi Stevens** – Ms. Stevens was a resident in South Tacoma. She commented on the South Tacoma Manufacturing Industrial Center, requesting the rezoning of the area of and surrounding the South Tacoma aquifer to non-industrial. She also wanted to prohibit private prison facilities within the Tideflats.
- 26) **Oneida Arnold** – Ms. Arnold believed that the process for developing permanent regulations should center on those most impacted, including seeking input from the Puyallup Tribe and other disproportionately impacted communities. It should also consider health and safety impacts on communities along the transport routes, cumulative impacts on the health of the community, and the impacts on workers and incarcerated population.
- 27) **Venus Dergan** – Ms. Dergan was a resident in South Tacoma and a board member of the South Tacoma Neighborhood Council. She expressed concern over the South Tacoma Groundwater Protection District being zone M-2 Heavy Industrial District. This area sat above the South Tacoma aquifer that supplied 40% of Tacoma's drinking water, and could become contaminated due to heavy industrial lead and metals. She asked the Commission to collaborate with appropriate agencies and consider disallowing heavy industrial uses in the area.
- 28) **Eddy Ury** – Mr. Ury had been engaged in a similar process in Whatcom County. He offered several advices to the Commission on how to approach and move through this process.

Chair Petersen closed the public scoping hearing at 6:53 p.m.

The meeting was recessed at 6:53 p.m. and resumed at 7:02 p.m.

Following the public scoping hearing, the Commission moved onto the debriefing portion. Per Mr. Atkinson, approximately 140 written comments had been submitted to the Commission prior to the 4:00 p.m. deadline specified in the agenda notice. Focal points of the comments were summarized. He proceeded to explaining the proposed scope of work and potential modifications to reflect input received from the community. The public outreach methods and schedule of meetings were also presented.

Commissioner Edmonds had questions relating to the boundary adjustments of residential areas in Northeast Tacoma. Vice-Chair McInnis was in support of conducting listening sessions, but asked for them to be structured with specific groups and have opportunity for discussion. Commissioner Strobel would like to communicate with jurisdictions that had developed similar regulations for benchmarking and learn from their experience. Application of the Equity Index Map, sea level rise modeling, and analysis of fossil fuel industries were also discussed. Next, Commissioner Karnes was interested in how the City would meet its goals in the Environmental Action Plan with expansion of the industrial sector. He stated that the scope of work should be goal-oriented and de-emphasize Conditional Use permits. Chair Petersen shared Commissioner Strobel's point of view regarding the broader regional impact of the Tideflats, and added that the participants of the listening sessions should be carefully selected to provide missing input. Commissioner Santhuff wanted to see outcomes from the community such as the loopholes they had identified. He also had concerns about overlapping of agenda items and prolonged meetings. Chair Petersen continued by asking the Commission to keep in mind how the decisions made in this process might affect the future subarea plan. Commissioner Givens and Vice-Chair McInnis agreed with her

comments. Commissioner Strobel inquired about the possibility to reduce the scope of work to focus on the fossil fuel industries and potentially defer other uses to be under the subarea plan. Also with the limited preparation time, he mentioned the idea of reporting to the City Council that the Commission was making notable progress but still would need more time to formulate recommendations. Additionally, Commissioner Torrez wanted to ensure all public comments were taken into consideration and reflected in the scope of work, adding that she would also like to hear from subject matter experts on the various components of this project. Commissioner Horne was also concerned about the aggressive timeline proposed.

Commissioner Edmonds moved to approve the proposed scope of work for the Tideflats Non-Interim Regulations with the modifications as recommended by staff. Commissioner Strobel seconded the motion. It passed unanimously.

Commissioner Edmonds moved to set a special meeting for January 13, 2021 for a listening session. Commissioner Torrez seconded the motion. It passed unanimously.

3. Election of Chair and Vice-Chair for 2020-2021

Lihuang Wung, Planning Services Division, informed the Commission that the election of Chair and Vice-Chair should have been conducted in September, but was delayed due to the pandemic and other priorities. The Chair and Vice-Chair elected at this meeting would start serving at the following meeting until September 2021.

Chair Petersen was nominated to remain serving as Chair, and Vice-Chair McInnis to continue as Vice-Chair. Commissioner Strobel made a motion to secure the aforementioned nominations. The motion was seconded by Commissioner Santhuff and passed unanimously.

E. TOPICS OF THE UPCOMING MEETINGS

- 1) Agenda for December 16, 2020 meeting includes:
 - Urban Design Studio
 - Home In Tacoma Project
 - 2020 Year-in-Review
- 2) Agenda for January 6, 2021 meeting includes:
 - Tideflats Non-Interim Regulations
- 3) Agenda for January 13, 2021 special meeting includes:
 - Tideflats Non-Interim Regulations – Listening Session

F. COMMUNICATION ITEMS

The Commission acknowledged receipt of communication items on the agenda.

Brian Boudet, Planning Division Manager, reported to the Commission of the following:

- The City Council had finalized the 2021-2022 Biennial Budget process and approved funding for a neighborhood planning effort in 2021.
- The City Council had conducted a public hearing and study session for the 2020 Annual Amendment on November 24th and the first reading of three ordinances adopting the three respective applications on December 1st. Public comments received by the Council were primarily on the View Sensitive District and similar to what the Commission had heard. The Council would make their decision on December 8, 2020.

G. ADJOURNMENT

The meeting was adjourned at 8:27 p.m.

****These minutes are not a direct transcription of the meeting, but rather a brief capture. For full-length audio recording of the meeting, please visit: http://www.cityoftacoma.org/government/committees_boards_commissions/planning_commission/agendas_and_minutes/***

From: [Renée Beever](#)
To: [Planning](#)
Subject: : Non-Interim Regulations
Date: Sunday, November 29, 2020 6:34:53 PM

Dear Planning Services,

Please be bold.

Please be the leaders that we need.

Please include a ban on expansion for existing fossil fuel uses in your proposal for the non-interim regulations.

We have precious little time left to act to avoid the worst of the climate crisis. Let's start now.

Sincerely,
R.Beever

Sent from [Mail](#) for Windows 10

From: vwads@aol.com
To: [Atkinson, Stephen](#)
Subject: 5410 Marine View Dr. Tacoma WA 98422
Date: Tuesday, December 1, 2020 4:19:15 PM

Mr. Stephen Atkinson:

I represent the marina, S&W Marina Holdings Inc. DBA Marina at Browns Point and the uplands land owner 5410 LLC.

Our marina, without the DNR lease comprises about 300" of waterfront and less than an acre of land.

Our present zoning restricts our use of the land to it's present use, which works as long as we can maintain a marina with it's present improvements.

This is a future problem, maybe sooner than anyone wishes. With the DNR's present guidelines the Marina would need seven million (\$7,000,000) dollars of improvements.

These improvements would consist of a new breakwater of about 1000 feet and new floats, piling, electrical. Essentially a new marina.

These types and costs of improvements are not supported by the marinas income producing capacity. We have 133 slips for rent and no other services available such as haul out facilities.

This is an old facility that has been patched together and will continue that way for the intermediate future but if a sale is considered or other improvements are demanded by the DNR or other agencies such as the City, or the EPA, those improvements cannot justify further investment in the facility, whether financed or directly invested.

The highest use as industrial or a marina will not be practical or feasible on an ongoing basis..

A good use could be residential however that is not allowed under the present land use regulations.

This is just food for thought.

Possibly the land could be considered as a gift to a public agency when the present lease is up.

Verne Wadsworth
President S&W Marina
Member 5410 ILLC
425-861-5440

From: [Lin Hagedorn](#)
To: [Planning](#)
Subject: Ban all Fossil Fuel Expansion
Date: Tuesday, December 1, 2020 6:56:12 AM

Please ban all new and existing fossil fuel expansion permanently. Our children's lives depend upon it. We don't "inherit the world from our elders, we borrow it from our children".

With great power comes great responsibility,
Lin Hagedorn
206.310.6203

From: [mar boyd](#)
To: [Planning](#)
Subject: Ban Expansion!
Date: Sunday, November 29, 2020 7:05:31 PM

Dear Tacoma Planning Service,

We need you to BE BOLD and to be LEADERS for the health of Tacoma and the planet.
Your proposal for non interim regulations needs to include a
BAN ON EXPANSION OF EXISTING FOSSIL FUEL USES.
We are in a CLIMATE EMERGENCY, with no time but the present, to ACT!

Sincerely,

Marilyn A. Boyd

"Let us be the ancestors our descendants will thank"
~ Winona LaDuke

From: [Peggy J. Printz](#)
To: [Planning](#)
Subject: Ban new fossil fuel construction, ban expansion of existing facilities
Date: Tuesday, December 1, 2020 6:41:47 PM

Dear Members of the Tacoma Planning Commission,

Tacoma's existing Interim Regulations have fallen terribly short in protecting against the pressing threat of expansions of existing facilities.

I urge the Planning Commission to thoroughly consider the impact of expansions that have been allowed to proceed at existing fossil fuel terminals over the last several years, including completed and proposed rail and tank expansions at Sea Port Sound, as well as new fossil fuel project inquiries that have been received by city planners since 2017 that have been effectively prohibited by the current Tideflats Interim Regulations.

In addition to taking into full account the environmental impacts and high short- and long-term costs of pollution and toxics clean-up, cost-benefit analyses of various land use scenarios should also take into account job density of possible uses and the opportunity cost of permitting new and expanded fossil fuels and its impact on the ability of the City to support and facilitate a transition to a diversified economy of advanced and clean industries.

Finally, the Commission should proactively seek the input of the Puyallup Tribe and other communities that are disproportionately impacted by Tacoma's industrial districts throughout the city.

Thank you.

Sincerely,

Peggy J. Printz

From: [William Gorenfeld](#)
To: [Planning](#)
Subject: Banning Fossil Fuel
Date: Sunday, November 29, 2020 6:48:00 PM

Dear Planning Services,

Please be bold.

Please be the leaders that we need.

Please include a ban on expansion for existing fossil fuel uses in your proposal for the non-interim regulations.

We have precious little time left to act to avoid the worst of the climate crisis. Let's start now.

Sincerely,

Will Gornfeld

From: [Lorna Walker](#)
To: [Planning](#)
Subject: Climate Crisis
Date: Sunday, November 29, 2020 6:59:10 PM

Dear Planning Services,

Please be bold.

Please be the leaders that we need.

Please include a ban on expansion for existing fossil fuel uses in your proposal for the non-interim regulations.

We have precious little time left to act to avoid the worst of the climate crisis. Let's start now.

Sincerely, Lorna Walker
Vashon Island, WA
lornewalker@gmail.com

From: [Joe Hiss](#)
To: [Planning](#)
Subject: climate protection
Date: Tuesday, December 1, 2020 10:03:51 AM

Hello People--

I am not a Tacoma resident but I can still offer advice to the Council: Forbid future hookups to natural gas! They only lock us into more production of climate-damaging chemicals! Instead, demand that all-electric homes become the norm, and then lobby the producers of your electricity to rely on solar, wind, and hydropower alone.

Thank you for reading this,

Joe Hiss, Olympia

From: [Kyla Anderson](#)
To: [Planning](#)
Subject: Comment regarding Tideflats Interim Regulations
Date: Tuesday, December 1, 2020 4:57:40 PM

To Whom It May Concern,

The current Tideflats Interim Regulations allow existing high-risk facilities - such as fossil fuel terminals and chemical manufacturers to expand with very little oversight from the City. This does not align with the City of Tacoma's long term vision that reaffirms a Climate Emergency.

Tideflats regulations must protect communities by getting serious about the health of residents. Tacoma needs to demonstrate it does indeed care about equitability and low carbon.

Tacoma has a population of over 215,000, of which 40% are minority and almost 20% live below the poverty line. Many of these underserved communities live in areas that rank 10/10 on the Washington Department of Health's health disparities scale – these communities experience worsened health outcomes, including shorter life expectancy and higher rates of chronic disease, because of where they live. These communities are considered frontline for environmental degradation and racism. Over 21,000 people, including many residing within the Puyallup Tribe's reservation, live in these highly-impacted areas directly adjacent to the Port of Tacoma, but the exposure to air pollution, contaminated water and contaminated soils expand far beyond these political boundaries.

Sincerely,
Kyla Anderson



1201 Pacific Avenue
Suite 1502
Tacoma, WA 98402

253 596 0043 Tel
253 596 0059 Fax

December 2, 2020

City of Tacoma
Attn: Stephen Atkinson
Delivery via email to satkinson@cityoftacoma.org

RE: Parcel 032136-10405335 12th Street NE and Parcel 042131-20775505 12th Street NE,
Tacoma, WA

Dear Stephen:

My partner, Don Moody, and I represent the owners of the above referenced properties. We currently have the properties listed for sale.

In review of the Tideflats Interim Regulations, the subject parcels are highly impacted from a selling or building perspective due to the current moratorium placed on them.

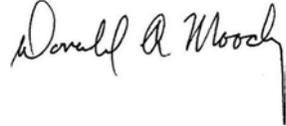
In our opinion, the subject parcels should not be included in the Tideflats Interim Regulations for the following reasons:

1. The property is surrounded by residential properties on north, east and south sides of the property including two new home plats adjoining the subject property on the east side of parcel 042121-2077/5505 12th Street NE.
2. A large portion of the subject property (042121-2077/5505 12th Street NE) is encumbered on the westerly side of the property by Bonneville transmission lines (see attached map) that are 375 feet in width which in our opinion creates a natural buffer from the Port of Tacoma industrial activities.
3. There are trees along the ridgeline of Parcel 032136-10405335 12th Street NE that also creates a natural buffer. This parcel is approximately 160 feet wide and provides access to 18th Street NE.
At the present time the owners are unable to develop the property due to the Tideflats Interim Regulations and are paying real estate taxes on property they cannot develop. These restrictions have been in place for the past 3 years with no end in sight. The owners of this property would respectfully like to come to an agreement with the City of Tacoma for zoning compatible to the surrounding area.
4. The subject parcels are one of the only residential parcels included in the Tideflats Interim Regulations that is buildable without running into extreme topography, making these parcels very similar to other plats in the area.

Because of the reasons outlined above, on behalf of the owners, we would like the city to consider removing these parcels from the Tideflats Interim Regulations.

Upon review, please feel free to contact us with any questions.

Sincerely,



Don Moody
CBRE, Inc.
206-919-0556
Don.moody@cbre.com

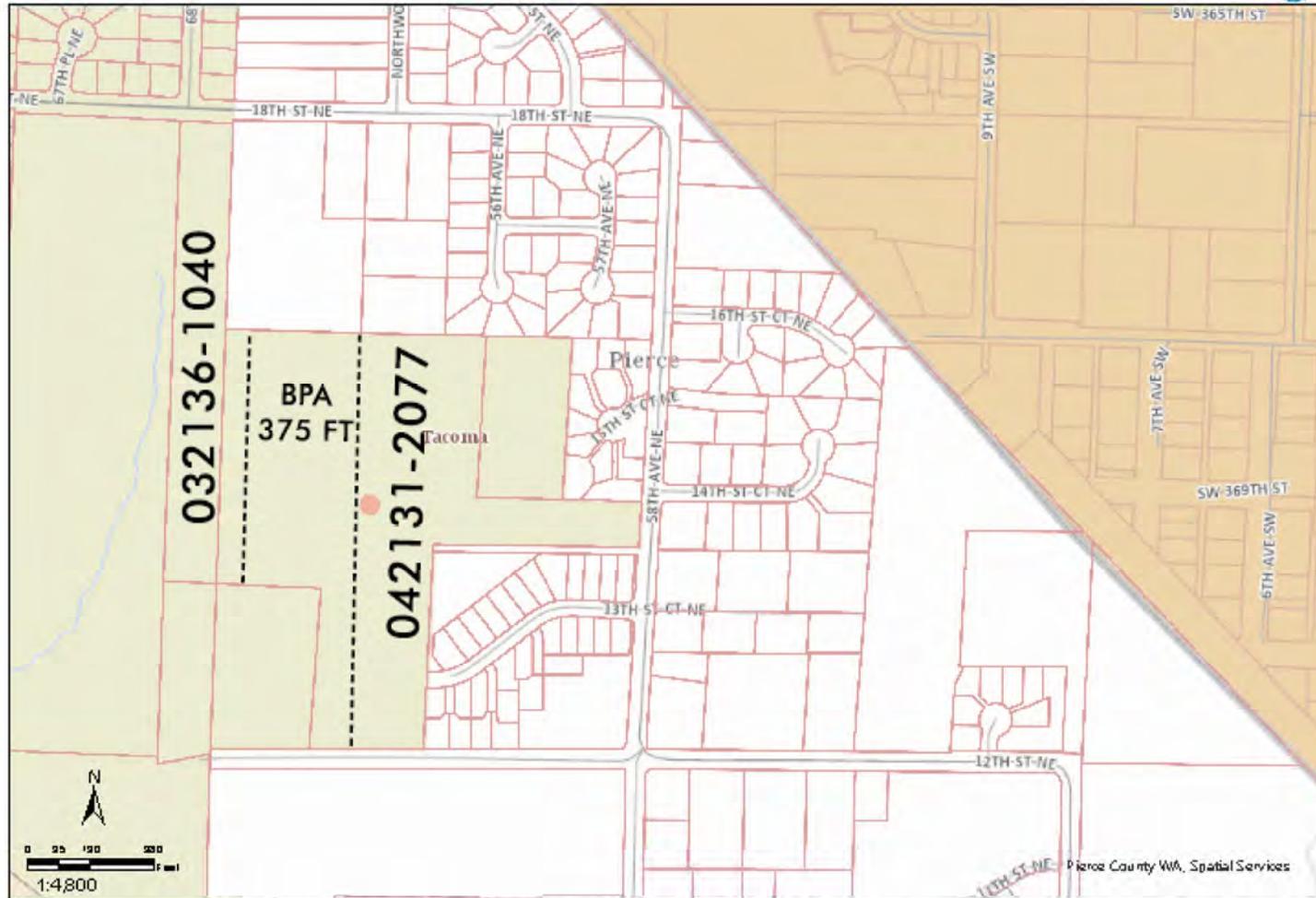


Teresa Patton
CBRE, Inc.
206-963-1000
Teresa.patton@cbre.com

Cc: Jerry Benien
Pavel Iasan



Disclaimer: The map features are approximate and have not been surveyed. Additional features not yet mapped may be present. Pierce County assumes no liability for variations since obtained by formal survey.



Disclaimer: The map features are approximate and have not been surveyed. Additional features not yet mapped may be present. Pierce County assumes no liability for variations associated with former surveys.

Date: 12/2/2020 09:20 AM

****BPA ROW is approximate**



66th Ave Ct NE

68th Ave NE

18th St NE

Wood Ave NE

Cedarcrest St NE

56th Ave NE

57th Ave NE

12th St NE

58th Ave NE

Ave NE

10th St NE

13th St Ct NE

16th St Ct NE



U.S. Oil & Refining Co.

December 2, 2020

Anna Peterson, Chair
City of Tacoma
Planning Commission
747 Market Street, Room 345 Tacoma, WA 98402

planning@cityoftacoma.org

Dear Chair and Planning Commission Members,

Thank you for the opportunity to submit comments to the Tacoma Planning Commission concerning Industrial Regulations on the Tideflats.

It is incumbent upon us as a company to clarify one critical piece of information that is easy to misunderstand. That is, that “oil” may be in our name, but U.S. Oil has a long history of innovation and being a leader when it comes to the environment. We produce the cleanest fuels and have done so well before regulatory requirements. We as a company accept that climate change is real and are committed to a transition to the next generation of renewable and biofuels. We have drawn up plans, we have made the initial investments, and we have already built some of the infrastructure to support a mix of renewable energy sources and to continue to reduce emissions and help protect clean air and water. We see this as our future not continued growth in traditional liquid fuels.

U.S. Oil has operated on the shores of Commencement Bay since the 1950s. While our commitment to being a good neighbor, a good employer, and to meeting the needs of our customers in the South Sound has not changed, our products and how we make them continue to evolve. Investment empowers innovation that improves technology every day. Our operating goals continue to be; public and environmental safety, lower cost fuels at the pump that meet our customer’s needs (over 80% of our fuels are sold in the South Puget Sound), consistent supply of jet fuel to JBLM and other strategic military installations, and leadership in onsite carbon emission reduction and next generation fuels.

It is against this backdrop that we persist in urging regulatory certainty and a foundation upon which next generation fuels can gain momentum as a reliable fuel source and eventually, as priority fuels. A foundation of strong and consistent rules is necessary so that we can deliver renewable fuels with the ultimate goal of reshaping our current configuration to a predominantly renewable fuel refining facility. We believe that a diverse energy mix that includes next generation renewables and biofuels is necessary to reach our commonly held goal for a low carbon future. We need consistent, stable regulatory conditions to bring that goal to life. Ironically, regulatory uncertainty doesn’t only stifle our opportunity for innovation and growth in next generation fuels, it incites confusion for an interested and concerned

public that is unsure about what industry can and will do in the future. It repels new business and instead creates an unending moment of being on “pause.”

U.S. Oil stands ready to be a partner in a single regulatory process that provides certainty to all entities. Contrary to the environmental progress we are pursuing when it comes to next generation fuels, the continual churn and uncertainty of this process are barriers to our path forward.

Continuing down the current path creates:

- **Double Jeopardy:** the potential for the City to do some form of permanent regulations, just to have the Sub Area Plan process take up those regulations and potentially change them creates a clear double jeopardy situation for business at the Port and beyond;
- **Parallel, Duplicative Processes:** two independent regulatory processes that are meant to create certainty, only make the current uncertainty exponentially worse. They will freeze business development for years but more critically, they repel investments needed to make our facility and products cleaner, more efficient, and renewable, and;
- **Economic Uncertainty:** under normal conditions this is an untenable situation for industry. Challenged further by a global pandemic and its tragic consequences for human life and our economy makes this regulatory hamster wheel even more frustrating for long term viability – including the approximately 300 people whose jobs we provide.

Further, we stand ready to work with the Planning Commission on the finer points of this discussion as outlined in the draft scope of work including the following questions:

- What defines expansion?
- How will renewable and biofuel activities be stimulated?
- How will activities associated with national security be supported?
- How will activities that bring down onsite emissions be promoted?
- How will growth that supports local markets be allowed?
- How does this process serve the public good beyond the existing processes of the 14 other entities that regulate facilities like U.S. Oil? And finally, and most importantly,
- What is the finish line/ultimate goal of this process?

Answers to these questions require specifics to provide certainty and predictability. Open ended conditional use permitting does not reduce uncertainty but rather perpetuates the current state of confusion that continues to stifle innovation and growth slowing down the ultimate transition to cleaner fuels in a low carbon world.

We will continue to emphasize that we do not view cleaner, greener fuels as a goal held only by those who are environmentally-focused – *cleaner, greener fuels are the imperative of all of us*. At U.S. Oil in

many respects, we're already underway – we know what it will take, we're ready to implement the remainder of our plans, and we believe we share the values of this community in an energy transition that will power another generation. We are hopeful our shared goals to transition to next generation and sustainable fuels are not different than yours, and we stand prepared to be a pragmatic and productive partner. Please support a single regulatory process that provides certainty and predictability.

We are very appreciative of this opportunity to engage and encourage continued engagement with the industrial users in the Tide Flats as well as all other stakeholders. We are also members of the community and many of our employees live in the immediate areas around the Port. I and USOR would be happy to engage with the Planning Commission outside of this hearing process as appropriate.

Thank you for your thoughtful consideration.



John Gustafson
EHS Manager
U.S. Oil & Refining Co.
3001 Marshall Ave
Tacoma, WA 98421

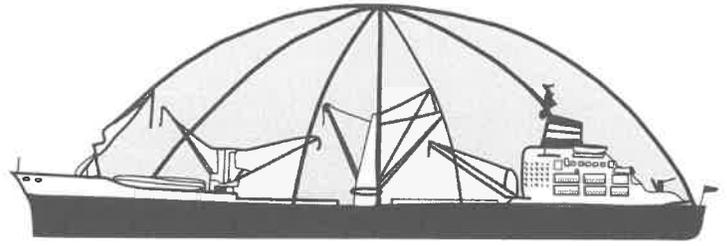
**International
Longshore and
Warehouse Union**

LOCAL 23

(253) 383-2468

1306 ALEXANDER AVE. E.

FIFE, WASHINGTON 98424



December 2, 2020

Dear City of Tacoma Planning Commission,

Thank you for the opportunity to provide written comment on the Non-Interim Industrial Land Use Regulations scope of work.

The International Longshore and Warehouse Union Local 23 requests the scope of work to include the following items:

1. Review of the uses allowed in industrial zones and amendments for consistency with the Comprehensive Plan policies, specifically with the Container Port Element adopted by the City of Tacoma in 2014 – and with respect for the preference for water dependent uses by the Shoreline Management Act. (Land Use Regulatory Code, Chapter 13.06, 13.06.060 Industrial Districts)
2. Amendments to the industrial use table to give the Port of Tacoma MIC the same protections adopted for the South Tacoma MIC in 2008. (Land Use Regulatory Code, Chapter 13.06, 13.06.060 Industrial Districts)
3. Updates to Title 13 definitions related to industrial uses as needed to implement 1) and 2) above. (Land Use Regulatory Code, Chapter 13.01)
4. Refinement and clarity relating to the application of NAICS codes for Chemical Manufacturing and other heavy industrial uses. (Land Use Regulatory Code, Chapter 13.06, 13.06.080.G.3.c.(3) Interim Industrial Use, Definitions)

ILWU Local 23 also requests no change to the residential platting and subdivision restrictions of the steep bluff buffer rising above Marine View Drive, in North East Tacoma, and the requirement for notice on title when residential subdivision does occur. (Land Use Regulatory Code, Chapter 13.06.020 J.1. and 2., Residential Districts and 13.04.030 D. Policy, Platting and Subdivisions)

I am available and happy to answer any questions you may have.

Sincerely,

Jared Faker – President
ILWU Local 23



801 Portland Ave E,
Tacoma, WA 98421

office: 253.572.2150
www.westrock.com

October 3, 2019

City of Tacoma
City Council
747 Market Street
Tacoma, WA 98402

To: City of Tacoma Officials

Mayor: Victoria Woodards (victoria.woodards@cityoftacoma.org)

City Manager: Elizabeth Pauli (citymanager@cityoftacoma.org)

Council members:

Keith Blocker (keith.blocker@cityoftacoma.org)

Catherine Ushka (catherine.ushka@cityoftacoma.org)

Anders Ibsen (anders.ibsen@cityoftacoma.org)

Chris Beale (chris.beale@cityoftacoma.org)

Conor McCarthy (conor.mccarthy@cityoftacoma.org)

Ryan Mello (ryan.mello@cityoftacoma.org)

Lillian Hunter (lillian.hunter@cityoftacoma.org)

Robert Thoms (robert.thoms@cityoftacoma.org)

Subject: Reauthorization of Tacoma Tideflats Interim Land Use Regulation

As General Manager of the Westrock Tacoma Paper Mill I agree with the City Council's original determination that the comprehensive Tideflats Sub Area Planning process is the preferred method to ensure positive development, growth, and sustainability for the economic engine of Tacoma. I am encouraged that measurable progress has been made toward that end, and that the meetings to begin substantive work on the issues are not too far off from being convened.

However, it is also clear to me that any change or amendment that would introduce further restrictions to the current interim land use regulations, ahead of the Sub Area Planning process, will provide exactly the opposite. Any new restrictive modification can only be perceived by the business community as anti-development, anti-growth, and as a direct threat to the Sub Area Planning process and the sustainability of the economic engine of Tacoma.

Any change or amendment adding further restrictions to the interim regulation will create immediate and very real uncertainty, and a barrier to making positive improvements in businesses. On a continuous basis, capital investment projects that provide cost savings and/or minor incremental growth are absolutely necessary to maintain viability in competitive markets. Employees depend upon their companies to re-invest in these projects to maintain the local competitiveness necessary to make their jobs secure for the long term. It should be clear that current local, State and Federal regulations applicable to businesses (including the current Interim Regulations) should be sufficiently protective of all interests until the comprehensive Sub Area Plan is finalized.

From a business investment perspective Tacoma has too often been criticized for being out of touch with the need for and value of manufacturing and industrial operations in its economy. Any change or amendment that would add further restrictions to the existing interim regulation will add credibility to that narrative. Further, both new and existing businesses will become hesitant to invest in the area if the current interim regulations are continuously and contentiously subject to change at every six month

interval. For this reason, it is critical to manufacturing and industrial area businesses that the interim regulations remain in place as-is until the Sub Area Planning process can be completed.

The WestRock Tacoma mill employs over 400 people at family wage jobs averaging \$123k total compensation per year. Our business is experiencing threats to our markets coming from Australia, with upcoming conversions of other mills that have shut down, and are now converting to packaging products, and from existing competitors in the south-eastern U.S.

We have a proud and productive workforce and a competitive business model. However, local costs are higher than our competitors for raw materials, labor, water, and taxes. Our long-term viability depends on being allowed the capacity to take advantage of the opportunities we have, when we have them, and an ability to maintain a strong network of local business partners in order to do so.

Please consider the unintended but real consequence that any change or amendment that would add further restrictions to interim regulation will have on the whole of Tacoma's business climate, and industrial manufacturing sector in particular, and reauthorize the current interim regulations as now written, with no change or amendment.



John Brandt
General Mgr.



801 Portland Ave. | Tacoma, WA 98421
T 253.596.0208 | M 904.753.4541

steve.devlin@westrock.com | www.westrock.com



Citizens for a Healthy Bay

535 Dock Street
Suite 213
Tacoma, WA 98402
Phone (253) 383-2429
chb@healthybay.org
www.healthybay.org

Executive Director
Melissa Malott

Board of Directors
Desiree Wilkins Finch
Barry Goldstein
Anders Ibsen
Jennifer Keating
Melissa Nordquist
Anne Taufen
Sheri Tonn
Alan Varsik
Raeshawna Ware

A tax-exempt
501(c)(3) Washington
nonprofit corporation

December 2, 2020

Tacoma City Planning Commission
747 Market Street
Council Chambers
Tacoma, WA 98402
Submitted electronically to planning@cityoftacoma.org

RE: Tideflats Non-Interim Regulations – Public Scoping Hearing

Dear Planning Commission,

Thank you for providing the opportunity to comment on the scope of non-interim regulations for the Tideflats and industrial areas of South and Central Tacoma.

Citizens for a Healthy Bay (CHB) is a 30-year-old organization whose mission is to represent and engage people in the cleanup, restoration, and protection of Commencement Bay, its surrounding waters and natural habitat. We are a 501(c)3 nonprofit providing practical, solutions-based environmental leadership in south Puget Sound. We work side-by-side with residents, businesses, and government to prevent and mitigate pollution and to make our community healthier and more vibrant.

CHB staff have spent hundreds of hours reviewing related data and policies, and discussing our view of the Regulations with City staff and Council. We know the renewal process for these regulations has been arduous, and we commend Mayor Woodards and City Council for staying present during the six public hearings on these regulations since they were first passed three years ago.

Since that time, existing high-risk fossil fuel facilities in the Tideflats – facilities not subject to the Interim Regulations – have been moving greater volumes of oil through Tacoma than ever before. For example, 67% more crude oil was delivered to Tacoma by rail in the fourth quarter of 2019 than the fourth quarter of 2016 - which was carried on 2,225 more rail cars. U.S. Oil & Refining Co. shipped out 176% more crude oil in Q4-2019 than they did in Q4-2016, and with their current permitting capacity, oil-shipping traffic in Commencement Bay could increase by up to 267 vessels per year.¹ These are just two examples of existing facilities changing the baseline for the Subarea Plan under the current Interim Regulations.

The Regulations were meant to set a baseline for industrial activity in the Tideflats – a snapshot in time of the regulated industries – so that there would be a consistent reference point to call back to for the drafting of the Tideflats Subarea Plan. Initially, it was thought that *interim* regulations would suffice, as it was presumed the Subarea Planning process would be complete within a year or two. However, it has become clear that that Subarea Planning process is taking much longer than anyone initially anticipated, and the

Tideflats Interim Regulations are no longer an interim measure, but have functionally become a selective rolling moratorium.

We know that the baseline for the Subarea Plan continues to move farther away from its 2017 starting point. After SeaPort Sound Terminal's (SST) successful 2019 proposal to double the number of crude oil offloading stations, they are again seeking approval from the City to expand their operations.² SST is proposing to build new tanks that will increase their fossil fuel storage capacity by 14 percent.³ Because this is an existing high-risk facility in the Tideflats, SST had to do little more than submit a few documents, totaling less than 100 pages, which will likely be enough for approval. SST provided no review of the impacts their project would have on air quality, rail and vessel traffic, shoreline functioning, nearby toxic cleanup sites, or endangered species – and yet we fear this proposal will move forward, further locking Tacoma *into* its antiquated role as a link in the global fossil fuel supply chain, and *out of* opportunities for innovative technologies and industries that could call Tacoma home.

We recommend the Planning Commission use the resources already in its arsenal, namely, the findings of fact from the 2017 Interim Regulations adoption process. **Expansion of existing high-risk facilities listed under *Category 4: Heavy Industrial Special Use Restrictions* must be regulated.** Whether this be a percentage cap on throughput volume or storage volume, limits on infrastructure meant to increase throughput or refining capacity, or other regulatory mechanism, we must limit the volume of dangerous fossil fuels moving through and being processed in our community. This needs to include a prohibition of changing the use of any existing facility to prevent further facility conversions like what we are seeing at U.S. Oil.

In 2018, U.S. Oil was purchased by Par Pacific Holdings, and it has become clear that the intent of the new owner is to change the use of the Tacoma refinery to become the newest crude oil export hub for Hawaii – and in 2019, they did just that by shipping 235,336 barrels of crude oil to Oahu, where Par Pacific has a refinery.^{4, 5}

We also recommend that the Planning Commission analyze what all this increased industrial activity means for the viability of nearby communities. We are especially concerned about affordable housing developments that may not be able to receive the funding they need to expand from the Department of Housing and Urban Development (HUD) if more and more hazardous substances (like oil and gas) are stored and transported here in the City center. Please review HUD's hazardous substance list, as well as their calculator for determining Acceptable Separation Distance from a hazardous site. We cannot continue to ignore the harm just the mere siting of these high-risk fossil fuel facilities is having on our low-income communities, not to mention the negative health outcomes these communities face as a result of their proximity to these hazardous substances.^{6, 7, 8}

Thank you for the opportunity to provide feedback on the scope of consideration for non-interim regulations in the Tideflats and industrial areas of South Tacoma. If we can clarify any of our concerns or recommendations, please do not hesitate to reach out. We would be eager to work with you to find common ground on shaping the Non-Interim Regulations, so that they may actually protect our communities from high-risk industries, as they were originally intended.

Sincerely,



Melissa Malott
Executive Director
mmalott@healthybay.org



Erin Dilworth
Policy & Technical Program Manager
edilworth@healthybay.org

1. Citizens for a Healthy Bay. (May 4, 2020). *Big Oil is Taking Advantage of Tacoma Despite Regulations*. Accessed from <https://www.healthybay.org/big-oil-taking-advantage-of-tacoma/> on December 2, 2020.
2. City of Tacoma. (2019). SeaPort Sound Terminal Taylor Way Rail Spurs Substantial Shoreline Development Permit and State Environmental Policy Act - LU19-0066.
3. City of Tacoma. (2020). SeaPort Sound Terminal Substantial Shoreline Development Permit (SSDP) and State Environmental Policy Act (SEPA) – LU20-0107.
4. Par Pacific Holdings, Inc., U.S. Oil & Refining Co. (2018). *Edited transcript*. November 27, 2018 / 2:00pm GMT. Can be accessed at https://www.healthybay.org/wp-content/uploads/2020/04/ParPacific_Transcript.pdf
5. Friends of the San Juans. (2020). Washington Department of Ecology Public Records Request P000287-031820.
6. Washington State Department of Health. (n.d.). *Washington Tracking Network: A Source for Environmental Public Health Data*. Accessed from <https://fortress.wa.gov/doh/wtn/WTNIBL/> on December 1, 2020.
7. Eberhard, K., Skelton, L., and S. Cornett. (2018). *I-1631 Could Save Lives and Improve Health by Reducing Pollution: Washingtonians Could Save Billions in Health Costs by Cleaning the Air*. Accessed on March 5, 2019 from Sightline Institute.
8. Wood. S. (2018). *Opinion: Take it from a nurse: Tacoma can't gamble with air quality, public health*. Accessed on March 5, 2019 from *Tacoma News Tribune*.

From: [Steven Gary](#)
To: [Planning](#)
Subject: Expansion of fossil fuels
Date: Sunday, November 29, 2020 8:35:53 PM

Dear Planning Services,

Please be bold.

Please be the leaders that we need.

Please include a ban on expansion for existing fossil fuel uses in your proposal for the non-interim regulations.

We have precious little time left to act to avoid the worst of the climate crisis. Let's start now.

Sincerely,

Steven Gary

From: [Jeanne Kinley Deller](#)
To: [Planning](#)
Subject: Fossil Fuel Ban
Date: Sunday, November 29, 2020 10:22:11 PM

Please ban any and all expansion of fossil fuels - they are killing our planet. Stop the madness now!

Thank you!
Jeanne Deller

From: [Geoff Howell](#)
To: [Planning](#)
Subject: Industrial Land Use Regs
Date: Wednesday, December 2, 2020 2:51:20 PM

Dear City of Tacoma Planning Commission,

Thank you for the opportunity to provide written comment on the Non-Interim Industrial Land Use Regulations scope of work.

The Manufacturing Industrial Council for the South Sound asks that your work includes:

- Review of the Land Use Goals and Policy of protecting industrial lands, businesses and infrastructure, specifically with the Container Port Element for congruency with the Comprehensive Plan policies and uses allowed in the industrial zones
- Short-sighted land use restrictions would do permanent damage to our economy far beyond the current crisis. Amendments to the industrial use table to enhance the protection of industrial lands, and protect the long-term function and viability of this area's economic prosperity as a place for jobs is requested
- Review uses allowed in industrial zones for consistency with the Comprehensive Plan with respect to protecting key roadways, railways, and intermodal facilities from encroachment

Kind regards,

Geoff Howell, CSP
President
TruFit Staffing, Inc.
Cell: 253-278-3244
Office: 253-242-7598
www.trufitstaffing.com



From: [Tommy Kellermann](#)
To: [Planning](#)
Subject: INFRASTRUCTURE EXPANSION
Date: Monday, November 30, 2020 8:11:39 AM

Hello,

I am not from your city but I am following this issue for years now. Please curb fossil fuel expansion and concentrate on renewable energy. It will make your city stronger, more resilient, and put Tacoma years ahead of other cities struggling with energy issues and bad choices.

Thomasin Kellermann
Cumberland, Rhode Island

From: [andrew Berger](#)
To: [Planning](#)
Subject: Interim port regulations
Date: Tuesday, December 1, 2020 10:52:42 AM

To Whom It May Concern:

The scope of work breaks down the categorical zone types areas of impact, however the comprehensive plan should consider environmental, health and potential industrial accidents as an additive environmental and risk assessment - account for all impacts at once, rather than each "use" separately....EG as a taxpayer, I want clean air in Tacoma, if all air pollution from the port is not assessed with each permitted activity we fail to see the larger impact...this goes for all activity chemical and petrol activity.

Consider an EIS for each new or amended use and send review for comment proposal to all taxpayers in Tacoma, not just individuals in the industrial zone.

Continue consultation with tribes (Muckleshoot and Puyallup).

Expand buffer area from 2500' to at least 1 mile, an explosion from any containment facility would no doubt impact individuals in these circumference...I remember chlorine/bleach leaks that impacted the entire community everyone should know the risks associated with development.

Consider regional growth as an impact to the area...I heard recently we need three more cities of 300,000 individuals to accommodate future growth in PS. It is absurd to think of that many people in PS but pressure on risk assessed port development is critical.

Probably have but consider alternatives other ports have completed in these situations to alleviate City of Tacoma's risk liability.

Consider potential environmental mitigation sites for future impacts in the area, eg a mitigation bank...

Incorporate a no net loss of the environment from beyond what is already established...

Thanks,
Andrew Berger

From: ixia@harbournet.com
To: [Woodards, Victoria](#); [Hines, John](#); [Thoms, Robert](#); [Blocker, Keith](#); [Ushka, Catherine](#); [Beale, Chris](#); [Hunter, Lillian](#); [McCarthy, Conor](#); [Walker, Kristina](#)
Cc: [Atkinson, Stephen](#); [City Manager](#)
Subject: Interim regs
Date: Tuesday, December 1, 2020 10:42:02 AM

Hello all,

As you consider to set into permeance the port zoning regulations, without even attempting to complete the subarea zone plan first, I see no reason to hope that it will be anything but the total laissez-faire that has marked all your terms so far.

If I could hope for anything from you at all, it is that you should find in your hearts to stop the torture and the abuse of people who simply lack proper paperwork. Tacoma again is the worst and most brutal in the nation, and that is a massive moral failure of YOUR leadership. Several international treaties clearly define solitary confinement as torture. I want to you envision when you fall asleep what it would be like to be locked up in a tiny cold cell, no human contact, lights on all the time, nothing to watch or read or do until you can't tell one day from another. For days and weeks and months on end....

<https://www.seattletimes.com/seattle-news/secret-prison-within-a-prison-report-details-solitary-confinement-practices-at-northwest-detention-center-in-tacoma>

All the talk of 'transformational' and 'equity' seems just another cruel joke (like the empty climate emergency) while you allow the inhumane conditions to so horribly harm those with the least protections in our society – those forced to flee deadly violence and deadly poverty.

Years of taking campaign contributions from the GEO Lobby has undoubtedly afforded GEO protections from city government interference.

NOTE: Click on a column header to sort by that column, or click on the "V" icon to filter your results.

Drag a column header and drag it here to group by that column.

ACCOUNT	NAME	CONTRIBUTOR	DATE	AMOUNT	POS	EMPLOYER	RECORDING	DESCRIPTION
88002	WOODARD VICTORIA R	THOMPSON CONSULTING GROUP INC	11/18/07	\$1,000.00	#			
88002	WOODARD VICTORIA R	THOMPSON SMATCH CONSULTING GROUP, INC	2/17/09	\$1,000.00	#			
88002	WOODARD VICTORIA R	THOMPSON TM	7/28/07	\$1,000.00	#	DEA TM THOMPSON	CONSULT	
88002	WOODARD VICTORIA R	THOMPSON SMATCH CONSULTING GROUP, INC	3/10/09	\$500.00	#			
88002	WOODARD VICTORIA R	THOMPSON SMATCH CONSULTING GROUP, INC	8/30/09	\$500.00	#			
88002	WOODARD VICTORIA R	THOMPSON TM	4/18/07	\$400.00	#	SELF	CONSULT	
88002	WOODARD VICTORIA R	THOMPSON LAWYER	5/17/07	\$100.00	#			
88002	WOODARD VICTORIA R	THOMPSON TM	4/18/07	\$100.00	0	SELF	CONSULT	
88002	WOODARD VICTORIA R	THOMPSON, JOHN	10/10/09	\$50.00	0	LOVE, JIM	BUSINESS REP	

Displaying items 1 - 9 of 9

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 TOLL FREE: 1-877-435-7628 • PHONE: 202-331-1111 • FAX: 202-331-1122 • EMAIL: public@pdc.org
 2010 PDC REPORT: 2/23/10 Member: Trade, Interest Payments, & Sales Refunds

I see your priorities and don't hold hope. And still I appeal that you do your job not exclusively for the rich, the powerful and the connected - but in fact for those who really need you because they have NO CHOICE. End the torture! End the abuse! End the cruelty! It's long time.

Claudia Riedener

From: [Chelsea Coopershear](#)
To: [Planning](#)
Subject: Invest in green energy, not fossil fuels
Date: Monday, November 30, 2020 6:59:12 PM

Hello,

As you examine the non-interim regulations, I urge you to be bold in dis-allowing fossil fuel expansion. The adage, "If you build it, they will come," can go either way. Allowing expansion of out-dated and dangerous to the climate infrastructure will only lure harmful companies. Forbidding such expansion paves the way for innovative and climate friendly resources. We have precious little time left to prevent climate change from becoming catastrophic in our lifetimes. Be bold. Pave the way for the right type of expansion.

Sincerely,
Chelsea Coopershear
Tacoma Resident

From: [Serena Isaac](#)
To: [Planning](#)
Subject: Let's save our future
Date: Sunday, November 29, 2020 7:57:54 PM

Dear Planning Services,

Please be bold.

Please be the leaders that we need.

Please include a ban on expansion for existing fossil fuel uses in your proposal for the non-interim regulations.

We have precious little time left to act to avoid the worst of the climate crisis. Let's start now.

Serena

From: [Janeen Provazek](#)
To: [Planning](#); [Wung, Lihuang](#)
Subject: Letter re non-interim regulations
Date: Monday, November 30, 2020 12:34:37 PM

Dear Planning Committee:

We are sending this letter to you so you can read it before your meeting on 12/2, where you will be addressing non-interim regulations. Our letter includes IR concerns. The letter was originally written for Mayor Woodards, our city council members and our city manager and will be sent to them as well.

Thank you, Janeen Provazek, volunteer, 350 Tacoma

Mayor Victoria Woodards
Deputy Mayor Keith Blocker
Council Member Chris Beale
Council Member John Hines
Council Member Lillian Hunter
Council Member Conor McCarthy
Council Member Catherine Ushka
Council Member Kristina Walker
Council Member Robert Thoms
City Manager Elizabeth Pauli

Copy to Tacoma Planning Commission Nov 30, 2020

December __ 2020

Dear Mayor Woodards, City Council Members and City Manager Pauli:

We were pleased last December 10 when the City of Tacoma passed Climate Emergency Resolution No. 40509, which stated we are in a climate emergency that “require[s] immediate actions to minimize harm to current and future generations”--a Resolution passed in response to the youth demands presented during the September 2019 Climate Strike. We are pleased that you are moving forward with some of your promises made one year ago.

We would like to acknowledge that Climate Emergency Resolution No. 40509 addresses some points of the 2019 youth demands, which were as follows:

1. Declare a climate emergency in the City of Tacoma (Done. Thank you.)
2. Terminate all new and current fossil fuel expansion projects. (No progress as of yet.)
3. Update the City's Environmental Action Plan to reflect the size and scope of the environmental crisis. (Due by April 22, 2021)
4. Center justice in all of the above demands. This means honoring the treaties that protect indigenous lands, ensuring a just transition off of fossil fuels to a green economy, and protecting frontline communities as well as welcoming

those who have been displaced by the climate disasters. (Partially addressed in parts of the Resolution and your current work.)

We would like to acknowledge and thank you for continuing to carry out the Climate Justice Plan Ambassadors and Environmental Justice (EJ) Workshop initiatives. We also see that you are starting the fossil fuel data gathering and carbon modeling process. We are looking forward to reviewing the results.

Please provide updates to us with regard to the following:

1. Climate Emergency Resolution No. 40509, Section 2, which addresses the update of the Environmental Action Plan. What is the status of the update, which is required by April 22, 2021?

2. What is the status of Climate Emergency Resolution No. 40509, Sections 4 and 6, both of which were to be done by March 31, 2020?
 - Section 4: City Manager to give recommendations on how the Office of Environmental Policy and Sustainability can collaborate with all City departments.
 - Section 6: City Manager and TPU to train all City department directors in climate science and equity to improve services and infrastructure. Can we see the City Manager's recommendations and the list of directors who have been trained? Can we see the training materials?

3. We are very concerned about the interim regulations at the Port of Tacoma.

Climate Emergency Resolution No. 40509 pointed out that in 2018 the City entered into an Intergovernmental Agreement with the Puyallup Tribe and the Port of Tacoma to develop new, permanent regulations for the Port and Tide Flats Subarea, with the goal of considering limitations on new or expanded fossil fuel projects. This Subarea Planning Process, which was expected to have identified limitations by now, has yet to come to fruition. What is the status?

We are coming up on a year since Climate Emergency Resolution No. 40509 was passed, and over two years since the Intergovernmental Agreement was made. During this time the Tideflats Interim Regulations continue to allow unlimited expansion of existing facilities. For example, there have been two expansion permits from SeaPort Sound Terminal, allowing them to double their rail loading capacity and increase storage by around 13%, and ParPacific has reportedly increased throughput. These oil companies will continue to push for more expansion, at the exact time we need to be shrinking their footprints. Stopping fossil fuel expansion was arguably the most important of the youth's demands and we would like to see immediate action on this front! We strongly urge you to immediately strengthen our interim regulations to include a ban on the expansion of current fossil fuel uses and to enshrine that in any permanent

regulations. We need your commitment *now*.

Benefits of Responding to the Climate Emergency

There are tremendous benefits to transitioning to a green economy - more jobs, healthier air for all in the City, and reduced energy costs (e.g, solar is now the least expensive energy to produce).

A Need for Urgency: A 10-Year Timeline

As you consider the environmental health of our community, we want you to focus on the timeline of *ten years*. Climate scientists from all over the world have been telling us, again and again, that if we have not implemented major climate measures, including significant decreases in fossil fuel usage, within the next *10 years*, we will have likely reached a “point of no return”. They do not say this lightly and we must not take this lightly. *Ten years*. Think about it...

You and Tacoma Can Do This

We are a strong and forward-thinking community that is able to understand the climate emergency we are facing and are ready to follow as you lead the way.

We admit that we don't understand all the pressures, roadblocks, and bureaucratic hoops you may have to deal with. We just know that Tacoma cannot wait any longer to respond to the climate emergency. We need you to act *quickly and boldly* for a sustainable future for us all.

We pray you become heroes for our future. Thank you. Please respond to:

Janeen Provazek (provaj@hotmail.com)

Dan Villa (dan@350tacoma.org)

Sincerely,

Janeen Provazek and Dan Villa, **350 Tacoma**

Marilyn Kimmerling, **Tacoma Raging Grannies**

Anthony Kosnjek, **Subversive Arts 253**

Samiksha Singh and Shae Dolan, **Washington Youth for Climate Justice**

Todd Hay, **Advocates For a Cleaner Tacoma**

Kristy Gledhill, **South Sound Antiracist Project**

The Conversation: Diana Owens, Monty Smith, Dexter Gordon,

Oneida Arnold, Barbara Church, Callista Brown, David Lambert,

Tom Hathorn, Eva Bowen, Ellen Moore, Lester Pogue,

Nancy Lee Farrell, Carl Peterson, Norma Ramirez

Sunrise Tacoma: Kenzie Knapp, Kat Barlow-Farrar, Kerry Dolan, Dylan Ruggeri,
Eric Markewitz, Sasha Zhang

Erin Sarvis, **New Generation 2.0**

Zuarel Blue, **Black Panther Party for Community Empowerment**

Josef Barlow-Farrar, Kat Barlow-Farrar **Extinction Rebellion Tacoma**

Today, December 10, 2020, the one-year anniversary of your passage of Tacoma Climate Emergency Resolution No. 40509, we have conducted a shoe strike of over 300 pairs of shoes (representing the climate activists who would have been here if not for the COVID-19 pandemic) and have deployed sixteen 12-foot-diameter parachutes with the message PEOPLE OVER PROFIT in front of the Tacoma Municipal Building. We do this to get YOUR attention.

[Justice] “that is the root of all this. That’s why we are fighting for climate, social justice. They are so interlinked, you can’t have one without the other. The climate crisis is just a symptom of a much larger crisis, [including] the loss of biodiversity, the loss of fertile soil but also including inequality and threats to Democracy. These are symptoms that we are not living sustainably: we have reached the end of the road”.

By Greta Thunberg

Get [Outlook for iOS](#)

From: [tony villani](#)
To: [Planning](#)
Date: Tuesday, December 1, 2020 12:55:32 PM

Dear City of Tacoma Planning & Development Services,

I know and understand the economy is being crushed by Covid-19 and I am aware of the special interests that call for the expansion of current fossil fuel industries but as there can be no future without a ban or moratorium on

I urge you NOT to make the interim regulations permanent. If anything, such regulations need to be strengthened to heed scientists' warnings that we have but 10 years left to avoid the worst effects of the climate crisis.

I think we can all see the writing on the wall and agree that oil and other non renewable source-based and highly polluting industries are NOT the future of our economy and our children so please extend the ban on fossil fuel expansion in Tacoma.

Sincerely and gratefully,

Tony Villani

From: [Jeff French](#)
To: [Planning](#)
Date: Sunday, November 29, 2020 6:32:50 PM

Dear Planning Services,

Please be bold.

Please be the leaders that we need.

Please include a ban on expansion for existing fossil fuel uses in your proposal for the non-interim regulations.

We have precious little time left to act to avoid the worst of the climate crisis. Let's start now.

Sincerely,
James French
Seattle

From: [Linda Wasserman](#)
To: [Planning](#)
Subject: No Fossil Fuels In Tacoma
Date: Sunday, November 29, 2020 7:46:04 PM

We live in progressive democratic state. Fossil fuels humans, the environment, such as water supplies, and the animals that live with us. No more fossil fuels;it is going backwards ,instead of forward.

Thank You,
Linda Wasserman RN MN

From: [Nancy Lee Farrell](#)
To: [Planning](#)
Subject: No fracked gas, none. People's health depend on it! Nancy Farrell
Date: Tuesday, December 1, 2020 4:57:03 AM

From: [heather price](#)
To: [Planning](#)
Subject: No more fossil fuels
Date: Monday, November 30, 2020 8:19:18 AM

Dear Planning Services,

As an atmospheric chemist and a member of the community (my synagogue is in Tacoma and my family lives 2 miles from the tide flats). I grew up breathing the Tacoma aroma.

Please be bold.

Please be the leaders that we need.

Please include a ban on expansion for existing fossil fuel uses in your proposal for the non-interim regulations.

We have precious little time left to act to avoid the worst of the climate crisis. Let's start now.

Sincerely,
H.U. Price, PhD

From: [sara bhakti](#)
To: [Planning](#)
Subject: No More Fossil Fuels
Date: Monday, November 30, 2020 9:03:06 PM

To Planning Dept.
City of Tacoma

Please show leadership by addressing climate change/global warming. The science is clear that the release of carbon into the atmosphere is greatly contributing to climate change/global warming.

Therefore I urge you to include a ban on any expansion of fossil fuel uses in your proposal for the non-interim regulations.

The earth won't forgive dilly dallying. We need your effective leadership.

Thank you for the opportunity to comment.

Sara Bhakti

From: [Kathy Porter](#)
To: [Planning](#)
Subject: no more fossil fuels
Date: Monday, November 30, 2020 8:35:44 AM

Dear Planning Services,

Please be bold.

Please be the leaders that we need.

Please include a ban on expansion for existing fossil fuel uses in your proposal for the non-interim regulations.

We have precious little time left to act to avoid the worst of the climate crisis. Let's start now.

Sincerely,
3128 42nd St. NE, Tacoma 98422
[Kathy Porter](#)

From: [bebopbill](#)
To: [Planning](#)
Subject: no more oil infrastructure
Date: Sunday, November 29, 2020 10:54:19 PM

PLEASE make a pledge to build NO more oil, gas or coal infrastructure.
Leave it in the ground.
We must turn our backs on the carbon polluting ways of old.
Time to go 100% renewable energy.
Thank you for doing the right thing !
For our grandchildren'
grand childrens' sake.

From: [Nancy Lee Farrell](#)
To: [Planning](#)
Subject: No polluting oils or gases! Green energy! Nancy Farrell, 4005 N. 24th, /Tacoma 98406
Date: Wednesday, December 2, 2020 5:31:02 AM

From: [Ron Oline](#)
To: [Planning](#)
Subject: non interim industrial land use regulations
Date: Wednesday, December 2, 2020 8:44:50 AM

I am very opposed to any zoning changes and or restrictions being put on existing businesses and property owners that are well established historical heavy industrial areas.

The homeowners t Point Woodworth should have realized how close they are to the port area before they purchased their homes.

The answer to the problem is to enforce existing laws with regard to polluting and perhaps limiting evening noise from Schnitzer etc. not changing zoning rules, that will not help anything and will only hurt the few remaining property owners that would like to legally develop the property

Ron Oline

Sent from [Mail](#) for Windows 10

From: [Elizabeth Klein](#)
To: [Planning](#)
Subject: Non Interim Regulations
Date: Sunday, November 29, 2020 7:21:20 PM

Dear Planning Services,

You are deciding the health and welfare of your children and grandchildren.
What will your legacy be?

Please be bold.

Please be the leaders that we need.

Please include a ban on expansion for existing fossil fuel uses in your proposal for the non-interim regulations.

We have precious little time left to act to avoid the worst of the climate crisis.

Let's start now.

Sincerely,

Dr E.A Klein

Tacoma, Wa

Action Network



Sent via Action Network, a free online toolset anyone can use to organize. [Click here to sign up](#) and get started building an email list and creating online actions today.

Action Network is an open platform that empowers individuals and groups to organize for progressive causes. We encourage responsible activism, and do not support using the platform to take unlawful or other improper action. We do not control or endorse the conduct of users and make no representations of any kind about them.

You can unsubscribe or update your email address or change your name and address by [changing your subscription preferences here](#).

From: [Elizabeth Pagan](#)
To: [Planning](#)
Subject: Non Interim Regulations
Date: Sunday, November 29, 2020 8:07:11 PM

Dear Planning Services,

Please be bold.

Please be the leaders that we need.

Please include a ban on expansion for existing fossil fuel uses in your proposal for the non-interim regulations. We are running out of time. Preserve our planet, our waters, our ecosystems before it's too late.

We have precious little time left to act to avoid the worst of the climate crisis. Let's start now.

Sincerely,

Elizabeth Pagan
WA state resident, voter, donor

--

Sent from Gmail Mobile (360-359-8765), Elizabeth Pagán (aquí se habla español)

From: [Jeanne Poirier](#)
To: [Planning](#)
Subject: Non interim regulations
Date: Tuesday, December 1, 2020 7:18:42 AM

Adding my voice with many folks in asking you to include a ban on the expansion of current and any new fossil fuel projects.

We need to consider all actions now to soften the landing of future generations.

The impacts of adding Tacoma LNG, Kalama Methanol and any other fossil fuel projects is not acceptable.

Please use your power to create the future we need.

Regards,

Jeanne Poirier

Cashmere WA (and formerly a citizen of Tacoma)

From: [Bill Corr](#)
To: [Planning](#)
Subject: non interim regulations
Date: Monday, November 30, 2020 9:05:14 AM

Dear Planning Services,

Please be bold. You can do this!

Please be the leaders that we need.

Please include a ban on expansion for existing fossil fuel uses in your proposal for the non-interim regulations.

We have precious little time left to act to avoid the worst of the climate crisis. Let's start now.

Sincerely,
William Corr
PO Box 97
Waldron WA

From: [Anita Woodruff](#)
To: [Planning](#)
Subject: Non-Interem Regulations
Date: Monday, November 30, 2020 4:10:21 PM

Dear Planning Services,

Please be bold.

Please be the leaders that we need.

Please include a ban on expansion for existing fossil fuel uses in your proposal for the non-interim regulations.

We have precious little time left to act to avoid the worst of the climate crisis. Let's start now.

Sincerely,

Anita Woodruff
1202 S 19th St
Tacoma, WA 98405

From: [p.v](#)
To: [Planning](#)
Subject: Non-interim agreements
Date: Sunday, November 29, 2020 6:52:36 PM

Dear Planning Services,

Please be courageous.

Please be the leaders that we need.

Please include a ban on expansion for existing fossil fuel uses in your proposal for the non-interim regulations.

There is precious little time to act to avoid the worst of the climate crisis. Let's start now.

Sincerely,
Pat Villa
Concerned citizen

Get [Outlook for Android](#)

From: [patty mcglenn](#)
To: [Planning](#)
Subject: Non-Interim Industrial Land Use Regulations
Date: Saturday, November 28, 2020 6:06:04 PM

We live in Browns Point. We are fiercely opposed to any fossil fuel industries, processing chemical manufacturing, smelting, mining or coal products facilities being added in our area. Puget Sound is a precious environment that needs protection. We do need greedy companies polluting our environment promising jobs during development, then running with a small job force. It's time to go green, and take care of our world.

Climate change is real, and we don't this industry to sell us out to outsiders!

Dennis M Clark

Patricia L McGlenn

Sent from my iPad

From: [Angela Dillon](#)
To: [Planning](#)
Cc: [Russ Ladley](#); [Char Naylor](#)
Subject: Non-Interim Industrial Land Use Regulations
Date: Tuesday, December 1, 2020 4:49:59 PM

Good afternoon,
Please accept my comments regarding:

This project will review land use regulations in the Port of Tacoma Manufacturing and Industrial Center and Industrial Zoning Districts City-wide to address the following issues:

- *Public notification requirements for permits and land use amendments;*
- *Conversion of industrial lands to non-industrial uses;*
- *Encroachment of residential developments on industrial lands;*
- *Siting of potentially high risk/high impact heavy industrial uses.*

The process will result, at a minimum, in proposed amendments to the Tacoma Municipal Code, Title 19 Shoreline Master Program and Title 13 Land Use Regulatory Code, and will be conducted in accordance with the procedural requirements of the State Shoreline Management Act, Growth Management Act, SEPA, and Tacoma Municipal Code.

1. Activities within the primarily affected areas should include additional considerations for the Puyallup Tribe including consultation in advance of any public notifications.
2. An EIS should be required for all work that has potential to disturb natural or cultural resources.
3. Mitigation requirements should be enhanced for more robust protection of the tideflats, fish-bearing streams, wetlands, and other critical areas.

Thank you for your consideration,
Angela Dillon

From: [Barbara Turner](#)
To: [Planning](#)
Subject: non-interim regs
Date: Monday, November 30, 2020 10:34:34 AM

Dear Planning Services,

Please include a ban on future expansion for exiting fossil fuel industry in your proposal for the non-interim regulations.

Our children and grandchildren, as well as all the creatures in this planetary ecosystem deserve to live in a world that is not oligarchy's dystopian fantasy. A green, clean, healthy energy future is possible, but not with out clear leadership that is willing to break ways with the fossil fuel money. We need a better world. Your decisions matter.

Thanks,

Barbara Turner, PhD
Tacoma Resident.

From: [Kristina Weir](#)
To: [Planning](#)
Subject: Non-Interim Regulation
Date: Monday, November 30, 2020 11:12:57 AM

Dear Planning Services,

Please be bold.

Please be the leaders that we need.

Please include a ban on expansion for existing fossil fuel uses in your proposal for the non-interim regulations.

We have precious little time left to act to avoid the worst of the climate crisis. Let's start now.

Sincerely,

Tom and Kristi Weir

From: [alannasteele22](#)
To: [Planning](#)
Subject: Non-interim regulations - ban fossil fuels
Date: Sunday, November 29, 2020 10:29:35 PM

I'm writing because we need to act boldly, right now, for the sake of our health and environment.

We need to put an end to fossil fuel use now.

Please include a ban on expansion for existing fossil fuel uses in your proposal for the non-interim regulations.

Thanks,

-Alanna Steele, RN

Sent from my T-Mobile 4G LTE Device

From: [Patrick Babbitt](#)
To: [Planning](#)
Subject: Non-Interim Regulations - Comment
Date: Tuesday, December 1, 2020 10:38:41 AM

Dear Planning Services,

I work in Tacoma in a public organization. I am writing now as a community member. Tacoma is a beloved community to me, and my work allows me to understand its environmental and socio-economic needs in some detail.

I ask that Tacoma's Planning Department seek a ban on expansion of existing fossil fuel uses in support of Tacoma's commitment to reducing its greenhouse gas emissions and averting a climate emergency.

Sincerely,

Patrick Babbitt

From: [Matt Johnson](#)
To: [Planning](#)
Subject: Non-Interim Regulations - Make Decisive Decisions for a Sustainable Future
Date: Sunday, November 29, 2020 7:49:16 PM

Dear Planning Services,

Please be bold.

Please be the leaders that we need.

Please include a ban on expansion for existing fossil fuel uses in your proposal for the non-interim regulations.

We have precious little time left to act to avoid the worst of the climate crisis. Let's start now.

All the best,

--

Matt Johnson
mobile: 206-892-8502

From: [Stacy Oaks](#)
To: [Planning](#)
Subject: Non-Interim Regulations Comment
Date: Monday, November 30, 2020 3:11:18 PM

Dear Planning Services,

Please include a ban on all expansion for existing fossil fuel uses in your proposal for the non-interim regulations.

As you begin to define the scope of what will be considered, please take the following as suggestions:

* Please include the health and wellbeing of the people that live closest to the pollution as a metric. Consider the cumulative impact of toxic air emissions. Perhaps include information from [WA Health Disparities Mapping Tool](#).

* Please include any previously documented social harms related to existing or proposed fossil fuel activities in the scope as evidence of the need to stop expansion of industries that harm. For example, the [Tacoma Human Rights Commission's findings](#) about the Puget Sound Energy's LNG facility currently under construction, were ignored and no health or safety analysis has been ordered.

* Please include the impacts of fossil fuel extraction in your deliberation. Impacts including the toxic impacts to water tables, the loss of habitat and wildlife, health impacts to nearby communities, worsening of the climate crisis and greenhouse gases, increased violence, drug abuse and incidences of Missing & Murdered Indigenous Women attributed to man camps, and violations of indigenous rights and lands.

* Please look at the lifecycle emissions, not just point of burning, and use the most up to date peer reviewed science, to calculate potential impacts.

* Please take the city of Tacoma's and the Puyallup Tribe's Climate Emergency Declarations into account when deciding to limit fossil fuel expansion. The word "emergency" is not used lightly, and we know that fossil fuels are a huge driver of the emergency.

* Please include previous Interim Regulations Hearings comments into consideration as comments for the Non-Interim Regulations. Testimony is available via [video recordings](#) of those city council meetings.

* Please provide a way for local experts and specialists to submit suggestions and comments that take their expertise into account, potentially being able to offer short presentations.

*Please include safety, water quality, and tax-payer financial burden implications of fossil fuel storage, transport or refining on land that is: prone to liquefaction, sitting on an major earthquake fault line, by the city's own modeling projected to be regularly underwater before the termination of potential new leases would expire.

* Please consider the Medicine Creek Treaty of 1854, that legally recognizes the Puyallup Tribe as a sovereign nation, as well as guarantees the right to fish and harvest on usual and accustomed places, which includes the area under review, as well as the implied trust responsibility to preserve the habitat that makes this possible--as affirmed by the [Boldt decision](#). Please use this frame of reference to take the desires of the Puyallup Tribe on this matter into consideration at the level of importance they should be afforded both by law and the traditional understandings that come with caring for these lands and waters since Time Immemorial.

Sincerely,
Stacy Oaks

From: [Emily Polanshek](#)
To: [Planning](#)
Subject: Non-Interim Regulations of Fossil Fuel Expansion
Date: Sunday, November 29, 2020 4:56:57 PM

To Whom It May Concern,

I was alarmed to read today that the City of Tacoma's Interim Regulations may be made permanent without a ban on fossil fuel expansion. I am writing to urge you to include such a ban.

Certainly, you must be aware of the science and reality of the growing climate crisis. There is a time for compromise and a time for taking a stand that will benefit all life on Earth, including workers, executives, and their families who currently depend on extracting fossil fuels. This is such a time.

As you must know, according to most climate scientists we have only a decade to make and begin implementing policy decisions to avoid the most catastrophic impacts of our excessive carbon emissions. Every locality all over the globe must make decisions that favor life. I fervently hope you will decide to favor life.

"There is no Planet B."

Thank you,

Emily Polanshek

From: [350 Tacoma](#)
To: [Planning](#)
Subject: Non-Interim Regulations
Date: Tuesday, December 1, 2020 8:58:14 PM

Dear Planning Services,

As I'm sure you are aware, thousands of people from the community have been speaking up for stronger interim regulations for years, since they were first proposed. Planning Services had even recommended stronger regulations which, for whatever reasons, the City Council decided to ignore.

Now that you are looking at options to make these regulations permanent, we ask you to please include a ban on the expansion of current fossil fuel uses. In addition to maintaining the ban on any new fossil fuel development, of course.

We at 350 Tacoma have had over 600 people sign our petition to the City Council, and over 230 send in letters, asking that the regulations be strengthened.

The international scientific consensus is that we have ten scant years left to avoid the worst consequences of the climate crisis, but only if we take bold action now. This involves stopping all new fossil fuel development and rapidly transitioning to a green energy economy.

We hope you will be the leaders in our city who understand this and recommend appropriate action.

For a better tomorrow,

350 Tacoma Leadership Circle

Daniel Villa
Janeen Provazek
Nancy Hausauer
Sarah Dunn

From: [Patricia Parsley](#)
To: [Planning](#)
Subject: Non-Interim Regulations
Date: Monday, November 30, 2020 9:25:10 AM

Dear Planning Services,

Please be bold.

Please be the leaders that we need.

Please include a ban on expansion for existing fossil fuel uses in your proposal for the non-interim regulations.

We have precious little time left to act to avoid the worst of the climate crisis. Let's start now.

Sincerely,
Patricia Parsley

From: [Theodora Tsongas](#)
To: [Planning](#)
Subject: Non-Interim Regulations
Date: Sunday, November 29, 2020 10:37:11 PM

Dear Planning Services,

Please be bold.

Please be the leaders that we need.

Please include a ban on expansion for existing fossil fuel uses in your proposal for the non-interim regulations.

We have precious little time left to act to avoid the worst of the climate crisis. Let's start now.

Sincerely,

Dr. Theodora Tsongas

From: [Jack Stansfield](#)
To: [Planning](#)
Subject: Non-interim Regulations
Date: Sunday, November 29, 2020 7:07:04 PM

Dear Planning Services,

Please be bold.

Please be the leaders that we need.

Please include a ban on expansion for existing fossil fuel uses in your proposal for the non-interim regulations.

We have precious little time left to act to avoid the worst of the climate crisis. Let's start now.

Sincerely,

Jack Stansfield
Stanwood, WA

From: [eileen newton](#)
To: [Planning](#)
Subject: Non-interim regulations
Date: Sunday, November 29, 2020 8:50:18 PM

Dear people of Planning Services,

Be bold.

Please be the change that we need.

Be leaders.

Please include a ban on expansion for existing fossil fuel uses in your proposal for the non-interim regulations.

We have so little time to avoid the worst of the climate crisis. Help us start now.

Sincerely,

Eileen Newton

Tacoma citizen, home owner, and landlord.

From: [Kathy Ross](#)
To: [Planning](#)
Subject: non-interim regulations
Date: Sunday, November 29, 2020 8:25:29 PM

Dear Planning Services,

Please include a ban on expansion for existing fossil fuel uses in your proposal for the non-interim regulations.

We have precious little time left to act to avoid the worst of the climate crisis. Let's start now.

Sincerely,
Kathy Ross
kr@kathyross3d.com
www.kathyross3d.com
vimeo.com/kr3d

From: [Caryl Shawver](#)
To: [Planning](#)
Subject: Non-Interim Regulations
Date: Sunday, November 29, 2020 6:56:48 PM

Dear Planning Services,

Please be bold.

Please be the leaders that we need.

Please include a ban on expansion for existing fossil fuel uses in your proposal for the non-interim regulations.

We have precious little time left to act to avoid the worst of the climate crisis. Let's start now.

Sincerely,
Caryl Shawver

From: [Gregory Denton](#)
To: [Planning](#)
Subject: Non-Interim Regulations
Date: Monday, November 30, 2020 4:23:49 PM

Dear Planning Services,

Please be bold.

Please be the leaders that we need.

Please include a ban on expansion for existing fossil fuel uses in your proposal for the non-interim regulations.

We have precious little time left to act to avoid the worst of the climate crisis. Let's start now.

Sincerely,
Gregory Denton
Seattle, WA

From: [Kathy Hewitt](#)
To: [Planning](#)
Subject: Non-Interim Regulations
Date: Tuesday, December 1, 2020 11:32:42 AM

Dear Planning Services,

Please be bold.

Please be the leaders that we need.

Please include a ban on expansion for existing fossil fuel uses in your proposal for the non-interim regulations.

We have precious little time left to act to avoid the worst of the climate crisis. Let's start now.

I am counting on you to do the right thing for the people of Tacoma and beyond.

Sincerely,

Kathy Hewitt

From: [Leslie Kreher](#)
To: [Planning](#)
Subject: Non-Interim Regulations
Date: Tuesday, December 1, 2020 8:54:51 AM

Dear Planning Services,

Please be bold.

Please be the leaders that we need.

Please include a ban on expansion for existing fossil fuel uses in your proposal for the non-interim regulations.

We have precious little time left to act to avoid the worst of the climate crisis. Let's start now.

Sincerely,
Leslie Kreher

From: [Yonit Yogev](#)
To: [Planning](#)
Subject: Non-interim regulations
Date: Sunday, November 29, 2020 7:07:34 PM

Dear Planning Services,

Please be bold.

Please be the leaders that we need.

Please include a ban on expansion for existing fossil fuel uses in your proposal for the non-interim regulations.

We have precious little time left to act to avoid the worst of the climate crisis. Let's start now.

*Sincerely,
Yonit Yogev*

From: [Dshau1](#)
To: [Planning](#)
Subject: Non-Interim Regulations
Date: Monday, November 30, 2020 2:11:35 PM

Dear Planning Services,

Please include a ban on expansion for existing fossil fuel uses in your proposal for the non-interim regulations. This is important for many reasons including the health of Tacoma's population, global warming and all of it's devastating results, the environmental destruction in harvesting and transporting fossil fuels.

Thank you for your attention to this important matter.

Diane Shaughnessy

Tacoma, WA

From: [Richard Low](#)
To: [Planning](#)
Subject: Non-Interim Regulations
Date: Monday, November 30, 2020 9:24:35 AM

Dear Planning Services,

Please be bold.

Please be the leaders that we need.

Please include a ban on expansion for existing fossil fuel uses in your proposal for the non-interim regulations.

We have precious little time left to act to avoid the worst of the climate crisis. Let's start now.

Sincerely,
Richard Low

From: [W. James Biederman](#)
To: [Planning](#)
Subject: Non-Interim Regulations
Date: Sunday, November 29, 2020 6:47:15 PM

Dear Planning Services,

Please be bold.

Please be the leaders that we need.

Please include a ban on expansion of existing fossil fuel uses in your proposal for the non-interim regulations.

We have precious little time left to act to avoid the worst of the climate crisis. Let's start now.

Sincerely,
William Biederman
259 Shorewood Court
Fox Island, WA 98333

From: [Emily Powell](#)
To: [Planning](#)
Subject: Non-Interim Regulations
Date: Sunday, November 29, 2020 10:34:34 PM

Dear Planning Services,

Please be bold.

Please be the leaders that we need.

Please include a ban on expansion for existing fossil fuel uses in your proposal for the non-interim regulations.

We have precious little time left to act to avoid the worst of the climate crisis. Let's start now.

Sincerely,

Emily Powell
Lynnwood resident

From: [McRae/Tharp](#)
To: [Planning](#)
Subject: Non-Interim Regulations
Date: Sunday, November 29, 2020 6:36:42 PM

Dear Planning Services,

Please be bold.

Please be the leaders that we need.

Please include a ban on expansion for existing fossil fuel uses in your proposal for the non-interim regulations.

We simply cannot continue to build infrastructure that locks us into toxic fuels for the next forty years. We have precious little time left to act to avoid the worst of the climate crisis. Let's start now.

Sincerely,

Rod Tharp

From: [Phil Harty](#)
To: [Planning](#)
Subject: Non-Interim Regulations
Date: Monday, November 30, 2020 1:01:46 PM

Dear Planning Services,

Please be bold.

Please be the leaders that we need.

Please include a ban on expansion for existing fossil fuel uses in your proposal for the non-interim regulations.

We have precious little time left to act to avoid the worst of the climate crisis. Let's start now.

Sincerely,

Phil Harty (Tacoma resident and concerned citizen)

From: [Sara Palmerton](#)
To: [Planning](#)
Subject: Non-Interim Regulations
Date: Monday, November 30, 2020 7:56:09 AM

Dear Planning Services,

I am thankful to live in a state that prioritizes the health of the environment over greedy polluters. The climate crisis is here and we need leaders who are proactive in this fight and who recognize the urgency of this situation. To demonstrate your commitment to this fight, please include a ban on expansion for existing and future fossil fuel users in your proposal for the non-interim regulations.

The City relies on your leadership and resilience. Progress at the local level is essential to safeguard human health and protect the integrity of the environment.

Thank you for your time.

Sincerely,

Sara Palmerton

From: [Marty Kenney](#)
To: [Planning](#)
Subject: Non-Interim Regulations
Date: Sunday, November 29, 2020 10:18:36 PM

Dear Planning Services,

Please be bold.

Please be the leaders that we need.

Please include a ban on expansion for existing fossil fuel uses in your proposal for the non-interim regulations.

We have precious little time left to act to avoid the worst of the climate crisis. Let's start now.

Sincerely,

Marty Kenney

From: [Matthew Grover](#)
To: [Planning](#)
Subject: Non-Interim Regulations
Date: Monday, November 30, 2020 12:30:06 PM

Dear Planning Services,

Be bold.

Be the leaders that we need.

Ban the expansion for existing fossil fuel uses in your proposal for the non-interim regulations.

We have precious little time left to act to avoid the worst of the climate crisis. Let's start now.

Sincerely,

Matthew Grover

From: [McRae/Tharp](#)
To: [Planning](#)
Subject: Non-Interim Regulations
Date: Sunday, November 29, 2020 6:36:10 PM

Dear Planning Services,

Please be bold.

Please be the leaders that we need.

Please include a ban on expansion for existing fossil fuel uses in your proposal for the non-interim regulations.

We simply cannot continue to build infrastructure that locks us into toxic fuels for the next forty years. We have precious little time left to act to avoid the worst of the climate crisis. Consider the fates of your children and grandchildren. Let's start now.

Sincerely,

Susan McRae

From: [Brandon Juhl](#)
To: [Planning](#)
Subject: Non-Interim Regulations
Date: Monday, November 30, 2020 7:51:02 AM

Dear Planning Services,

Please be bold.

Please be the leaders that we need.

Please include a ban on expansion for existing fossil fuel uses in your proposal for the non-interim regulations.

We have precious little time left to act to avoid the worst of the climate crisis. Let's start now.

Sincerely,

Brandon Juhl

From: [Barbara Stevenson](#)
To: [Planning](#)
Subject: Non-Interim Regulations
Date: Sunday, November 29, 2020 10:06:02 PM

Dear Planning Department,

Please be bold.

Please be the leaders that we need.

Please include a ban on expansion of existing fossil fuel uses in your proposal for the non-interim regulations.

We have precious little time left to act to avoid the worst of the climate crisis. Let's start now.

Sincerely,

Barbara Stevenson

Sent from my iPhone

From: [Matthew Boguske](#)
To: [Planning](#)
Subject: Non-Interim Regulations
Date: Monday, November 30, 2020 7:48:55 AM

Dear Planning Services,

Please be bold.

Please be the leaders that we need.

Please include a ban on expansion for existing fossil fuel uses in your proposal for the non-interim regulations.

We have precious little time left to act to avoid the worst of the climate crisis. Let's start now.

Sincerely,

Matthew Boguske

From: [Tom Craighead](#)
To: [Planning](#)
Subject: Non-Interim Regulations
Date: Sunday, November 29, 2020 9:19:58 PM

Dear Planning Services,

Please include a ban on expansion for existing fossil fuel uses in your proposal for the non-interim regulations.

We need to strengthen these regulations to heed scientists' warnings that we have but 10 years left to avoid the worst effects of the climate crisis by taking decisive action now.

Thank you for your leadership in this regard.

Sincerely,

Tom Craighead
253-732-9558

From: [Eric Ericson](#)
To: [Planning](#)
Subject: Non-Interim Regulations
Date: Sunday, November 29, 2020 6:33:29 PM

Dear Planning Services,

Please be bold.

Please be the leaders that we need.

Please include a ban on expansion for existing fossil fuel uses in your proposal for the non-interim regulations.

We have precious little time left to act to avoid the worst of the climate crisis. Let's start now.

Sincerely,

Eric Ericson

From: [John Chiarella](#)
To: [Planning](#)
Subject: Non-Interim Regulations
Date: Monday, November 30, 2020 3:11:02 AM

Dear Planning Services,

Please be bold.

Please be the leaders that we need.

Please include a ban on expansion for existing fossil fuel uses in your proposal for the non-interim regulations.

We have precious little time left to act to avoid the worst of the climate crisis. Let's start now.

Sincerely,

--

John Chiarella

From: nelson8908@yahoo.com
To: [Planning](#)
Subject: Non-Interim Regulations
Date: Sunday, November 29, 2020 8:39:11 PM

Dear Planning Services,

Please be bold.

Please be the leaders that we need.

Please include a ban on expansion for existing fossil fuel uses in your proposal for the non-interim regulations.

We have precious little time left to act to avoid the worst of the climate crisis. Let's start now.

Sincerely,

Connie Nelson
Vancouver, WA

From: [Asphodel Denning](#)
To: [Planning](#)
Subject: Non-Interim Regulations
Date: Monday, November 30, 2020 2:01:06 AM

Dear Planning Services,

Please be bold.

Please be the leaders that we need.

Please include a ban on expansion for existing fossil fuel uses in your proposal for the non-interim regulations.

We have precious little time left to act to avoid the worst of the climate crisis. Let's start now.

Sincerely,

Asphodel Denning

Sent from my iPhone

From: [liz campbell](#)
To: [Planning](#)
Subject: Non-Interim Regulations
Date: Sunday, November 29, 2020 8:27:52 PM

Dear Planning Services,

Please be bold.

Please be the leaders that we need.

Please include a ban on expansion for existing fossil fuel uses in your proposal for the non-interim regulations.

We have precious little time left to act to avoid the worst of the climate crisis. Let's start now.

Sincerely,
Liz Campbell

605 N 64th street

Seattle, Wa 98103

From: [Chloe Bouchy](#)
To: [Planning](#)
Subject: Non-Interim Regulations
Date: Sunday, November 29, 2020 8:19:17 PM

Dear Planning Services,

Please be bold.

Please be the leaders that we need.

Please include a ban on expansion for existing fossil fuel uses in your proposal for the non-interim regulations.

We have precious little time left to act to avoid the worst of the climate crisis. Let's start now.

Sincerely,

Chloe Bouchy

From: laregan43@gmail.com
To: [Planning](#)
Subject: Non-Interim Regulations
Date: Monday, November 30, 2020 1:49:58 AM

Dear Planning Services,

Please be bold.

Please be the leaders that we need.

Please include a ban on expansion for existing fossil fuel uses in your proposal for the non-interim regulations.

We have precious little time left to act to avoid the worst of the climate crisis. Let's start now.

Sincerely,
Laura Regan

From: [Carolyn Treadway](#)
To: [Planning](#)
Subject: Non-Interim Regulations
Date: Sunday, November 29, 2020 8:09:57 PM

Dear Planning Services,

Please be bold.

Please be the leaders that we need.

Please include a ban on expansion for existing fossil fuel uses in your proposal for the non-interim regulations.

We have precious little time left to act to avoid complete climate catastrophe We must act NOW!

Sincerely,

Carolyn Treadway

From: [Jared Howe](#)
To: [Planning](#)
Subject: Non-Interim Regulations
Date: Sunday, November 29, 2020 8:05:27 PM

Dear Planning Services,

Please be bold.

Please be the leaders that we need.

Please include a ban on expansion for existing fossil fuel uses in your proposal for the non-interim regulations.

We have precious little time left to act to avoid the worst of the climate crisis. Let's start now.

Sincerely,
Jared Howe

From: [Kathy Dawson](#)
To: [Planning](#)
Subject: Non-Interim Regulations
Date: Sunday, November 29, 2020 8:01:38 PM

Dear Planning Services,

Please be bold.

Please be the leaders that we need.

Please include a ban on expansion for existing fossil fuel uses in your proposal for the non-interim regulations.

We have precious little time left to act to avoid the worst of the climate crisis. Let's start now.

Sincerely,
Kathy Dawson

--

Kathy Dawson

*"The Earth is the Lord's--not ours to wreck!"
UCC General Synod Resolution, 2017*

From: [Kenzie Knapp](#)
To: [Planning](#)
Subject: Non-Interim Regulations
Date: Sunday, November 29, 2020 7:54:19 PM

Dear Planning Services,

Please be bold.

Please be the leaders that we need.

Please include a ban on expansion for existing fossil fuel uses in your proposal for the non-interim regulations.

We have precious little time left to act to avoid the worst of the climate crisis. Let's start now.

Sincerely,

Kenzie Knapp
(She/ her)
Sunrise Tacoma

From: [Sulakshana](#)
To: [Planning](#)
Subject: Non-Interim Regulations
Date: Sunday, November 29, 2020 7:47:24 PM

Dear Planning Services,

Please be bold.

Please be the leaders that we need.

Please include a ban on expansion for existing fossil fuel uses in your proposal for the non-interim regulations.

We have precious little time left to act to avoid the worst of the climate crisis. Let's start now.

Sincerely,
Sulakshana

From: [MiTmite9](#)
To: [Planning](#)
Subject: Non-Interim Regulations
Date: Sunday, November 29, 2020 7:38:20 PM

Dear Planning Services,

Please be bold.

Please be the leaders that we need.

Please include a ban on expansion for existing fossil fuel uses in your proposal for the non-interim regulations.

We have precious little time left to act to avoid the worst of the climate crisis. Let's start now. Thank you for your consideration of our comments herein.

Sincerely,

The Kelly Family (five of us):

Lisa Ann
Chad
George
Geoffrey and
Tristan
1724 Olive Avenue
Santa Barbara, CA 93101

From: [Lori Stefano](#)
To: [Planning](#)
Subject: Non-Interim Regulations
Date: Sunday, November 29, 2020 7:17:59 PM

Dear Planning Services,

Please be bold.

Please be the leaders that we need.

Please include a ban on expansion for existing fossil fuel uses in your proposal for the non-interim regulations.

We have precious little time left to act to avoid the worst of the climate crisis. Let's start now.

Sincerely,

Lori Stefano

From: [Lynne Ashton](#)
To: [Planning](#)
Subject: Non-Interim Regulations
Date: Sunday, November 29, 2020 10:57:09 PM

Dear Planning Services,

Please be bold.

Please be the leaders that we need.

Please include a ban on expansion for existing fossil fuel uses in your proposal for the non-interim regulations.

We have precious little time left to act to avoid the worst of the climate crisis. Let's start now.

Sincerely,

Lynne Ashton

From: [edward goldstein](#)
To: [Planning](#)
Cc: [dan villa](#)
Subject: non-interim regulations
Date: Sunday, November 29, 2020 9:27:01 PM

Dear Planning Services,

Please be bold in the face of strong pressures to follow the lead of corporate capitalism.

Please be the leaders who will make choices that will benefit all life rather than a small corporate elite.

Please include a ban on expansion for existing fossil fuel uses in your proposal for the non-interim regulations.

We have precious little time left to act to avoid the worst of the climate crisis. Let's start now.

Sincerely,
Edward Goldstein, MD
Tacoma, WA.

From: [Dell Goldsmith](#)
To: [Planning](#)
Subject: non-interim regulations
Date: Sunday, November 29, 2020 6:54:37 PM

Dear Planning Services:

You know and many other people know that we are headed for a climate catastrophe if we don't act with speed and care. Think about what this part of our world looked like before this fossil fuel destruction started. It was full of marsh land, fish, birds and many forms of life. Native people have taught us that we can live on the land without ruining it. Please be strong and thoughtful and protect the land and water. Dell Goldsmith and Robin McLeod

From: [Kaila Farrell-Smith](#)
To: [Planning](#)
Subject: Non-Interim Regulations
Date: Monday, November 30, 2020 4:51:19 PM

Dear Planning Services,

Please be bold.

Please be the leaders that we need.

Please include a ban on expansion for existing fossil fuel uses in your proposal for the non-interim regulations.

We have precious little time left to act to avoid the worst of the climate crisis. Let's start now.

Sincerely,

Ka'ila Farrell-Smith (Klamath Modoc)

Co-Director Signal Fire

--

Ka'ila Farrell-Smith

She/Her/Hers

Co-Director, Rural & Tribal Community Coordinator, Co-Guide
Signal Fire

kaila@signalfirearts.org

<http://www.signalfirearts.org/>

From: [Andrew Fischer](#)
To: [Planning](#)
Subject: Non-interim Regulations
Date: Sunday, November 29, 2020 6:31:04 PM

Dear Planning Services,

Please be bold.

Please be the leaders that we need.

Please include a ban on expansion for existing fossil fuel uses in your proposal for the non-interim regulations.

We have precious little time left to act to avoid the worst of the climate crisis. Let's start now.

Sincerely,
Andrew Fischer
21 Bartlett Crescent
Brookline, Ma 02446
617-293-8304
afischer@jasonandfischer.com

From: [Alyson Waldinger](#)
To: [Planning](#)
Subject: Non-Interim Regulations
Date: Monday, November 30, 2020 11:30:22 AM

Dear Planning Services,

Please be bold. Please be the leaders that we need.

Please include a ban on expansion for existing fossil fuel uses in your proposal for the non-interim regulations. We have precious little time left to act to avoid the worst of the climate crisis. Let's start now. Thank you.

Sincerely,

Alyson Waldinger

From: [Julie Martinson](#)
To: [Planning](#)
Subject: Non-interim Regulations
Date: Sunday, November 29, 2020 10:49:55 PM

Dear Planning Services,

Please be bold and be the leaders that we need!
Please include a ban on expansion for EXISTING fossil fuel facilities and industries in your proposal for the non-interim regulations. Do not make the interim regulations permanent.

What you do in Tacoma not only affects your own residents and the City's reputation, but it affects the air quality and livability of the entire Puget Sound region. Please be a good neighbor.

We must act now to avoid the worst of the climate crisis. Let's start now, while we have precious little time left to act.

Sincerely,

Julie Martinson
2303 6th St
Everett, WA 98201

From: [Imelda Mead](#)
To: [Planning](#)
Subject: Non-Interim Regulations
Date: Monday, November 30, 2020 6:22:34 PM

Dear Planning Services,

Please be bold.

Please be the leaders that we need.

Please include a ban on expansion for existing fossil fuel uses in your proposal for the non-interim regulations.

We have precious little time left to act to avoid the worst of the climate crisis. Let's start now.

Sincerely,

Gloria Mead

From: [Ande Finley](#)
To: [Planning](#)
Subject: Non-Interim Regulations
Date: Tuesday, December 1, 2020 3:06:17 PM

Dear Planning Services,

Please be bold.

Please be the leaders that we need.

Please include a ban on expansion for existing fossil fuel uses in your proposal for the non-interim regulations.

We have precious little time left to act to avoid the worst of the climate crisis. Let's start now.

Sincerely,
Andrea Finley
Lopez Island, WA

From: [Megan Slade](#)
To: [Planning](#)
Subject: Non-Interim Regulations
Date: Monday, November 30, 2020 9:45:49 AM

Dear Planning Services,

Responsible, bold leadership is critical to avert the worst of the climate crisis. Please include a ban on expansion for existing fossil fuel uses in your proposal for the non-interim regulations.

Today's children are inheriting the mistakes of past and current generations. They are depending on your leadership to follow the science and act with courage.

Sincerely,

Megan Slade
Washington State Resident

From: [Barbara Lamb](#)
To: [Planning](#)
Subject: Non-interim regulations
Date: Sunday, November 29, 2020 6:45:12 PM

Dear Planning Services,

Please be bold.

Please be the leaders that we need, that the world needs.

Please include a ban on expansion for existing fossil fuel uses in your proposal for the non-interim regulations. In fact, please ban all fossil fuel expansion in Tacoma.

We have precious little time left to act to avoid the worst of the climate crisis. Let's start now and here.

Sincerely, Barbara Lamb

--

"It is true that we are called to create a better world. But we are first of all called to a more immediate and exalted task: that of creating our own lives." Thomas Merton

'and we do this on behalf of the whole, with love.....' BTL

From: [Brian Simpson](#)
To: [Planning](#)
Subject: Non-Interim Regulations
Date: Tuesday, December 1, 2020 6:00:23 PM

Dear Planning Services,

Please be bold.

Please be the leaders that we need.

Please include a ban on expansion for existing fossil fuel uses in your proposal for the non-interim regulations.

We have precious little time left to act to avoid the worst of the climate crisis. Let's start now.

Sincerely,

Brian Simpson

From: [lance Harris](#)
To: [Planning](#)
Subject: Non-interim regulations
Date: Tuesday, December 1, 2020 4:44:28 PM

Dear Planning Services,

We have to act to save our planet. Now is not the time to hold back. As our leaders we need you to include a ban on any expansion of fossil fuel use in your proposal for the non-interim regulations.

To avoid even worse impact from carbon emissions than those already obvious you must act now.

.

Sincerely,

Lance Harris, Ph.D.

Sent from [Mail](#) for Windows 10

From: [Kevin Gallagher](#)
To: [Planning](#)
Subject: Non-Interim Regulations
Date: Sunday, November 29, 2020 7:04:35 PM

Dear Planning Services,

Given the short amount of time left to act to avoid the worst of the climate crisis, please include a ban on expansion for existing fossil fuel uses in your proposal for the non-interim regulations.

Thank you.

Kevin Gallagher

From: [Janet Weil](#)
To: [Planning](#)
Subject: Non-interim Regulations
Date: Monday, November 30, 2020 10:50:36 AM

Dear Planning Services,

Please be bold. Please be the leaders that we need.

Please include a ban on expansion of existing fossil fuel uses in your proposal for the non-interim regulations.

We have precious little time left to act to avoid the worst of the climate crisis. Let's start now.

Sincerely,
Janet Weil

From: [Sarah Dunn](#)
To: [Planning](#)
Subject: Non-interim regulations
Date: Sunday, November 29, 2020 9:24:02 PM

Dear Planning Services,

I am writing to urge you to include a ban on expansion for existing fossil fuel uses in your proposal for the non-interim regulations.

As scientists have repeatedly warned, we have very little time to transition away from fossil fuels, before we experience the worst effects of the climate crisis. Already, wildfire smoke has become a regular expectation in our community, affecting those who are already vulnerable most strongly. The link between the burning of fossil fuels and the deterioration of our climate systems is clear; now it is a matter of gathering the courage to act in time to halt this crisis.

I ask that you act boldly by banning the expansion of existing fossil fuel uses. The City of Tacoma has a responsibility to current and future generations to ensure a livable future.

Sincerely,
Sarah Dunn

Tacoma resident

From: [Janet Strong](#)
To: [Planning](#)
Subject: Non-interim regulations
Date: Monday, November 30, 2020 11:00:51 AM

Dear Planning Services Staff, Please be brave and bold, and be true leaders. Please include a ban on expansion of existing fossil fuel uses in your proposal for non-interim regulations. We have precious little time left to avoid the worst of the climate crisis. Start now with this move. Thank you very much. Janet Strong

From: [Sandi Hostetler](#)
To: [Planning](#)
Subject: Non-Interim Regulations
Date: Wednesday, December 2, 2020 3:51:43 PM

Dear Planning Services,

Please be bold.

Please be the leaders that we need.

Please include a ban on expansion for existing fossil fuel uses in your proposal for the non-interim regulations.

We have precious little time left to act to avoid the worst of the climate crisis. Let's start now.

Sincerely,

Sandra Hostetler

From: [Lisa Johnson](#)
To: [Planning](#)
Subject: Non-Interim Regulations: Fossil fuel impacts
Date: Monday, November 30, 2020 8:48:24 PM

Dear Members of the Tacoma Planning Commission,

As you begin your work to develop Tideflats non-interim regulations, I urge you to commit to an inclusive process that takes into full account the changes and risks on the Tideflats of new and expanded fossil fuels, addresses the health and safety risks of fossil fuel activity not only on surrounding communities, but also workers and incarcerated populations on the Tideflats, and thoroughly considers the nearly four years of public testimony on these issues--from the original planning commission process in 2017 through the three years of renewals of the Tideflats Interim Regulations.

Tacoma's existing Interim Regulations are an important protection, but have fallen terribly short in protecting against the pressing threat of expansions of existing facilities. Facility expansions result in the very same health and safety impacts as new facilities, yet Tacoma's current policies allow these projects to be approved with no additional oversight, protections, or proper discretionary decision-making in consideration of whether such projects are consistent with the City's stated policy goals and commitments contained within the Environmental Action Plan, Climate Emergency Declaration, and other policy documents.

As the City develops the baseline study and policy scenarios, I urge the Planning Commission to thoroughly consider the impact of expansions that have been allowed to proceed at existing fossil fuel terminals over the last several years, including completed and proposed rail and tank expansions at Sea Port Sound, as well as new fossil fuel project inquiries that have been received by city planners since 2017 that have been effectively prohibited by the current Tideflats Interim Regulations. The Commission should also consider broader market conditions, trends, and investment activity in oil and gas refining and transport that will inform the types of expansions and new projects possible in Tacoma, and in particular, the likelihood of increased transloading and export activity as has been seen in other Northwest communities.

Additionally, in its public engagement process and health, safety, and environmental analysis of various policy scenarios, the Commission should consider impacts not only on local businesses and residential communities, but also on workers and incarcerated populations on the Tideflats who are chronically exposed to industrial pollution and safety risks. While the City of Tacoma may have limited ability to regulate vested uses on the Tideflats including the two prison facilities on the Tideflats, the Northwest Detention Center and the Tacoma Federal Reentry Facility (Pioneer Health), the City does have the ability to consider the impact of its other land use decisions on the people living and working in these facilities, as well as the

workers employed in the wide range of other industries on the Tideflats.

In addition to taking into full account the environmental impacts and high short- and long-term costs of pollution and toxics clean-up, cost-benefit analyses of various land use scenarios should also take into account job density of possible uses and the opportunity cost of permitting new and expanded fossil fuels and its impact on the ability of the City to support and facilitate a transition to a diversified economy of advanced and clean industries.

Finally, the Commission should proactively seek the input of the Puyallup Tribe and other communities that are disproportionately impacted by Tacoma's industrial districts throughout the city. These issues have been raised consistently by community organizations and the public for over four years and their record of testimony should also be taken into account by the Commission in developing non-interim regulations.

Thank you for your service and commitment to developing sound protections for Tacoma.

Sincerely,

Lisa Johnson, MD

WPSR

From: [Jeffrey Panciera](#)
To: [Planning](#)
Subject: Phasing out fossil fuels
Date: Sunday, November 29, 2020 10:22:57 PM

I think it is high time that the fossil fuel companies pivot to start developing renewable energy. While the companies continue to sock it to us at the pump, they are desperately looking for places to store fossil fuels, supplies of which are building everywhere. If they are not interested in future energy development, there are plenty of other companies to take their place in solar, wind, storage batteries etc.

It's time to read the writing on the wall, time to retrain fossil fuel workers for the coming industries. Sincerely, Jeffrey Panciera

From: [Wilson, Deirdre](#)
To: [Planning](#)
Cc: [Johnson, Eric](#); [Mason, Evette](#); [Jordan, Jason](#)
Subject: Planning Commission Public Scoping Meeting - Non-Interim Industrial Land Use Regulations December 2, 2020 5:30PM
Date: Wednesday, December 2, 2020 8:12:18 AM

Dear City of Tacoma Planning Commission,

Thank you for the opportunity to provide written comment on the Non-Interim Industrial Land Use Regulations scope of work.

The Port of Tacoma requests the scope of work to include the following items:

1. Review of the uses allowed in industrial zones and amendments for consistency with the Comprehensive Plan policies, specifically with the Container Port Element adopted by the City of Tacoma in 2014 – and with respect for the preference for water dependent uses by the Shoreline Management Act. (Land Use Regulatory Code, Chapter 13.06, 13.06.060 Industrial Districts)
2. Amendments to the industrial use table to give the Port of Tacoma MIC the same protections adopted for the South Tacoma MIC in 2008. (Land Use Regulatory Code, Chapter 13.06, 13.06.060 Industrial Districts)
3. Updates to Title 13 definitions related to industrial uses as needed to implement 1) and 2) above. (Land Use Regulatory Code, Chapter 13.01)
4. Refinement and clarity relating to the application of NAICS codes for Chemical Manufacturing and other heavy industrial uses. (Land Use Regulatory Code, Chapter 13.06, 13.06.080.G.3.c. (3) Interim Industrial Use, Definitions)

The Port also requests no change to the residential platting and subdivision restrictions of the steep bluff buffer rising above Marine View Drive, in North East Tacoma, and the requirement for notice on title when residential subdivision does occur. (Land Use Regulatory Code, Chapter 13.06.020 J.1. and 2., Residential Districts and 13.04.030 D. Policy, Platting and Subdivisions)

I am available and happy to answer any questions you may have.

Sincerely,

Deirdre Wilson

Deirdre Wilson, AICP, Senior Planning Manager
[Port of Tacoma](#) | 1 Sitcum Way | Tacoma, WA 98421
253-428-8604 (desk) | 253-365-7283 (cell)

Please note: I am working remotely, meetings will be conducted via telephone or Teams until further notice.



All e-mail communications with the NW Seaport Alliance are subject to disclosure under the Public Records Act and should be presumed to be public.

From: [Frank Boykin, Jr.](#)
To: [Planning](#)
Cc: [Woodards, Victoria](#); [Blocker, Keith](#); [Ushka, Catherine](#); [Hunter, Lillian](#); [Walker, Kristina](#); [Hines, John](#); [Beale, Chris](#); [Thoms, Robert](#); [McCarthy, Conor](#); [City Manager](#)
Subject: Planning Commission Public Scoping Meeting - Non-Interim Industrial Land Use Regulations: December 2, 2020
Date: Wednesday, December 2, 2020 3:39:07 PM
Attachments: [image002.png](#)
Importance: High

Dear City of Tacoma Planning Commission,

Thank you for the opportunity to provide written comment on the Non-Interim Industrial Land Use Regulations scope of work.

The Manufacturing Industrial Council for the South Sound asks that your work includes:

- Review of the Land Use Goals and Policy of protecting industrial lands, businesses and infrastructure, specifically with the Container Port Element for congruency with the Comprehensive Plan policies and uses allowed in the industrial zones
- Short-sighted land use restrictions would do permanent damage to our economy far beyond the current crisis. Amendments to the industrial use table to enhance the protection of industrial lands, and protect the long-term function and viability of this area's economic prosperity as a place for jobs is requested
- Review uses allowed in industrial zones for consistency with the Comprehensive Plan with respect to protecting key roadways, railways, and intermodal facilities from encroachment

Thank you for your time, attention and service.

Kind regards,

Frank Boykin

Director, Manufacturing Industrial Council
Work: (253) 627-2175 | Cell: (253) 370-0663
www.tacomachamber.org *Your Voice For Business*



**LET'S THANK OUR
PUBLIC OFFICIALS**
December 9 4-5pm

 [Register Today](#)

From: [Lavada Kent-Napier](#)
To: [Planning](#)
Subject: Planning Commission, We Need Stronger Protections from Polluting Industries!
Date: Tuesday, December 1, 2020 5:36:15 PM

Tacoma Planning,

Dear Planning Commission,

From methanol and LNG to refinery expansions and oil trains, Tacoma's Tidelands are in the bullseye of the fossil fuel industry's push for more dangerous and polluting facilities, for bigger profits. When the City took vital steps to pause new fossil fuel facilities in the Tidelands, with the Interim Regulations, the regulations failed to fully protect our health. By continuing to allow unchecked expansions of existing facilities like SeaPort Sound and US. Oil, we risk being locked into a fossil fuel future.

Tacoma is vulnerable, and as the Planning Commission you can establish a strong baseline for protecting our Tidelands from polluting industries. In 2017, your recommendation to include existing facilities was exactly what we needed and is more important now than ever.

This is not just an issue for the Tidelands, this issue affects the entire region, state, and beyond. There are emissions impacts felt across Tacoma, that are made worse by the nearby I-5 traffic corridor. Expansions at fossil fuel terminals have allowed 67% more oil bearing cars through Tacoma in 2019 compared to 2016. This impacts the entire globe but puts Tacomaans at risk especially.

Every part of Tacoma is impacted by health disparities, but they fall especially hard on low income folks and communities of color because we have long prioritized industry over people. It is time to start planning for a future that is low carbon and prosperous for all, and that starts with the Interim Regulations.

This has gone on long enough. Please expand the Interim Regulations scope to limit the dangerous expansions of existing high-risk facilities.

Lavada Kent-Napier
Caballeros@comcast.net
1516 28th st s
Tacoma, Washington 98409

From: [Robb Krehbiel](#)
To: [Planning](#)
Subject: Planning Commission, We Need Stronger Protections from Polluting Industries!
Date: Tuesday, December 1, 2020 6:19:40 PM

Tacoma Planning,

Dear Planning Commission,

From methanol and LNG to refinery expansions and oil trains, Tacoma's Tideflats are in the bullseye of the fossil fuel industry's push for more dangerous and polluting facilities, for bigger profits. When the City took vital steps to pause new fossil fuel facilities in the Tideflats, with the Interim Regulations, the regulations failed to fully protect our health. By continuing to allow unchecked expansions of existing facilities like SeaPort Sound and US. Oil, we risk being locked into a fossil fuel future.

Tacoma is vulnerable, and as the Planning Commission you can establish a strong baseline for protecting our Tideflats from polluting industries. In 2017, your recommendation to include existing facilities was exactly what we needed and is more important now than ever.

This is not just an issue for the Tideflats, this issue affects the entire region, state, and beyond. There are emissions impacts felt across Tacoma, that are made worse by the nearby I-5 traffic corridor. Expansions at fossil fuel terminals have allowed 67% more oil bearing cars through Tacoma in 2019 compared to 2016. This impacts the entire globe but puts Tacomans at risk especially.

Every part of Tacoma is impacted by health disparities, but they fall especially hard on low income folks and communities of color because we have long prioritized industry over people. It is time to start planning for a future that is low carbon and prosperous for all, and that starts with the Interim Regulations.

This has gone on long enough. Please expand the Interim Regulations scope to limit the dangerous expansions of existing high-risk facilities.

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

From: [Friends of Pierce County Berejikian](#)
To: [Planning](#)
Subject: Planning Commission, We Need Stronger Protections from Polluting Industries!
Date: Wednesday, December 2, 2020 10:43:50 AM

Tacoma Planning,

Dear Planning Commission,

From methanol and LNG to refinery expansions and oil trains, Tacoma's Tideflats are in the bullseye of the fossil fuel industry's push for more dangerous and polluting facilities, for bigger profits. When the City took vital steps to pause new fossil fuel facilities in the Tideflats, with the Interim Regulations, the regulations failed to fully protect our health. By continuing to allow unchecked expansions of existing facilities like SeaPort Sound and US. Oil, we risk being locked into a fossil fuel future.

Tacoma is vulnerable, and as the Planning Commission you can establish a strong baseline for protecting our Tideflats from polluting industries. In 2017, your recommendation to include existing facilities was exactly what we needed and is more important now than ever.

This is not just an issue for the Tideflats, this issue affects the entire region, state, and beyond. There are emissions impacts felt across Tacoma, that are made worse by the nearby I-5 traffic corridor. Expansions at fossil fuel terminals have allowed 67% more oil bearing cars through Tacoma in 2019 compared to 2016. This impacts the entire globe but puts Tacomans at risk especially.

Every part of Tacoma is impacted by health disparities, but they fall especially hard on low income folks and communities of color because we have long prioritized industry over people. It is time to start planning for a future that is low carbon and prosperous for all, and that starts with the Interim Regulations.

This has gone on long enough. Please expand the Interim Regulations scope to limit the dangerous expansions of existing high-risk facilities.

Friends of Pierce County Berejikian
fopc@comcast.net
8205 90TH ST CT NW
Gig Harbor, Washington 98332

From: [Nancy Newman Chapa](#)
To: [Planning](#)
Subject: Planning Commission, We Need Stronger Protections from Polluting Industries!
Date: Tuesday, December 1, 2020 8:34:22 PM

Tacoma Planning,

Dear Planning Commission,

From methanol and LNG to refinery expansions and oil trains, Tacoma's Tideflats are in the bullseye of the fossil fuel industry's push for more dangerous and polluting facilities, for bigger profits. When the City took vital steps to pause new fossil fuel facilities in the Tideflats, with the Interim Regulations, the regulations failed to fully protect our health. By continuing to allow unchecked expansions of existing facilities like SeaPort Sound and US. Oil, we risk being locked into a fossil fuel future.

Tacoma is vulnerable, and as the Planning Commission you can establish a strong baseline for protecting our Tideflats from polluting industries. In 2017, your recommendation to include existing facilities was exactly what we needed and is more important now than ever.

This is not just an issue for the Tideflats, this issue affects the entire region, state, and beyond. There are emissions impacts felt across Tacoma, that are made worse by the nearby I-5 traffic corridor. Expansions at fossil fuel terminals have allowed 67% more oil bearing cars through Tacoma in 2019 compared to 2016. This impacts the entire globe but puts Tacomans at risk especially.

Every part of Tacoma is impacted by health disparities, but they fall especially hard on low income folks and communities of color because we have long prioritized industry over people. It is time to start planning for a future that is low carbon and prosperous for all, and that starts with the Interim Regulations.

This has gone on long enough. Please expand the Interim Regulations scope to limit the dangerous expansions of existing high-risk facilities.

Nancy Newman Chapa
njnelson50@yahoo.com
5302 N 46th St
Tacoma, Washington 98407

From: [Kat Wood](#)
To: [Planning](#)
Subject: Planning Commission, We Need Stronger Protections from Polluting Industries!
Date: Tuesday, December 1, 2020 9:42:16 PM

Tacoma Planning,

Dear Planning Commission,

From methanol and LNG to refinery expansions and oil trains, Tacoma's Tideflats are in the bullseye of the fossil fuel industry's push for more dangerous and polluting facilities, for bigger profits. When the City took vital steps to pause new fossil fuel facilities in the Tideflats, with the Interim Regulations, the regulations failed to fully protect our health. By continuing to allow unchecked expansions of existing facilities like SeaPort Sound and US. Oil, we risk being locked into a fossil fuel future.

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As a healthcare professional I hope you will listen when our community is pleading to be helped. Fossil fuels are hugely impactful on the health of all of the residents in Tacoma, but they fall especially hard on low income folks and communities of color because we have long prioritized industry over people. It is time to start planning for a future that is low carbon and prosperous for all, and that starts with the Interim Regulations.

This has gone on long enough. Please expand the Interim Regulations scope to limit the dangerous expansions of existing high-risk facilities.

Kat Wood
kwood66@gmail.com
822 131st St. Ct. E
Tacoma, Washington 98445

From: [Colleen Gray](#)
To: [Planning](#)
Subject: Planning Commission, We Need Stronger Protections from Polluting Industries!
Date: Tuesday, December 1, 2020 5:25:45 PM

Tacoma Planning,

Dear Planning Commission,

No more fossil fuel expansion.

No new fossil fuel.

Thank you! Form letter follows.

From methanol and LNG to refinery expansions and oil trains, Tacoma's Tideflats are in the bullseye of the fossil fuel industry's push for more dangerous and polluting facilities, for bigger profits. When the City took vital steps to pause new fossil fuel facilities in the Tideflats, with the Interim Regulations, the regulations failed to fully protect our health. By continuing to allow unchecked expansions of existing facilities like SeaPort Sound and US. Oil, we risk being locked into a fossil fuel future.

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This is not just an issue for the Tideflats, this issue affects the entire region, state, and beyond. There are emissions impacts felt across Tacoma, that are made worse by the nearby I-5 traffic corridor. Expansions at fossil fuel terminals have allowed 67% more oil bearing cars through Tacoma in 2019 compared to 2016. This impacts the entire globe but puts Tacomans at risk especially.

Every part of Tacoma is impacted by health disparities, but they fall especially hard on low income folks and communities of color because we have long prioritized industry over people. It is time to start planning for a future that is low carbon and prosperous for all, and that starts with the Interim Regulations.

This has gone on long enough. Please expand the Interim Regulations scope to limit the dangerous expansions of existing high-risk facilities.

Colleen Gray
purchasing@me.com
3818 S 9th St
Tacoma, Washington 98405

From: [Charles Joy](#)
To: [Planning](#)
Subject: Planning Commission, We Need Stronger Protections from Polluting Industries!
Date: Wednesday, December 2, 2020 10:20:48 AM

Tacoma Planning,

Dear Planning Commission,

From methanol and LNG to refinery expansions and oil trains, Tacoma's Tideflats are in the bullseye of the fossil fuel industry's push for more dangerous and polluting facilities, for bigger profits. When the City took vital steps to pause new fossil fuel facilities in the Tideflats, with the Interim Regulations, the regulations failed to fully protect our health. By continuing to allow unchecked expansions of existing facilities like SeaPort Sound and US. Oil, we risk being locked into a fossil fuel future.

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This is not just an issue for the Tideflats, this issue affects the entire region, state, and beyond. There are emissions impacts felt across Tacoma, that are made worse by the nearby I-5 traffic corridor. Expansions at fossil fuel terminals have allowed 67% more oil bearing cars through Tacoma in 2019 compared to 2016. This impacts the entire globe but puts Tacomans at risk especially.

Every part of Tacoma is impacted by health disparities, but they fall especially hard on low income folks and communities of color because we have long prioritized industry over people. It is time to start planning for a future that is low carbon and prosperous for all, and that starts with the Interim Regulations.

This has gone on long enough. Please expand the Interim Regulations scope to limit the dangerous expansions of existing high-risk facilities.

Charles Joy
1147suzi@gmail.com
7319 6th Ave, #12
Tacoma, Washington 98406

From: [Dana Peregrine](#)
To: [Planning](#)
Subject: Planning Commission, We Need Stronger Protections from Polluting Industries!
Date: Wednesday, December 2, 2020 1:59:00 PM

Tacoma Planning,

Dear Planning Commission,

Please help ensure that - when Tideflats Interim Regulations are made permanent until the Tideflats Subarea Plan process is complete - existing high-risk facilities, including fossil fuel facilities, are NOT allowed to expand. In the Interim Regulations new high-risk facilities cannot expand. NO expansion of existing high risk facilities MUST be added to these Regulations.

Just today, 12/2/2020, the Seattle Times included an op-ed authored by numerous esteemed professors - from Tufts University, Duke, University of Colorado and Oregon State. One thing they urged was a ban on new oil and gas permitting on federal lands and waters while ushering in clean energy jobs. I urge the same thing of Tacoma.

What Tacoma is dealing with from the fossil fuel industry is a problem throughout the country. Tacoma can be and must be a leader on this issue. Stop expansion of existing high risk facilities at the Tideflats. We DO have other opportunities. We DO have a choice. Please make the choice for a healthy, long term future for our community, our people, and our beautiful piece of Earth for which we are stewards.

Please expand the Interim Regulations scope to limit the dangerous expansions of existing high-risk facilities.

Thank you.

Dana Peregrine
danaperegrine@hotmail.com
5036 Hyada Blvd NE
Taco.a, Washington 98422

From: [Claire Richards](#)
To: [Planning](#)
Subject: Planning Commission, We Need Stronger Protections from Polluting Industries!
Date: Wednesday, December 2, 2020 3:46:17 PM

Tacoma Planning,

Dear Planning Commission,

I am a nurse scientist and mother of a four-year-old. The COVID-19 pandemic illustrates to all of us what is at risk if we don't act on the basis of scientific information about how to prevent environmental risks-- and to take action. It also demonstrates that we are all interconnected -- and that although impacts of environmental threats are uneven, they ultimately harm us all.

From methanol and LNG to refinery expansions and oil trains, Tacoma's Tideflats are in the bullseye of the fossil fuel industry's push for more dangerous and polluting facilities, for bigger profits. When the City took vital steps to pause new fossil fuel facilities in the Tideflats, with the Interim Regulations, the regulations failed to fully protect our health. By continuing to allow unchecked expansions of existing facilities like SeaPort Sound and US. Oil, we risk being locked into a fossil fuel future.

Tacoma is vulnerable, and as the Planning Commission you can establish a strong baseline for protecting our Tideflats from polluting industries. In 2017, your recommendation to include existing facilities was exactly what we needed and is more important now than ever.

This is not just an issue for the Tideflats, this issue affects the entire region, state, and beyond. There are emissions impacts felt across Tacoma, that are made worse by the nearby I-5 traffic corridor. Expansions at fossil fuel terminals have allowed 67% more oil bearing cars through Tacoma in 2019 compared to 2016. This impacts the entire globe but puts Tacomans at risk especially.

Every part of Tacoma is impacted by health disparities, but they fall especially hard on low income folks and communities of color because we have long prioritized industry over people. Evidence has also shown that the air pollution has made the COVID-19 pandemic worse, and that climate change has made wildfires burn more rapidly and extensively. This last year, we had unprecedented acreage burned and for several days, everyone in Washington State had poor air quality. Air quality is worsening in the pacific northwest and will harm the health of the youth today-- unequally.

It should be noted that as climate change progresses as a result of fossil fuels, that rising seas will increase the risk of flooding at the Tide Flats, exposing neighboring communities to toxic pollution. In fact, nearly 100 facilities in the contiguous US includes power plants and substations within four feet of high tide and are vulnerable to rising sea levels. Climate change disasters will harm the processing and distribution and supply lines of fossil fuels.

It is time to start planning for a future that is low carbon and prosperous for all, and that starts

with the Interim Regulations.

This has gone on long enough. Please expand the Interim Regulations scope to limit the dangerous expansions of existing high-risk facilities.

Claire Richards

clairerichardsrn@gmail.com

12008 N Atlantic St

Spokane, Washington 99218

From: [Sharla Dodd](#)
To: [Planning](#)
Subject: Please ban fossil fuel expansion
Date: Sunday, November 29, 2020 4:17:11 PM

To whom it may concern,

As a citizen of Seattle I wanted to write to ensure that ZERO expansion of fossil fuels is included as an integral part of the interim regulations that are soon being made permanent. For the future of our state and indeed for all of humanity, we in the Pacific Northwest need to lead the way in stopping the use and definitely stopping the expansion of fossil fuels in our area to have a chance at averting global climate collapse. As the vast majority of climate scientists have repeatedly warned us, we have less than 10 years to act before climate consequences become locked in and start to spiral out of control. We must not expand fossil fuel use and indeed must pull back and have a unique opportunity to prove to others that this can be done in a smart way.

Thank you for your leadership and consideration,
Sharla Dodd
Seattle

From: [Doğan Özkan](#)
To: [Planning](#)
Subject: Please be the leaders that we need.
Date: Sunday, November 29, 2020 6:48:39 PM

Dear Planning Services

Please include a ban on expansion for existing fossil fuel uses in your proposal for the non-interim regulations.

We have precious little time left to act to avoid the worst of the climate crisis. Let's start now.

Sincerely,

Dogan ozkan

From: [Rebecca Canright](#)
To: [Planning](#)
Subject: Please support renewable energy.
Date: Monday, November 30, 2020 7:35:28 AM

Dear Planning Services,
Greetings! I am a young person who supports taking meaningful climate action.

Please include a ban on expansion for existing fossil fuel uses in your proposal for the non-interim regulations.

Renewables like solar, wind and geothermal energy create thousands of jobs in the energy sector, achieve energy independence and keep our air and water clean.

We have precious little time left to act to avoid the worst of the climate crisis. Let's start now.

Thank you for your time! Have a great day.

Sincerely,
Rebecca Canright

--



[Compassion for all creatures great and small.](#)

There are 33 species of seals found throughout the world. Seals are found in most waters of the world, mainly in the [Arctic](#) and [Antarctica](#) but also in some areas of the tropics.

From: [Wesley Walker](#)
To: [Planning](#)
Subject: Port of Tacoma
Date: Sunday, November 29, 2020 7:03:18 PM

What is best for us all?

No more fossil fuels

Be the chance the people need.

Please
Wesley Walker

From: [Janeen Provazek](#)
To: [Planning](#)
Subject: Re the interim regulations
Date: Sunday, November 29, 2020 7:20:18 PM

Dear Planning Commission,

It has been almost a year since the City of Tacoma declared a Climate Emergency in their Resolution 40509. It has been over 2 years since the Intergovernmental Agreement was made.

The top Climate Scientists are urgently saying we must STOP the use of fossil fuels. They do not say this lightly. PLEASE do the right thing by our community by allowing no more expansion of fossil fuels or storing capacity when you make permanent the interim regulations.

Be clear, be bold, be heros in our efforts to turn around the current toxic climate path we are on.

Thank you,

Janeen Provazek, 350 Tacoma, The Conversation, The South Sound Antiracist Project
And long term resident of Tacoma.

Get [Outlook for iOS](#)

From: [Zak Nelson](#)
To: [Planning](#)
Subject: Regarding Non Interim Regulations
Date: Sunday, November 29, 2020 9:02:38 PM

Dear Planning Services,

Please be bold.

Please be the leaders that we need.

Please include a ban on expansion for existing fossil fuel uses in your proposal for the non-interim regulations.

We have precious little time left to act to avoid the worst of the climate crisis. Let's start now.

Sincerely,

Zak Nelson

From: paulseward65@gmail.com
To: [Planning](#)
Subject: Regarding the non-interim regulations
Date: Monday, November 30, 2020 9:47:20 AM

Dear Planning Services Team,

Please include a ban on expansion for the existing fossil fuel uses and infrastructure for the non-interim regulations. The evidence is clear and the market is already shifting rapidly toward renewables. Our city can ill afford to be considered a gateway for an industry that has proven it doesn't care about the planet or the people who live on it. Nor do I think we would wish to be saddled with the multi decade infrastructure and pollution risks.

Please plan for a clean and healthy future for our city. We only have a decade to avoid the worst effects of the current climate crisis. We can't wait to make smart decisions about how to build a clean and regenerative future for our city. We have to start building the future now.

Best Regards,
Paul Seward

From: [Linda Wasserman](#)
To: [Planning](#)
Subject: Stop Fossil Fuels in Tacoma
Date: Wednesday, December 2, 2020 7:56:12 AM

We live in progressive ,democratic state. Fossil fuels harm,humanism water supplies the land and animals on it.

From: [h](#)
To: [Planning](#)
Subject: Strengthen Regulations by Banning Expansion of Fossil Fuel Industries
Date: Wednesday, December 2, 2020 3:52:36 PM

Today I am unable to attend the virtual scoping meeting about this topic. I hope that you will accept my email input, at least.

The climate crisis is the biggest challenge facing everyone and everything in the world right now. It threatens us with more severe storms, rising sea levels (that have already forced evacuations of whole islands in the South Pacific), declines in agricultural capacity, deleterious changes in rainfall patterns, declining stream flows due to early snowmelt, declines in global fisheries, increases in periods of life-threatening extreme heat in various places, ever-increasing levels of extinctions, and ever-multiplying breakdowns in the patterns of temperature, wind, ocean currents, rain, seed production, migrations, and other threads in the web of earth's ecosystems.

Extraction, containment, transport, refining, and use of fossil fuels represent an overwhelming majority of the release of greenhouse gases into the atmosphere. And reliance on fossil fuels is no longer necessary to power our homes, transportation, and manufacturing. Fossil fuels are well on the way to being obsolete. Huge advances in solar, wind, hydrothermal, wave and tidal, hydro, and numerous kinds of grid and hybrid energy systems have already made them more economical, PLUS they don't generate greenhouse gases.

Fossil fuel corporations that prioritize profit should be pivoting to develop leadership in more profitable sources of energy, but perhaps they don't do so because these multiple new sources are less subject to being monopolized, and so they would not be able to exert the control they have enjoyed in the past.

To protect the best interests of the people of Tacoma and their valuable surrounding forests and waters, it is urgent that any expansion of any fossil fuel industry be prohibited. Tacoma, as a port, is vulnerable because fossil fuel corporations AND unethical foreign-owned energy corporations seek to route supplies through Commencement Bay port facilities. This port is doubly sensitive because it is not only at the juncture of a major city, a land mass, and an important saltwater estuary, its location also puts it at the mouth of an important salmon river and in the heart of the homeland of a major indigenous people, the Puyallup Tribe of Indians.

For these reasons I urge you, as Planners for the City of Tacoma, to ba all further expansion of fossil fuel businesses, transportation, manufacture, and any other infrastructure or use. It is time to start phasing out and closing down all fossil fuel infrastructure instead!

Thank you,
Rayna Holtz (proud 1964 Lincoln High graduate)
206-463-3153

From: [Jean Katayama](#)
To: [Planning](#)
Subject: Subject line: Tideflats Non-interim Regulations Scope of Work
Date: Monday, November 30, 2020 1:55:04 PM

Dear Members of the Tacoma Planning Commission,

As you begin your work to develop Tideflats non-interim regulations, I urge you to commit to an inclusive process that takes into full account the changes and risks on the Tideflats of new and expanded fossil fuels, addresses the health and safety risks of fossil fuel activity not only on surrounding communities, but also workers and incarcerated populations on the Tideflats, and thoroughly considers the nearly four years of public testimony on these issues--from the original planning commission process in 2017 through the three years of renewals of the Tideflats Interim Regulations.

Tacoma's existing Interim Regulations are an important protection, but have fallen terribly short in protecting against the pressing threat of expansions of existing facilities. Facility expansions result in the very same health and safety impacts as new facilities, yet Tacoma's current policies allow these projects to be approved with no additional oversight, protections, or proper discretionary decision-making in consideration of whether such projects are consistent with the City's stated policy goals and commitments contained within the Environmental Action Plan, Climate Emergency Declaration, and other policy documents.

As the City develops the baseline study and policy scenarios, I urge the Planning Commission to thoroughly consider the impact of expansions that have been allowed to proceed at existing fossil fuel terminals over the last several years, including completed and proposed rail and tank expansions at Sea Port Sound, as well as new fossil fuel project inquiries that have been received by city planners since 2017 that have been effectively prohibited by the current Tideflats Interim Regulations. The Commission should also consider broader market conditions, trends, and investment activity in oil and gas refining and transport that will inform the types of expansions and new projects possible in Tacoma, and in particular, the likelihood of increased transloading and export activity as has been seen in other Northwest communities.

Additionally, in its public engagement process and health, safety, and environmental analysis of various policy scenarios, the Commission should consider impacts not only on local businesses and residential communities, but also on workers and incarcerated populations on the Tideflats who are chronically exposed to industrial pollution and safety risks. While the City of Tacoma may have limited ability to regulate vested uses on the Tideflats including the two prison facilities on the Tideflats, the Northwest Detention Center and the Tacoma Federal Reentry Facility (Pioneer Health), the City does have the ability to consider the impact of its other land use decisions on the people living and working in these facilities, as well as the

workers employed in the wide range of other industries on the Tideflats.

In addition to taking into full account the environmental impacts and high short- and long-term costs of pollution and toxics clean-up, cost-benefit analyses of various land use scenarios should also take into account job density of possible uses and the opportunity cost of permitting new and expanded fossil fuels and its impact on the ability of the City to support and facilitate a transition to a diversified economy of advanced and clean industries.

Finally, the Commission should proactively seek the input of the Puyallup Tribe and other communities that are disproportionately impacted by Tacoma's industrial districts throughout the city. These issues have been raised consistently by community organizations and the public for over four years and their record of testimony should also be taken into account by the Commission in developing non-interim regulations.

Thank you for your service and commitment to developing sound protections for Tacoma.

Sincerely,

Jean Katayama

From: [Sunrise Tacoma](#)
To: [Planning](#)
Cc: [Atkinson, Stephen](#); [Woodards, Victoria](#); [Hines, John](#); [Ushka, Catherine](#); [Blocker, Keith](#); [Beale, Chris](#); [Hunter, Lillian](#); [Thoms, Robert](#); [Walker, Kristina](#); [McCarthy, Conor](#); [Harding, Melanie](#)
Subject: Sunrise Tacoma Comment Letter: Please Protect Our Future By Standing By Your 2017 Interim Regulations No Existing Expansions Recommendation!
Date: Wednesday, December 2, 2020 3:52:57 PM

Greetings,

We are writing to the Planning Commission on behalf of the 25+ members of Sunrise Tacoma. Our membership ranges from ages 13-25, and we have students from all of the Tacoma metro highschools and colleges (except for Chief Leschi), along with young professionals from across the region, and members in all 5 council districts, along with Fife, Parkland, and Fircrest.

As a movement committed to fighting for a green energy economy, we know that strong fossil fuel regulations are the first step in a very important transition to a low carbon society.

To be frank, as a City, as a Nation, as a "global leader" we are DECADES behind the science, and where it tells us we need to be. While Tacoma has made solid first steps in the initial Interim Regulations, gathering leaders for the Subarea Plan, and now drafting a climate just action plan, when it comes to limiting the expanding fossil fuel interests that pose the greatest risk to us, we are suddenly unable to act. We declared a climate emergency yet are on track for Seaport Sound to get TWO expansions just this year alone.

The Planning Commission can set a strong groundwork for a draft semi-permanent tideflats regulations ordinance that limits existing risky facilities, so we can go into the Subarea Plan not worrying about fossil fuel companies expanding in the cover of night, while we fight over what is clear science, and necessary action. You already recommended a blanket pause on all high risk industry expansions, we just ask that you stand by that.

Planning Commissioners, you must do your part to get our elected leaders to finally and fully committed to stopping fossil fuel expansions right now.

Thank you for your important and unsung work, **we believe in you!!!** You got this!! We have work to do, and a better world to pursue, so please help us get closer to that vision.

**"You cannot swim for new horizons until you have courage to lose sight of the shore."
—William Faulkner**

- The Sunrise Tacoma Youth.

Best,

From: vgrayland@earthlink.net
To: [Planning](#)
Subject: Tacoma Fossil Fuels Regulations
Date: Sunday, November 29, 2020 6:49:25 PM

Dear Planning Services,

Please be bold.

Please be the leaders that we need.

Please include a ban on expansion for existing fossil fuel uses in your proposal for the non-interim regulations.

We have precious little time left to act to avoid the worst of the climate crisis. Let's start now.

Sincerely,

Vicki Grayland
206.650.1003
vgrayland@earthlink.net

From: [Nancy L. Hausauer](#)
To: [Planning](#)
Subject: Tide Flat Interim Regulations
Date: Monday, November 30, 2020 1:12:14 PM

Dear Planning Services,

We know that fossil fuel industries will exploit every possible loophole in the land use regulations for the Tide Flats -- because they have already done so. And they will continue to do so.

As a citizen, I don't want Tacoma to be the go-to place for the fossil fuel industry to establish new sites. I don't want my town to be contributing to the emergency-level state of the climate crisis. Scientists have told us that to stop a catastrophic cascade of events, we must not bring any more fossil fuel developments on-line, whether new or in-process. We have a terrifyingly short window of time to turn this thing around.

So please be the leaders that we need and include an air-tight ban on expansion for all fossil fuel developments, including existing fossil fuel uses, in your proposal for the "Non-Interim" Regulations.

We have to act now to avoid the worst of the climate crisis. You can be heroes, if you choose. Or you can make a decision that's on the wrong side of history and humanity. Be the good guys.

Thank you.

Sincerely,

Nancy Hausauer
City of Tacoma Resident

From: [Sunny Thompson](#)
To: [Planning](#)
Subject: Tideflats Non-interim Regulations Scope of Work
Date: Monday, November 23, 2020 10:41:16 AM

Dear Members of the Tacoma Planning Commission,

As you begin your work to develop Tideflats non-interim regulations, I urge you to commit to an inclusive process that takes into full account the changes and risks on the Tideflats of new and expanded fossil fuels, addresses the health and safety risks of fossil fuel activity not only on surrounding communities, but also workers and incarcerated populations on the Tideflats, and thoroughly considers the nearly four years of public testimony on these issues - from the original planning commission process in 2017 and three years of renewals of the Tideflats Interim Regulations.

Tacoma's existing Interim Regulations are an important protection, but have fallen terribly short in protecting against the pressing threat of expansions of existing facilities. Facility expansions result in the very same health and safety impacts as new facilities, yet Tacoma's current policies allow these projects to be approved with no additional oversight, protections, or proper discretionary decision-making in consideration of whether such projects are consistent with the City's stated policy goals and commitments contained within the Environmental Action Plan, Climate Emergency Declaration, and other policy documents.

As the City develops the baseline study and policy scenarios, I urge the Planning Commission to thoroughly consider the impact of expansions that have been allowed to proceed at existing fossil fuel terminals over the last several years, including completed and proposed rail and tank expansions at Sea Port Sound, as well as consider new fossil fuel project inquiries that have been received by city planners since 2017 that have been effectively prohibited by the current Tideflats Interim Regulations. The Commission should also consider broader market conditions, trends, and investment activity in oil and gas refining and transport that will inform the types of expansions and new projects possible in Tacoma, and in particular, the likelihood of increased transloading and export activity as has been seen in other Northwest communities.

Additionally, in its public engagement process and health, safety, and environmental analysis of various policy scenarios, the Commission should consider impacts not only on local businesses and residential communities, but also on workers and incarcerated populations on the Tideflats who are chronically exposed to industrial pollution and safety risks. While the City of Tacoma may have limited ability to regulate vested uses on the Tideflats including the two prison facilities on the Tideflats, the Northwest Detention Center and the Tacoma Federal Reentry Facility (Pioneer Health), the City does have the ability to consider the impact of its other land use decisions on the people living and working in these facilities, as well as the workers employed in the wide range of other industries on the Tideflats.

In addition to taking into full account the environmental impacts and high short- and long-term costs of pollution and toxics clean-up, cost-benefit analyses of various land use scenarios should also take into account job density of possible uses and the opportunity cost of permitting new and expanded fossil fuels and its impact on the ability of the City to support and facilitate a transition to a diversified economy of advanced and clean industries.

Finally, the Commission should proactively seek the input of the Puyallup Tribe and other communities that are disproportionately impacted by Tacoma's industrial districts throughout the city. These issues have been raised consistently by community organizations and the public for over four years and their record of testimony should also be taken into account by the Commission in developing non-interim regulations.

Thank you for your service and commitment to developing sound protections for Tacoma.

Regards,
Sunny Thompson
54922 Kernahan Rd E
Ashford, WA 98304

From: [Susan Thiel](#)
To: [Planning](#)
Subject: Tideflats Non-interim Regulations Scope of Work
Date: Monday, November 23, 2020 10:37:17 AM

Dear Members of the Tacoma Planning Commission,

As you begin your work to develop Tideflats non-interim regulations, I urge you to commit to an inclusive process that takes into full account the changes and risks on the Tideflats of new and expanded fossil fuels, addresses the health and safety risks of fossil fuel activity not only on surrounding communities, but also workers and incarcerated populations on the Tideflats, and thoroughly considers the nearly four years of public testimony on these issues - from the original planning commission process in 2017 and three years of renewals of the Tideflats Interim Regulations.

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Forward, never backward.

Thank you for your service and commitment to developing sound protections for Tacoma.

Regards,
Susan Thiel
1810 172nd St E
Spanaway, WA 98387

From: michael.yadrick@gmail.com
To: [Planning](#)
Cc: [Hines, John](#)
Subject: Tideflats Non-interim Regulations Scope of Work
Date: Monday, November 30, 2020 2:50:44 PM

Dear Members of the Tacoma Planning Commission,

As you begin your work to develop Tideflats non-interim regulations, I urge you to commit to an inclusive process that takes into full account the changes and risks on the Tideflats of new and expanded fossil fuels, addresses the health and safety risks of fossil fuel activity not only on surrounding communities, but also workers and incarcerated populations on the Tideflats, and thoroughly considers the nearly four years of public testimony on these issues--from the original planning commission process in 2017 through the three years of renewals of the Tideflats Interim Regulations.

Tacoma's existing Interim Regulations are an important protection, but have fallen terribly short in protecting against the pressing threat of expansions of existing facilities. Facility expansions result in the very same health and safety impacts as new facilities, yet Tacoma's current policies allow these projects to be approved with no additional oversight, protections, or proper discretionary decision-making in consideration of whether such projects are consistent with the City's stated policy goals and commitments contained within the Environmental Action Plan, Climate Emergency Declaration, and other policy documents.

As the City develops the baseline study and policy scenarios, I urge the Planning Commission to thoroughly consider the impact of expansions that have been allowed to proceed at existing fossil fuel terminals over the last several years, including completed and proposed rail and tank expansions at Sea Port Sound, as well as new fossil fuel project inquiries that have been received by city planners since 2017 that have been effectively prohibited by the current Tideflats Interim Regulations. The Commission should also consider broader market conditions, trends, and investment activity in oil and gas refining and transport that will inform the types of expansions and new projects possible in Tacoma, and in particular, the likelihood of increased transloading and export activity as has been seen in other Northwest communities.

Additionally, in its public engagement process and health, safety, and environmental analysis of various policy scenarios, the Commission should consider impacts not only on local businesses and residential communities, but also on workers and incarcerated populations on the Tideflats who are chronically exposed to industrial pollution and safety risks. While the City of Tacoma may have limited ability to regulate vested uses on the Tideflats including the two prison facilities on the Tideflats, the Northwest Detention Center and the Tacoma Federal Reentry Facility (Pioneer Health), the City does have the ability to consider the impact of its other land use decisions on the people living and working in these facilities, as well as the workers employed in the wide range of other industries on the Tideflats.

In addition to taking into full account the environmental impacts and high short- and long-term costs of pollution and toxics clean-up, cost-benefit analyses of various land use scenarios should also take

into account job density of possible uses and the opportunity cost of permitting new and expanded fossil fuels and its impact on the ability of the City to support and facilitate a transition to a diversified economy of advanced and clean industries.

Finally, the Commission should proactively seek the input of the Puyallup Tribe and other communities that are disproportionately impacted by Tacoma's industrial districts throughout the city. These issues have been raised consistently by community organizations and the public for over four years and their record of testimony should also be taken into account by the Commission in developing non-interim regulations.

Thank you for your service and commitment to developing sound protections for Tacoma.

Sincerely,

Michael Yadrick

4412 N 27th St | Tacoma | 98407

From: [Nicole Palczewski](#)
To: [Planning](#)
Subject: Tideflats Non-interim Regulations Scope of Work
Date: Monday, November 30, 2020 7:33:05 PM

Dear Members of the Tacoma Planning Commission,

As you begin your work to develop Tideflats non-interim regulations, I urge you to commit to an inclusive process that takes into full account the changes and risks on the Tideflats of new and expanded fossil fuels, addresses the health and safety risks of fossil fuel activity not only on surrounding communities, but also workers and incarcerated populations on the Tideflats, and thoroughly considers the nearly four years of public testimony on these issues--from the original planning commission process in 2017 through the three years of renewals of the Tideflats Interim Regulations.

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Thank you for your service and commitment to developing sound protections for Tacoma.

-Nicole

--

Nicole Palczewski

Cell #: [\(425\)-408-3633](tel:(425)408-3633)

E-mail: n.palczewsk12@gmail.com

From: [Nichole Snyder](#)
To: [Planning](#)
Subject: Tideflats Non-interim Regulations Scope of Work
Date: Monday, November 30, 2020 2:02:29 PM

Dear Members of the Tacoma Planning Commission,

As you begin your work to develop Tideflats non-interim regulations, I urge you to commit to an inclusive process that takes into full account the changes and risks on the Tideflats of new and expanded fossil fuels, addresses the health and safety risks of fossil fuel activity not only on surrounding communities, but also workers and incarcerated populations on the Tideflats, and thoroughly considers the nearly four years of public testimony on these issues--from the original planning commission process in 2017 through the three years of renewals of the Tideflats Interim Regulations.

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Thank you for your service and commitment to developing sound protections for Tacoma.

Sincerely,

Nichole Snyder

From: [Renée Beever](#)
To: [Planning](#)
Subject: : Non-Interim Regulations
Date: Sunday, November 29, 2020 6:34:53 PM

Dear Planning Services,

Please be bold.

Please be the leaders that we need.

Please include a ban on expansion for existing fossil fuel uses in your proposal for the non-interim regulations.

We have precious little time left to act to avoid the worst of the climate crisis. Let's start now.

Sincerely,
R.Beever

Sent from [Mail](#) for Windows 10

From: vwads@aol.com
To: [Atkinson, Stephen](#)
Subject: 5410 Marine View Dr. Tacoma WA 98422
Date: Tuesday, December 1, 2020 4:19:15 PM

Mr. Stephen Atkinson:

I represent the marina, S&W Marina Holdings Inc. DBA Marina at Browns Point and the uplands land owner 5410 LLC.

Our marina, without the DNR lease comprises about 300" of waterfront and less than an acre of land.

Our present zoning restricts our use of the land to it's present use, which works as long as we can maintain a marina with it's present improvements.

This is a future problem, maybe sooner than anyone wishes. With the DNR's present guidelines the Marina would need seven million (\$7,000,000) dollars of improvements.

These improvements would consist of a new breakwater of about 1000 feet and new floats, piling, electrical. Essentially a new marina.

These types and costs of improvements are not supported by the marinas income producing capacity. We have 133 slips for rent and no other services available such as haul out facilities.

This is an old facility that has been patched together and will continue that way for the intermediate future but if a sale is considered or other improvements are demanded by the DNR or other agencies such as the City, or the EPA, those improvements cannot justify further investment in the facility, whether financed or directly invested.

The highest use as industrial or a marina will not be practical or feasible on an ongoing basis..

A good use could be residential however that is not allowed under the present land use regulations.

This is just food for thought.

Possibly the land could be considered as a gift to a public agency when the present lease is up.

Verne Wadsworth
President S&W Marina
Member 5410 ILLC
425-861-5440

From: [Lin Hagedorn](#)
To: [Planning](#)
Subject: Ban all Fossil Fuel Expansion
Date: Tuesday, December 1, 2020 6:56:12 AM

Please ban all new and existing fossil fuel expansion permanently. Our children's lives depend upon it. We don't "inherit the world from our elders, we borrow it from our children".

With great power comes great responsibility,
Lin Hagedorn
206.310.6203

From: [mar_boyd](#)
To: [Planning](#)
Subject: Ban Expansion!
Date: Sunday, November 29, 2020 7:05:31 PM

Dear Tacoma Planning Service,

We need you to BE BOLD and to be LEADERS for the health of Tacoma and the planet.
Your proposal for non interim regulations needs to include a
BAN ON EXPANSION OF EXISTING FOSSIL FUEL USES.
We are in a CLIMATE EMERGENCY, with no time but the present, to ACT!

Sincerely,

Marilyn A. Boyd

"Let us be the ancestors our descendants will thank"
~ Winona LaDuke

From: [Peggy J. Printz](#)
To: [Planning](#)
Subject: Ban new fossil fuel construction, ban expansion of existing facilities
Date: Tuesday, December 1, 2020 6:41:47 PM

Dear Members of the Tacoma Planning Commission,

Tacoma's existing Interim Regulations have fallen terribly short in protecting against the pressing threat of expansions of existing facilities.

I urge the Planning Commission to thoroughly consider the impact of expansions that have been allowed to proceed at existing fossil fuel terminals over the last several years, including completed and proposed rail and tank expansions at Sea Port Sound, as well as new fossil fuel project inquiries that have been received by city planners since 2017 that have been effectively prohibited by the current Tideflats Interim Regulations.

In addition to taking into full account the environmental impacts and high short- and long-term costs of pollution and toxics clean-up, cost-benefit analyses of various land use scenarios should also take into account job density of possible uses and the opportunity cost of permitting new and expanded fossil fuels and its impact on the ability of the City to support and facilitate a transition to a diversified economy of advanced and clean industries.

Finally, the Commission should proactively seek the input of the Puyallup Tribe and other communities that are disproportionately impacted by Tacoma's industrial districts throughout the city.

Thank you.

Sincerely,

Peggy J. Printz

From: [William Gorenfeld](#)
To: [Planning](#)
Subject: Banning Fossil Fuel
Date: Sunday, November 29, 2020 6:48:00 PM

Dear Planning Services,

Please be bold.

Please be the leaders that we need.

Please include a ban on expansion for existing fossil fuel uses in your proposal for the non-interim regulations.

We have precious little time left to act to avoid the worst of the climate crisis. Let's start now.

Sincerely,

Will Gornfeld

From: [Lorna Walker](#)
To: [Planning](#)
Subject: Climate Crisis
Date: Sunday, November 29, 2020 6:59:10 PM

Dear Planning Services,

Please be bold.

Please be the leaders that we need.

Please include a ban on expansion for existing fossil fuel uses in your proposal for the non-interim regulations.

We have precious little time left to act to avoid the worst of the climate crisis. Let's start now.

Sincerely, Lorna Walker
Vashon Island, WA
lornewalker@gmail.com

From: [Joe Hiss](#)
To: [Planning](#)
Subject: climate protection
Date: Tuesday, December 1, 2020 10:03:51 AM

Hello People--

I am not a Tacoma resident but I can still offer advice to the Council: Forbid future hookups to natural gas! They only lock us into more production of climate-damaging chemicals! Instead, demand that all-electric homes become the norm, and then lobby the producers of your electricity to rely on solar, wind, and hydropower alone.

Thank you for reading this,

Joe Hiss, Olympia

From: [Kyla Anderson](#)
To: [Planning](#)
Subject: Comment regarding Tideflats Interim Regulations
Date: Tuesday, December 1, 2020 4:57:40 PM

To Whom It May Concern,

The current Tideflats Interim Regulations allow existing high-risk facilities - such as fossil fuel terminals and chemical manufacturers to expand with very little oversight from the City. This does not align with the City of Tacoma's long term vision that reaffirms a Climate Emergency.

Tideflats regulations must protect communities by getting serious about the health of residents. Tacoma needs to demonstrate it does indeed care about equitability and low carbon.

Tacoma has a population of over 215,000, of which 40% are minority and almost 20% live below the poverty line. Many of these underserved communities live in areas that rank 10/10 on the Washington Department of Health's health disparities scale – these communities experience worsened health outcomes, including shorter life expectancy and higher rates of chronic disease, because of where they live. These communities are considered frontline for environmental degradation and racism. Over 21,000 people, including many residing within the Puyallup Tribe's reservation, live in these highly-impacted areas directly adjacent to the Port of Tacoma, but the exposure to air pollution, contaminated water and contaminated soils expand far beyond these political boundaries.

Sincerely,
Kyla Anderson



1201 Pacific Avenue
Suite 1502
Tacoma, WA 98402

253 596 0043 Tel
253 596 0059 Fax

December 2, 2020

City of Tacoma
Attn: Stephen Atkinson
Delivery via email to satkinson@cityoftacoma.org

RE: Parcel 032136-10405335 12th Street NE and Parcel 042131-20775505 12th Street NE,
Tacoma, WA

Dear Stephen:

My partner, Don Moody, and I represent the owners of the above referenced properties. We currently have the properties listed for sale.

In review of the Tideflats Interim Regulations, the subject parcels are highly impacted from a selling or building perspective due to the current moratorium placed on them.

In our opinion, the subject parcels should not be included in the Tideflats Interim Regulations for the following reasons:

1. The property is surrounded by residential properties on north, east and south sides of the property including two new home plats adjoining the subject property on the east side of parcel 042121-2077/5505 12th Street NE.
2. A large portion of the subject property (042121-2077/5505 12th Street NE) is encumbered on the westerly side of the property by Bonneville transmission lines (see attached map) that are 375 feet in width which in our opinion creates a natural buffer from the Port of Tacoma industrial activities.
3. There are trees along the ridgeline of Parcel 032136-10405335 12th Street NE that also creates a natural buffer. This parcel is approximately 160 feet wide and provides access to 18th Street NE.
At the present time the owners are unable to develop the property due to the Tideflats Interim Regulations and are paying real estate taxes on property they cannot develop. These restrictions have been in place for the past 3 years with no end in sight. The owners of this property would respectfully like to come to an agreement with the City of Tacoma for zoning compatible to the surrounding area.
4. The subject parcels are one of the only residential parcels included in the Tideflats Interim Regulations that is buildable without running into extreme topography, making these parcels very similar to other plats in the area.

Because of the reasons outlined above, on behalf of the owners, we would like the city to consider removing these parcels from the Tideflats Interim Regulations.

Upon review, please feel free to contact us with any questions.

Sincerely,



Don Moody
CBRE, Inc.
206-919-0556
Don.moody@cbre.com

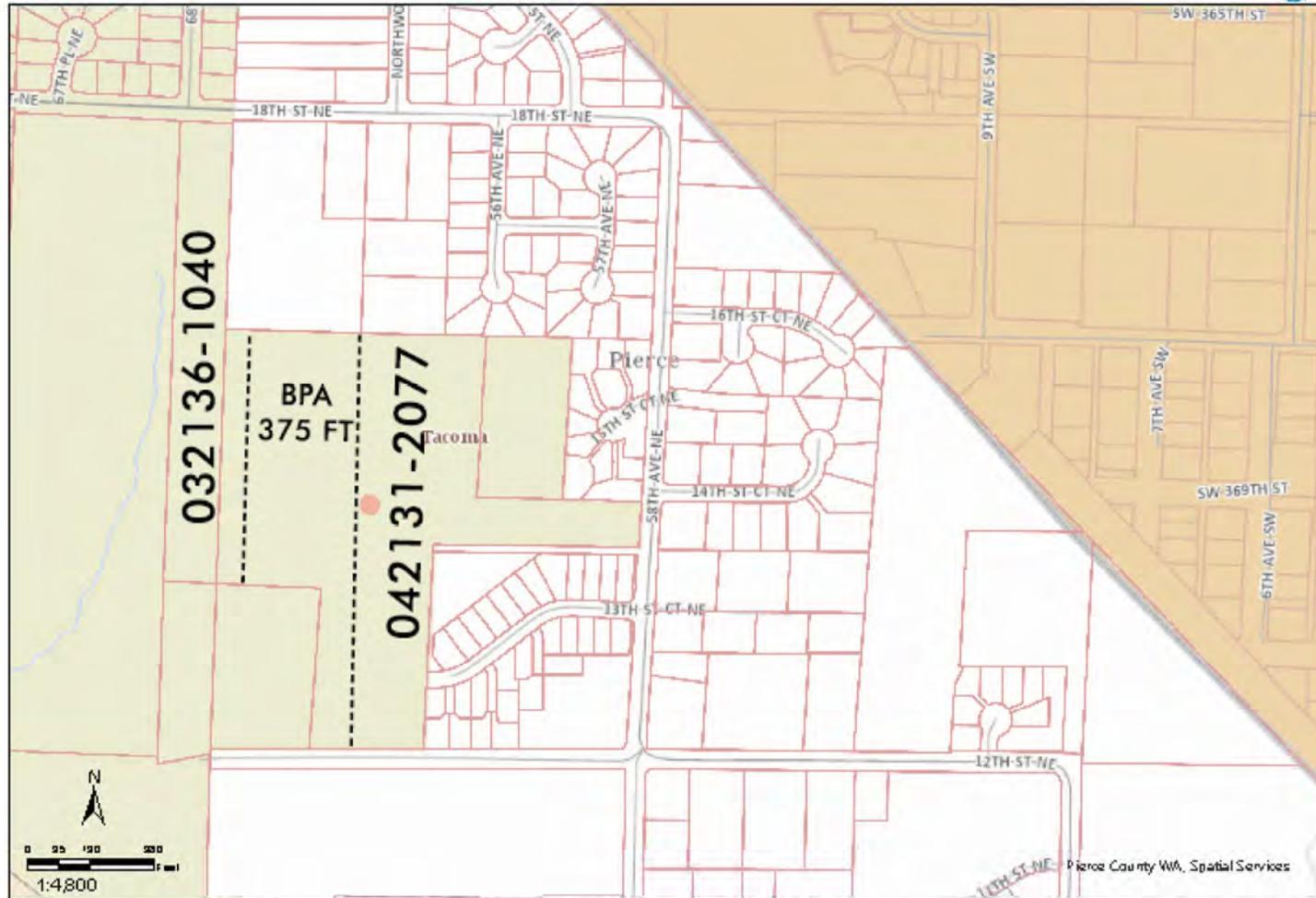


Teresa Patton
CBRE, Inc.
206-963-1000
Teresa.patton@cbre.com

Cc: Jerry Benien
Pavel Iasan



Disclaimer: The map features are approximate and have not been surveyed. Additional features not yet mapped may be present.
Pierce County assumes no liability for variations since obtained by formal survey.



Disclaimer: The map features are approximate and have not been surveyed. Additional features not yet mapped may be present. Pierce County assumes no liability for variations associated with former surveys.

Date: 12/2/2020 09:20 AM

****BPA ROW is approximate**



66th Ave Ct NE

68th Ave NE

18th St NE

Wood Ave NE

Cedarcrest St NE

56th Ave NE

57th Ave NE

12th St NE

58th Ave NE

Ave NE

10th St NE

13th St Ct NE

16th St Ct NE



U.S. Oil & Refining Co.

December 2, 2020

Anna Peterson, Chair
City of Tacoma
Planning Commission
747 Market Street, Room 345 Tacoma, WA 98402

planning@cityoftacoma.org

Dear Chair and Planning Commission Members,

Thank you for the opportunity to submit comments to the Tacoma Planning Commission concerning Industrial Regulations on the Tideflats.

It is incumbent upon us as a company to clarify one critical piece of information that is easy to misunderstand. That is, that “oil” may be in our name, but U.S. Oil has a long history of innovation and being a leader when it comes to the environment. We produce the cleanest fuels and have done so well before regulatory requirements. We as a company accept that climate change is real and are committed to a transition to the next generation of renewable and biofuels. We have drawn up plans, we have made the initial investments, and we have already built some of the infrastructure to support a mix of renewable energy sources and to continue to reduce emissions and help protect clean air and water. We see this as our future not continued growth in traditional liquid fuels.

U.S. Oil has operated on the shores of Commencement Bay since the 1950s. While our commitment to being a good neighbor, a good employer, and to meeting the needs of our customers in the South Sound has not changed, our products and how we make them continue to evolve. Investment empowers innovation that improves technology every day. Our operating goals continue to be; public and environmental safety, lower cost fuels at the pump that meet our customer’s needs (over 80% of our fuels are sold in the South Puget Sound), consistent supply of jet fuel to JBLM and other strategic military installations, and leadership in onsite carbon emission reduction and next generation fuels.

It is against this backdrop that we persist in urging regulatory certainty and a foundation upon which next generation fuels can gain momentum as a reliable fuel source and eventually, as priority fuels. A foundation of strong and consistent rules is necessary so that we can deliver renewable fuels with the ultimate goal of reshaping our current configuration to a predominantly renewable fuel refining facility. We believe that a diverse energy mix that includes next generation renewables and biofuels is necessary to reach our commonly held goal for a low carbon future. We need consistent, stable regulatory conditions to bring that goal to life. Ironically, regulatory uncertainty doesn’t only stifle our opportunity for innovation and growth in next generation fuels, it incites confusion for an interested and concerned

public that is unsure about what industry can and will do in the future. It repels new business and instead creates an unending moment of being on “pause.”

U.S. Oil stands ready to be a partner in a single regulatory process that provides certainty to all entities. Contrary to the environmental progress we are pursuing when it comes to next generation fuels, the continual churn and uncertainty of this process are barriers to our path forward.

Continuing down the current path creates:

- **Double Jeopardy:** the potential for the City to do some form of permanent regulations, just to have the Sub Area Plan process take up those regulations and potentially change them creates a clear double jeopardy situation for business at the Port and beyond;
- **Parallel, Duplicative Processes:** two independent regulatory processes that are meant to create certainty, only make the current uncertainty exponentially worse. They will freeze business development for years but more critically, they repel investments needed to make our facility and products cleaner, more efficient, and renewable, and;
- **Economic Uncertainty:** under normal conditions this is an untenable situation for industry. Challenged further by a global pandemic and its tragic consequences for human life and our economy makes this regulatory hamster wheel even more frustrating for long term viability – including the approximately 300 people whose jobs we provide.

Further, we stand ready to work with the Planning Commission on the finer points of this discussion as outlined in the draft scope of work including the following questions:

- What defines expansion?
- How will renewable and biofuel activities be stimulated?
- How will activities associated with national security be supported?
- How will activities that bring down onsite emissions be promoted?
- How will growth that supports local markets be allowed?
- How does this process serve the public good beyond the existing processes of the 14 other entities that regulate facilities like U.S. Oil? And finally, and most importantly,
- What is the finish line/ultimate goal of this process?

Answers to these questions require specifics to provide certainty and predictability. Open ended conditional use permitting does not reduce uncertainty but rather perpetuates the current state of confusion that continues to stifle innovation and growth slowing down the ultimate transition to cleaner fuels in a low carbon world.

We will continue to emphasize that we do not view cleaner, greener fuels as a goal held only by those who are environmentally-focused – *cleaner, greener fuels are the imperative of all of us*. At U.S. Oil in

many respects, we're already underway – we know what it will take, we're ready to implement the remainder of our plans, and we believe we share the values of this community in an energy transition that will power another generation. We are hopeful our shared goals to transition to next generation and sustainable fuels are not different than yours, and we stand prepared to be a pragmatic and productive partner. Please support a single regulatory process that provides certainty and predictability.

We are very appreciative of this opportunity to engage and encourage continued engagement with the industrial users in the Tide Flats as well as all other stakeholders. We are also members of the community and many of our employees live in the immediate areas around the Port. I and USOR would be happy to engage with the Planning Commission outside of this hearing process as appropriate.

Thank you for your thoughtful consideration.



John Gustafson
EHS Manager
U.S. Oil & Refining Co.
3001 Marshall Ave
Tacoma, WA 98421

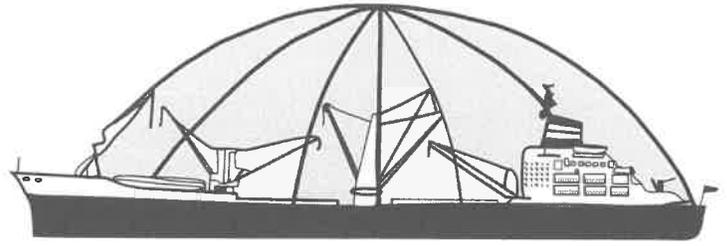
**International
Longshore and
Warehouse Union**

LOCAL 23

(253) 383-2468

1306 ALEXANDER AVE. E.

FIFE, WASHINGTON 98424



December 2, 2020

Dear City of Tacoma Planning Commission,

Thank you for the opportunity to provide written comment on the Non-Interim Industrial Land Use Regulations scope of work.

The International Longshore and Warehouse Union Local 23 requests the scope of work to include the following items:

1. Review of the uses allowed in industrial zones and amendments for consistency with the Comprehensive Plan policies, specifically with the Container Port Element adopted by the City of Tacoma in 2014 – and with respect for the preference for water dependent uses by the Shoreline Management Act. (Land Use Regulatory Code, Chapter 13.06, 13.06.060 Industrial Districts)
2. Amendments to the industrial use table to give the Port of Tacoma MIC the same protections adopted for the South Tacoma MIC in 2008. (Land Use Regulatory Code, Chapter 13.06, 13.06.060 Industrial Districts)
3. Updates to Title 13 definitions related to industrial uses as needed to implement 1) and 2) above. (Land Use Regulatory Code, Chapter 13.01)
4. Refinement and clarity relating to the application of NAICS codes for Chemical Manufacturing and other heavy industrial uses. (Land Use Regulatory Code, Chapter 13.06, 13.06.080.G.3.c.(3) Interim Industrial Use, Definitions)

ILWU Local 23 also requests no change to the residential platting and subdivision restrictions of the steep bluff buffer rising above Marine View Drive, in North East Tacoma, and the requirement for notice on title when residential subdivision does occur. (Land Use Regulatory Code, Chapter 13.06.020 J.1. and 2., Residential Districts and 13.04.030 D. Policy, Platting and Subdivisions)

I am available and happy to answer any questions you may have.

Sincerely,

Jared Faker – President
ILWU Local 23



801 Portland Ave E,
Tacoma, WA 98421

office: 253.572.2150
www.westrock.com

October 3, 2019

City of Tacoma
City Council
747 Market Street
Tacoma, WA 98402

To: City of Tacoma Officials

Mayor: Victoria Woodards (victoria.woodards@cityoftacoma.org)

City Manager: Elizabeth Pauli (citymanager@cityoftacoma.org)

Council members:

Keith Blocker (keith.blocker@cityoftacoma.org)

Catherine Ushka (catherine.ushka@cityoftacoma.org)

Anders Ibsen (anders.ibsen@cityoftacoma.org)

Chris Beale (chris.beale@cityoftacoma.org)

Conor McCarthy (conor.mccarthy@cityoftacoma.org)

Ryan Mello (ryan.mello@cityoftacoma.org)

Lillian Hunter (lillian.hunter@cityoftacoma.org)

Robert Thoms (robert.thoms@cityoftacoma.org)

Subject: Reauthorization of Tacoma Tideflats Interim Land Use Regulation

As General Manager of the Westrock Tacoma Paper Mill I agree with the City Council's original determination that the comprehensive Tideflats Sub Area Planning process is the preferred method to ensure positive development, growth, and sustainability for the economic engine of Tacoma. I am encouraged that measurable progress has been made toward that end, and that the meetings to begin substantive work on the issues are not too far off from being convened.

However, it is also clear to me that any change or amendment that would introduce further restrictions to the current interim land use regulations, ahead of the Sub Area Planning process, will provide exactly the opposite. Any new restrictive modification can only be perceived by the business community as anti-development, anti-growth, and as a direct threat to the Sub Area Planning process and the sustainability of the economic engine of Tacoma.

Any change or amendment adding further restrictions to the interim regulation will create immediate and very real uncertainty, and a barrier to making positive improvements in businesses. On a continuous basis, capital investment projects that provide cost savings and/or minor incremental growth are absolutely necessary to maintain viability in competitive markets. Employees depend upon their companies to re-invest in these projects to maintain the local competitiveness necessary to make their jobs secure for the long term. It should be clear that current local, State and Federal regulations applicable to businesses (including the current Interim Regulations) should be sufficiently protective of all interests until the comprehensive Sub Area Plan is finalized.

From a business investment perspective Tacoma has too often been criticized for being out of touch with the need for and value of manufacturing and industrial operations in its economy. Any change or amendment that would add further restrictions to the existing interim regulation will add credibility to that narrative. Further, both new and existing businesses will become hesitant to invest in the area if the current interim regulations are continuously and contentiously subject to change at every six month

interval. For this reason, it is critical to manufacturing and industrial area businesses that the interim regulations remain in place as-is until the Sub Area Planning process can be completed.

The WestRock Tacoma mill employs over 400 people at family wage jobs averaging \$123k total compensation per year. Our business is experiencing threats to our markets coming from Australia, with upcoming conversions of other mills that have shut down, and are now converting to packaging products, and from existing competitors in the south-eastern U.S.

We have a proud and productive workforce and a competitive business model. However, local costs are higher than our competitors for raw materials, labor, water, and taxes. Our long-term viability depends on being allowed the capacity to take advantage of the opportunities we have, when we have them, and an ability to maintain a strong network of local business partners in order to do so.

Please consider the unintended but real consequence that any change or amendment that would add further restrictions to interim regulation will have on the whole of Tacoma's business climate, and industrial manufacturing sector in particular, and reauthorize the current interim regulations as now written, with no change or amendment.



John Brandt
General Mgr.



801 Portland Ave. | Tacoma, WA 98421
T 253.596.0208 | M 904.753.4541

steve.devlin@westrock.com | www.westrock.com



Citizens for a Healthy Bay

535 Dock Street
Suite 213
Tacoma, WA 98402
Phone (253) 383-2429
chb@healthybay.org
www.healthybay.org

Executive Director
Melissa Malott

Board of Directors
Desiree Wilkins Finch
Barry Goldstein
Anders Ibsen
Jennifer Keating
Melissa Nordquist
Anne Taufen
Sheri Tonn
Alan Varsik
Raeshawna Ware

A tax-exempt
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nonprofit corporation

December 2, 2020

Tacoma City Planning Commission
747 Market Street
Council Chambers
Tacoma, WA 98402
Submitted electronically to planning@cityoftacoma.org

RE: Tideflats Non-Interim Regulations – Public Scoping Hearing

Dear Planning Commission,

Thank you for providing the opportunity to comment on the scope of non-interim regulations for the Tideflats and industrial areas of South and Central Tacoma.

Citizens for a Healthy Bay (CHB) is a 30-year-old organization whose mission is to represent and engage people in the cleanup, restoration, and protection of Commencement Bay, its surrounding waters and natural habitat. We are a 501(c)3 nonprofit providing practical, solutions-based environmental leadership in south Puget Sound. We work side-by-side with residents, businesses, and government to prevent and mitigate pollution and to make our community healthier and more vibrant.

CHB staff have spent hundreds of hours reviewing related data and policies, and discussing our view of the Regulations with City staff and Council. We know the renewal process for these regulations has been arduous, and we commend Mayor Woodards and City Council for staying present during the six public hearings on these regulations since they were first passed three years ago.

Since that time, existing high-risk fossil fuel facilities in the Tideflats – facilities not subject to the Interim Regulations – have been moving greater volumes of oil through Tacoma than ever before. For example, 67% more crude oil was delivered to Tacoma by rail in the fourth quarter of 2019 than the fourth quarter of 2016 - which was carried on 2,225 more rail cars. U.S. Oil & Refining Co. shipped out 176% more crude oil in Q4-2019 than they did in Q4-2016, and with their current permitting capacity, oil-shipping traffic in Commencement Bay could increase by up to 267 vessels per year.¹ These are just two examples of existing facilities changing the baseline for the Subarea Plan under the current Interim Regulations.

The Regulations were meant to set a baseline for industrial activity in the Tideflats – a snapshot in time of the regulated industries – so that there would be a consistent reference point to call back to for the drafting of the Tideflats Subarea Plan. Initially, it was thought that *interim* regulations would suffice, as it was presumed the Subarea Planning process would be complete within a year or two. However, it has become clear that that Subarea Planning process is taking much longer than anyone initially anticipated, and the

Tideflats Interim Regulations are no longer an interim measure, but have functionally become a selective rolling moratorium.

We know that the baseline for the Subarea Plan continues to move farther away from its 2017 starting point. After SeaPort Sound Terminal's (SST) successful 2019 proposal to double the number of crude oil offloading stations, they are again seeking approval from the City to expand their operations.² SST is proposing to build new tanks that will increase their fossil fuel storage capacity by 14 percent.³ Because this is an existing high-risk facility in the Tideflats, SST had to do little more than submit a few documents, totaling less than 100 pages, which will likely be enough for approval. SST provided no review of the impacts their project would have on air quality, rail and vessel traffic, shoreline functioning, nearby toxic cleanup sites, or endangered species – and yet we fear this proposal will move forward, further locking Tacoma *into* its antiquated role as a link in the global fossil fuel supply chain, and *out of* opportunities for innovative technologies and industries that could call Tacoma home.

We recommend the Planning Commission use the resources already in its arsenal, namely, the findings of fact from the 2017 Interim Regulations adoption process. **Expansion of existing high-risk facilities listed under *Category 4: Heavy Industrial Special Use Restrictions* must be regulated.** Whether this be a percentage cap on throughput volume or storage volume, limits on infrastructure meant to increase throughput or refining capacity, or other regulatory mechanism, we must limit the volume of dangerous fossil fuels moving through and being processed in our community. This needs to include a prohibition of changing the use of any existing facility to prevent further facility conversions like what we are seeing at U.S. Oil.

In 2018, U.S. Oil was purchased by Par Pacific Holdings, and it has become clear that the intent of the new owner is to change the use of the Tacoma refinery to become the newest crude oil export hub for Hawaii – and in 2019, they did just that by shipping 235,336 barrels of crude oil to Oahu, where Par Pacific has a refinery.^{4, 5}

We also recommend that the Planning Commission analyze what all this increased industrial activity means for the viability of nearby communities. We are especially concerned about affordable housing developments that may not be able to receive the funding they need to expand from the Department of Housing and Urban Development (HUD) if more and more hazardous substances (like oil and gas) are stored and transported here in the City center. Please review HUD's hazardous substance list, as well as their calculator for determining Acceptable Separation Distance from a hazardous site. We cannot continue to ignore the harm just the mere siting of these high-risk fossil fuel facilities is having on our low-income communities, not to mention the negative health outcomes these communities face as a result of their proximity to these hazardous substances.^{6, 7, 8}

Thank you for the opportunity to provide feedback on the scope of consideration for non-interim regulations in the Tideflats and industrial areas of South Tacoma. If we can clarify any of our concerns or recommendations, please do not hesitate to reach out. We would be eager to work with you to find common ground on shaping the Non-Interim Regulations, so that they may actually protect our communities from high-risk industries, as they were originally intended.

Sincerely,



Melissa Malott
Executive Director
mmalott@healthybay.org



Erin Dilworth
Policy & Technical Program Manager
edilworth@healthybay.org

1. Citizens for a Healthy Bay. (May 4, 2020). *Big Oil is Taking Advantage of Tacoma Despite Regulations*. Accessed from <https://www.healthybay.org/big-oil-taking-advantage-of-tacoma/> on December 2, 2020.
2. City of Tacoma. (2019). SeaPort Sound Terminal Taylor Way Rail Spurs Substantial Shoreline Development Permit and State Environmental Policy Act - LU19-0066.
3. City of Tacoma. (2020). SeaPort Sound Terminal Substantial Shoreline Development Permit (SSDP) and State Environmental Policy Act (SEPA) – LU20-0107.
4. Par Pacific Holdings, Inc., U.S. Oil & Refining Co. (2018). *Edited transcript*. November 27, 2018 / 2:00pm GMT. Can be accessed at https://www.healthybay.org/wp-content/uploads/2020/04/ParPacific_Transcript.pdf
5. Friends of the San Juans. (2020). Washington Department of Ecology Public Records Request P000287-031820.
6. Washington State Department of Health. (n.d.). *Washington Tracking Network: A Source for Environmental Public Health Data*. Accessed from <https://fortress.wa.gov/doh/wtn/WTNIBL/> on December 1, 2020.
7. Eberhard, K., Skelton, L., and S. Cornett. (2018). *I-1631 Could Save Lives and Improve Health by Reducing Pollution: Washingtonians Could Save Billions in Health Costs by Cleaning the Air*. Accessed on March 5, 2019 from Sightline Institute.
8. Wood. S. (2018). *Opinion: Take it from a nurse: Tacoma can't gamble with air quality, public health*. Accessed on March 5, 2019 from *Tacoma News Tribune*.

From: [Steven Gary](#)
To: [Planning](#)
Subject: Expansion of fossil fuels
Date: Sunday, November 29, 2020 8:35:53 PM

Dear Planning Services,

Please be bold.

Please be the leaders that we need.

Please include a ban on expansion for existing fossil fuel uses in your proposal for the non-interim regulations.

We have precious little time left to act to avoid the worst of the climate crisis. Let's start now.

Sincerely,

Steven Gary

From: [Jeanne Kinley Deller](#)
To: [Planning](#)
Subject: Fossil Fuel Ban
Date: Sunday, November 29, 2020 10:22:11 PM

Please ban any and all expansion of fossil fuels - they are killing our planet. Stop the madness now!

Thank you!
Jeanne Deller

From: [Geoff Howell](#)
To: [Planning](#)
Subject: Industrial Land Use Regs
Date: Wednesday, December 2, 2020 2:51:20 PM

Dear City of Tacoma Planning Commission,

Thank you for the opportunity to provide written comment on the Non-Interim Industrial Land Use Regulations scope of work.

The Manufacturing Industrial Council for the South Sound asks that your work includes:

- Review of the Land Use Goals and Policy of protecting industrial lands, businesses and infrastructure, specifically with the Container Port Element for congruency with the Comprehensive Plan policies and uses allowed in the industrial zones
- Short-sighted land use restrictions would do permanent damage to our economy far beyond the current crisis. Amendments to the industrial use table to enhance the protection of industrial lands, and protect the long-term function and viability of this area's economic prosperity as a place for jobs is requested
- Review uses allowed in industrial zones for consistency with the Comprehensive Plan with respect to protecting key roadways, railways, and intermodal facilities from encroachment

Kind regards,

Geoff Howell, CSP
President
TruFit Staffing, Inc.
Cell: 253-278-3244
Office: 253-242-7598
www.trufitstaffing.com



From: [Tommy Kellermann](#)
To: [Planning](#)
Subject: INFRASTRUCTURE EXPANSION
Date: Monday, November 30, 2020 8:11:39 AM

Hello,

I am not from your city but I am following this issue for years now. Please curb fossil fuel expansion and concentrate on renewable energy. It will make your city stronger, more resilient, and put Tacoma years ahead of other cities struggling with energy issues and bad choices.

Thomasin Kellermann
Cumberland, Rhode Island

From: [andrew Berger](#)
To: [Planning](#)
Subject: Interim port regulations
Date: Tuesday, December 1, 2020 10:52:42 AM

To Whom It May Concern:

The scope of work breaks down the categorical zone types areas of impact, however the comprehensive plan should consider environmental, health and potential industrial accidents as an additive environmental and risk assessment - account for all impacts at once, rather than each "use" separately....EG as a taxpayer, I want clean air in Tacoma, if all air pollution from the port is not assessed with each permitted activity we fail to see the larger impact...this goes for all activity chemical and petrol activity.

Consider an EIS for each new or amended use and send review for comment proposal to all taxpayers in Tacoma, not just individuals in the industrial zone.

Continue consultation with tribes (Muckleshoot and Puyallup).

Expand buffer area from 2500' to at least 1 mile, an explosion from any containment facility would no doubt impact individuals in these circumference...I remember chlorine/bleach leaks that impacted the entire community everyone should know the risks associated with development.

Consider regional growth as an impact to the area...I heard recently we need three more cities of 300,000 individuals to accommodate future growth in PS. It is absurd to think of that many people in PS but pressure on risk assessed port development is critical.

Probably have but consider alternatives other ports have completed in these situations to alleviate City of Tacoma's risk liability.

Consider potential environmental mitigation sites for future impacts in the area, eg a mitigation bank...

Incorporate a no net loss of the environment from beyond what is already established...

Thanks,
Andrew Berger

From: ixia@harbournet.com
To: [Woodards, Victoria](#); [Hines, John](#); [Thoms, Robert](#); [Blocker, Keith](#); [Ushka, Catherine](#); [Beale, Chris](#); [Hunter, Lillian](#); [McCarthy, Conor](#); [Walker, Kristina](#)
Cc: [Atkinson, Stephen](#); [City Manager](#)
Subject: Interim regs
Date: Tuesday, December 1, 2020 10:42:02 AM

Hello all,

As you consider to set into permeance the port zoning regulations, without even attempting to complete the subarea zone plan first, I see no reason to hope that it will be anything but the total laissez-faire that has marked all your terms so far.

If I could hope for anything from you at all, it is that you should find in your hearts to stop the torture and the abuse of people who simply lack proper paperwork. Tacoma again is the worst and most brutal in the nation, and that is a massive moral failure of YOUR leadership. Several international treaties clearly define solitary confinement as torture. I want to you envision when you fall asleep what it would be like to be locked up in a tiny cold cell, no human contact, lights on all the time, nothing to watch or read or do until you can't tell one day from another. For days and weeks and months on end....

<https://www.seattletimes.com/seattle-news/secret-prison-within-a-prison-report-details-solitary-confinement-practices-at-northwest-detention-center-in-tacoma>

All the talk of 'transformational' and 'equity' seems just another cruel joke (like the empty climate emergency) while you allow the inhumane conditions to so horribly harm those with the least protections in our society – those forced to flee deadly violence and deadly poverty.

Years of taking campaign contributions from the GEO Lobby has undoubtedly afforded GEO protections from city government interference.

NOTE: Click on a column header to sort by that column, or click on the "V" icon to filter your results.

Drag a column header and drag it here to group by that column.

ACCOUNT	NAME	CONTRIBUTOR	DATE	AMOUNT	TYPE	EMPLOYER	RECORDING	DESCRIPTION
Woodard Victoria R	WOODARD VICTORIA R	THOMPSON CONSULTING GROUP INC	11/18/17	\$1,000.00	P			
Woodard Victoria R	WOODARD VICTORIA R	THOMPSON SMATCH CONSULTING GROUP, INC	2/17/18	\$1,000.00	P			
Woodard Victoria R	WOODARD VICTORIA R	THOMPSON TM	7/28/17	\$1,000.00	P	DEA TM THOMPSON		CONSULTANT
Woodard Victoria R	WOODARD VICTORIA R	THOMPSON SMATCH CONSULTING GROUP, INC	3/1/2018	\$500.00	P			
Woodard Victoria R	WOODARD VICTORIA R	THOMPSON SMATCH CONSULTING GROUP, INC	8/1/2018	\$500.00	P			
Woodard Victoria R	WOODARD VICTORIA R	THOMPSON TM	4/18/2018	\$400.00	P	SELF		CONSULTANT
Woodard Victoria R	WOODARD VICTORIA R	THOMPSON LAWYER	5/1/2017	\$100.00	P			
Woodard Victoria R	WOODARD VICTORIA R	THOMPSON TM	4/18/2018	\$100.00	O	SELF		CONSULTANT
Woodard Victoria R	WOODARD VICTORIA R	THOMPSON, JOHN	10/1/2018	\$100.00	O	LOVE, JIM		BUSINESS REP

Displaying items 1 - 9 of 9

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I see your priorities and don't hold hope. And still I appeal that you do your job not exclusively for the rich, the powerful and the connected - but in fact for those who really need you because they have NO CHOICE. End the torture! End the abuse! End the cruelty! It's long time.

Claudia Riedener

From: [Chelsea Coopershear](#)
To: [Planning](#)
Subject: Invest in green energy, not fossil fuels
Date: Monday, November 30, 2020 6:59:12 PM

Hello,

As you examine the non-interim regulations, I urge you to be bold in dis-allowing fossil fuel expansion. The adage, “If you build it, they will come,” can go either way. Allowing expansion of out-dated and dangerous to the climate infrastructure will only lure harmful companies. Forbidding such expansion paves the way for innovative and climate friendly resources. We have precious little time left to prevent climate change from becoming catastrophic in our lifetimes. Be bold. Pave the way for the right type of expansion.

Sincerely,
Chelsea Coopershear
Tacoma Resident

From: [Serena Isaac](#)
To: [Planning](#)
Subject: Let's save our future
Date: Sunday, November 29, 2020 7:57:54 PM

Dear Planning Services,

Please be bold.

Please be the leaders that we need.

Please include a ban on expansion for existing fossil fuel uses in your proposal for the non-interim regulations.

We have precious little time left to act to avoid the worst of the climate crisis. Let's start now.

Serena

From: [Janeen Provazek](#)
To: [Planning](#); [Wung, Lihuang](#)
Subject: Letter re non-interim regulations
Date: Monday, November 30, 2020 12:34:37 PM

Dear Planning Committee:

We are sending this letter to you so you can read it before your meeting on 12/2, where you will be addressing non-interim regulations. Our letter includes IR concerns. The letter was originally written for Mayor Woodards, our city council members and our city manager and will be sent to them as well.

Thank you, Janeen Provazek, volunteer, 350 Tacoma

Mayor Victoria Woodards
Deputy Mayor Keith Blocker
Council Member Chris Beale
Council Member John Hines
Council Member Lillian Hunter
Council Member Conor McCarthy
Council Member Catherine Ushka
Council Member Kristina Walker
Council Member Robert Thoms
City Manager Elizabeth Pauli

Copy to Tacoma Planning Commission Nov 30, 2020

December __ 2020

Dear Mayor Woodards, City Council Members and City Manager Pauli:

We were pleased last December 10 when the City of Tacoma passed Climate Emergency Resolution No. 40509, which stated we are in a climate emergency that “require[s] immediate actions to minimize harm to current and future generations”--a Resolution passed in response to the youth demands presented during the September 2019 Climate Strike. We are pleased that you are moving forward with some of your promises made one year ago.

We would like to acknowledge that Climate Emergency Resolution No. 40509 addresses some points of the 2019 youth demands, which were as follows:

1. Declare a climate emergency in the City of Tacoma (Done. Thank you.)
2. Terminate all new and current fossil fuel expansion projects. (No progress as of yet.)
3. Update the City's Environmental Action Plan to reflect the size and scope of the environmental crisis. (Due by April 22, 2021)
4. Center justice in all of the above demands. This means honoring the treaties that protect indigenous lands, ensuring a just transition off of fossil fuels to a green economy, and protecting frontline communities as well as welcoming

those who have been displaced by the climate disasters. (Partially addressed in parts of the Resolution and your current work.)

We would like to acknowledge and thank you for continuing to carry out the Climate Justice Plan Ambassadors and Environmental Justice (EJ) Workshop initiatives. We also see that you are starting the fossil fuel data gathering and carbon modeling process. We are looking forward to reviewing the results.

Please provide updates to us with regard to the following:

1. Climate Emergency Resolution No. 40509, Section 2, which addresses the update of the Environmental Action Plan. What is the status of the update, which is required by April 22, 2021?

2. What is the status of Climate Emergency Resolution No. 40509, Sections 4 and 6, both of which were to be done by March 31, 2020?
 - Section 4: City Manager to give recommendations on how the Office of Environmental Policy and Sustainability can collaborate with all City departments.
 - Section 6: City Manager and TPU to train all City department directors in climate science and equity to improve services and infrastructure. Can we see the City Manager's recommendations and the list of directors who have been trained? Can we see the training materials?

3. We are very concerned about the interim regulations at the Port of Tacoma.

Climate Emergency Resolution No. 40509 pointed out that in 2018 the City entered into an Intergovernmental Agreement with the Puyallup Tribe and the Port of Tacoma to develop new, permanent regulations for the Port and Tide Flats Subarea, with the goal of considering limitations on new or expanded fossil fuel projects. This Subarea Planning Process, which was expected to have identified limitations by now, has yet to come to fruition. What is the status?

We are coming up on a year since Climate Emergency Resolution No. 40509 was passed, and over two years since the Intergovernmental Agreement was made. During this time the Tideflats Interim Regulations continue to allow unlimited expansion of existing facilities. For example, there have been two expansion permits from SeaPort Sound Terminal, allowing them to double their rail loading capacity and increase storage by around 13%, and ParPacific has reportedly increased throughput. These oil companies will continue to push for more expansion, at the exact time we need to be shrinking their footprints. Stopping fossil fuel expansion was arguably the most important of the youth's demands and we would like to see immediate action on this front! We strongly urge you to immediately strengthen our interim regulations to include a ban on the expansion of current fossil fuel uses and to enshrine that in any permanent

regulations. We need your commitment *now*.

Benefits of Responding to the Climate Emergency

There are tremendous benefits to transitioning to a green economy - more jobs, healthier air for all in the City, and reduced energy costs (e.g, solar is now the least expensive energy to produce).

A Need for Urgency: A 10-Year Timeline

As you consider the environmental health of our community, we want you to focus on the timeline of *ten years*. Climate scientists from all over the world have been telling us, again and again, that if we have not implemented major climate measures, including significant decreases in fossil fuel usage, within the next *10 years*, we will have likely reached a “point of no return”. They do not say this lightly and we must not take this lightly. *Ten years*. Think about it...

You and Tacoma Can Do This

We are a strong and forward-thinking community that is able to understand the climate emergency we are facing and are ready to follow as you lead the way.

We admit that we don't understand all the pressures, roadblocks, and bureaucratic hoops you may have to deal with. We just know that Tacoma cannot wait any longer to respond to the climate emergency. We need you to act *quickly and boldly* for a sustainable future for us all.

We pray you become heroes for our future. Thank you. Please respond to:

Janeen Provazek (provaj@hotmail.com)

Dan Villa (dan@350tacoma.org)

Sincerely,

Janeen Provazek and Dan Villa, **350 Tacoma**

Marilyn Kimmerling, **Tacoma Raging Grannies**

Anthony Kosnjek, **Subversive Arts 253**

Samiksha Singh and Shae Dolan, **Washington Youth for Climate Justice**

Todd Hay, **Advocates For a Cleaner Tacoma**

Kristy Gledhill, **South Sound Antiracist Project**

The Conversation: Diana Owens, Monty Smith, Dexter Gordon,

Oneida Arnold, Barbara Church, Callista Brown, David Lambert,

Tom Hathorn, Eva Bowen, Ellen Moore, Lester Pogue,

Nancy Lee Farrell, Carl Peterson, Norma Ramirez

Sunrise Tacoma: Kenzie Knapp, Kat Barlow-Farrar, Kerry Dolan, Dylan Ruggeri,
Eric Markewitz, Sasha Zhang

Erin Sarvis, **New Generation 2.0**

Zuarel Blue, **Black Panther Party for Community Empowerment**

Josef Barlow-Farrar, Kat Barlow-Farrar **Extinction Rebellion Tacoma**

Today, December 10, 2020, the one-year anniversary of your passage of Tacoma Climate Emergency Resolution No. 40509, we have conducted a shoe strike of over 300 pairs of shoes (representing the climate activists who would have been here if not for the COVID-19 pandemic) and have deployed sixteen 12-foot-diameter parachutes with the message PEOPLE OVER PROFIT in front of the Tacoma Municipal Building. We do this to get YOUR attention.

[Justice] “that is the root of all this. That’s why we are fighting for climate, social justice. They are so interlinked, you can’t have one without the other. The climate crisis is just a symptom of a much larger crisis, [including] the loss of biodiversity, the loss of fertile soil but also including inequality and threats to Democracy. These are symptoms that we are not living sustainably: we have reached the end of the road”.

By Greta Thunberg

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From: [tony villani](#)
To: [Planning](#)
Date: Tuesday, December 1, 2020 12:55:32 PM

Dear City of Tacoma Planning & Development Services,

I know and understand the economy is being crushed by Covid-19 and I am aware of the special interests that call for the expansion of current fossil fuel industries but as there can be no future without a ban or moratorium on

I urge you NOT to make the interim regulations permanent. If anything, such regulations need to be strengthened to heed scientists' warnings that we have but 10 years left to avoid the worst effects of the climate crisis.

I think we can all see the writing on the wall and agree that oil and other non renewable source-based and highly polluting industries are NOT the future of our economy and our children so please extend the ban on fossil fuel expansion in Tacoma.

Sincerely and gratefully,

Tony Villani

From: [Jeff French](#)
To: [Planning](#)
Date: Sunday, November 29, 2020 6:32:50 PM

Dear Planning Services,

Please be bold.

Please be the leaders that we need.

Please include a ban on expansion for existing fossil fuel uses in your proposal for the non-interim regulations.

We have precious little time left to act to avoid the worst of the climate crisis. Let's start now.

Sincerely,
James French
Seattle

From: [Linda Wasserman](#)
To: [Planning](#)
Subject: No Fossil Fuels In Tacoma
Date: Sunday, November 29, 2020 7:46:04 PM

We live in progressive democratic state. Fossil fuels humans, the environment, such as water supplies, and the animals that live with us. No more fossil fuels;it is going backwards ,instead of forward.

Thank You,
Linda Wasserman RN MN

From: [Nancy Lee Farrell](#)
To: [Planning](#)
Subject: No fracked gas, none. People's health depend on it! Nancy Farrell
Date: Tuesday, December 1, 2020 4:57:03 AM

From: [heather price](#)
To: [Planning](#)
Subject: No more fossil fuels
Date: Monday, November 30, 2020 8:19:18 AM

Dear Planning Services,

As an atmospheric chemist and a member of the community (my synagogue is in Tacoma and my family lives 2 miles from the tide flats). I grew up breathing the Tacoma aroma.

Please be bold.

Please be the leaders that we need.

Please include a ban on expansion for existing fossil fuel uses in your proposal for the non-interim regulations.

We have precious little time left to act to avoid the worst of the climate crisis. Let's start now.

Sincerely,
H.U. Price, PhD

From: [sara bhakti](#)
To: [Planning](#)
Subject: No More Fossil Fuels
Date: Monday, November 30, 2020 9:03:06 PM

To Planning Dept.
City of Tacoma

Please show leadership by addressing climate change/global warming. The science is clear that the release of carbon into the atmosphere is greatly contributing to climate change/global warming.

Therefore I urge you to include a ban on any expansion of fossil fuel uses in your proposal for the non-interim regulations.

The earth won't forgive dilly dallying. We need your effective leadership.

Thank you for the opportunity to comment.

Sara Bhakti

From: [Kathy Porter](#)
To: [Planning](#)
Subject: no more fossil fuels
Date: Monday, November 30, 2020 8:35:44 AM

Dear Planning Services,

Please be bold.

Please be the leaders that we need.

Please include a ban on expansion for existing fossil fuel uses in your proposal for the non-interim regulations.

We have precious little time left to act to avoid the worst of the climate crisis. Let's start now.

Sincerely,
3128 42nd St. NE, Tacoma 98422
[Kathy Porter](#)

From: [bebopbill](#)
To: [Planning](#)
Subject: no more oil infrastructure
Date: Sunday, November 29, 2020 10:54:19 PM

PLEASE make a pledge to build NO more oil, gas or coal infrastructure.
Leave it in the ground.
We must turn our backs on the carbon polluting ways of old.
Time to go 100% renewable energy.
Thank you for doing the right thing !
For our grandchildren'
grand childrens' sake.

From: [Nancy Lee Farrell](#)
To: [Planning](#)
Subject: No polluting oils or gases! Green energy! Nancy Farrell, 4005 N. 24th, /Tacoma 98406
Date: Wednesday, December 2, 2020 5:31:02 AM

From: [Ron Oline](#)
To: [Planning](#)
Subject: non interim industrial land use regulations
Date: Wednesday, December 2, 2020 8:44:50 AM

I am very opposed to any zoning changes and or restrictions being put on existing businesses and property owners that are well established historical heavy industrial areas.

The homeowners t Point Woodworth should have realized how close they are to the port area before they purchased their homes.

The answer to the problem is to enforce existing laws with regard to polluting and perhaps limiting evening noise from Schnitzer etc. not changing zoning rules, that will not help anything and will only hurt the few remaining property owners that would like to legally develop the property

Ron Oline

Sent from [Mail](#) for Windows 10

From: [Elizabeth Klein](#)
To: [Planning](#)
Subject: Non Interim Regulations
Date: Sunday, November 29, 2020 7:21:20 PM

Dear Planning Services,

You are deciding the health and welfare of your children and grandchildren.
What will your legacy be?

Please be bold.

Please be the leaders that we need.

Please include a ban on expansion for existing fossil fuel uses in your proposal for the non-interim regulations.

We have precious little time left to act to avoid the worst of the climate crisis.

Let's start now.

Sincerely,

Dr E.A Klein

Tacoma, Wa

Action Network



Sent via Action Network, a free online toolset anyone can use to organize. [Click here to sign up](#) and get started building an email list and creating online actions today.

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From: [Jeanne Poirier](#)
To: [Planning](#)
Subject: Non interim regulations
Date: Tuesday, December 1, 2020 7:18:42 AM

Adding my voice with many folks in asking you to include a ban on the expansion of current and any new fossil fuel projects.

We need to consider all actions now to soften the landing of future generations.

The impacts of adding Tacoma LNG, Kalama Methanol and any other fossil fuel projects is not acceptable.

Please use your power to create the future we need.

Regards,

Jeanne Poirier

Cashmere WA (and formerly a citizen of Tacoma)

From: [Bill Corr](#)
To: [Planning](#)
Subject: non interim regulations
Date: Monday, November 30, 2020 9:05:14 AM

Dear Planning Services,

Please be bold. You can do this!

Please be the leaders that we need.

Please include a ban on expansion for existing fossil fuel uses in your proposal for the non-interim regulations.

We have precious little time left to act to avoid the worst of the climate crisis. Let's start now.

Sincerely,
William Corr
PO Box 97
Waldron WA

From: [Elizabeth Pagan](#)
To: [Planning](#)
Subject: Non Interim Regulations
Date: Sunday, November 29, 2020 8:07:11 PM

Dear Planning Services,

Please be bold.

Please be the leaders that we need.

Please include a ban on expansion for existing fossil fuel uses in your proposal for the non-interim regulations. We are running out of time. Preserve our planet, our waters, our ecosystems before it's too late.

We have precious little time left to act to avoid the worst of the climate crisis. Let's start now.

Sincerely,

Elizabeth Pagan
WA state resident, voter, donor

--

Sent from Gmail Mobile (360-359-8765), Elizabeth Pagán (aquí se habla español)

From: [Anita Woodruff](#)
To: [Planning](#)
Subject: Non-Interem Regulations
Date: Monday, November 30, 2020 4:10:21 PM

Dear Planning Services,

Please be bold.

Please be the leaders that we need.

Please include a ban on expansion for existing fossil fuel uses in your proposal for the non-interim regulations.

We have precious little time left to act to avoid the worst of the climate crisis. Let's start now.

Sincerely,

Anita Woodruff
1202 S 19th St
Tacoma, WA 98405

From: [p.v](#)
To: [Planning](#)
Subject: Non-interim agreements
Date: Sunday, November 29, 2020 6:52:36 PM

Dear Planning Services,

Please be courageous.

Please be the leaders that we need.

Please include a ban on expansion for existing fossil fuel uses in your proposal for the non-interim regulations.

There is precious little time to act to avoid the worst of the climate crisis. Let's start now.

Sincerely,
Pat Villa
Concerned citizen

Get [Outlook for Android](#)

From: [patty mcglenn](#)
To: [Planning](#)
Subject: Non-Interim Industrial Land Use Regulations
Date: Saturday, November 28, 2020 6:06:04 PM

We live in Browns Point. We are fiercely opposed to any fossil fuel industries, processing chemical manufacturing, smelting, mining or coal products facilities being added in our area. Puget Sound is a precious environment that needs protection. We do need greedy companies polluting our environment promising jobs during development, then running with a small job force. It's time to go green, and take care of our world.

Climate change is real, and we don't this industry to sell us out to outsiders!

Dennis M Clark

Patricia L McGlenn

Sent from my iPad

From: [Angela Dillon](#)
To: [Planning](#)
Cc: [Russ Ladley](#); [Char Naylor](#)
Subject: Non-Interim Industrial Land Use Regulations
Date: Tuesday, December 1, 2020 4:49:59 PM

Good afternoon,
Please accept my comments regarding:

This project will review land use regulations in the Port of Tacoma Manufacturing and Industrial Center and Industrial Zoning Districts City-wide to address the following issues:

- *Public notification requirements for permits and land use amendments;*
- *Conversion of industrial lands to non-industrial uses;*
- *Encroachment of residential developments on industrial lands;*
- *Siting of potentially high risk/high impact heavy industrial uses.*

The process will result, at a minimum, in proposed amendments to the Tacoma Municipal Code, Title 19 Shoreline Master Program and Title 13 Land Use Regulatory Code, and will be conducted in accordance with the procedural requirements of the State Shoreline Management Act, Growth Management Act, SEPA, and Tacoma Municipal Code.

1. Activities within the primarily affected areas should include additional considerations for the Puyallup Tribe including consultation in advance of any public notifications.
2. An EIS should be required for all work that has potential to disturb natural or cultural resources.
3. Mitigation requirements should be enhanced for more robust protection of the tideflats, fish-bearing streams, wetlands, and other critical areas.

Thank you for your consideration,
Angela Dillon

From: [Barbara Turner](#)
To: [Planning](#)
Subject: non-interim regs
Date: Monday, November 30, 2020 10:34:34 AM

Dear Planning Services,

Please include a ban on future expansion for exiting fossil fuel industry in your proposal for the non-interim regulations.

Our children and grandchildren, as well as all the creatures in this planetary ecosystem deserve to live in a world that is not oligarchy's dystopian fantasy. A green, clean, healthy energy future is possible, but not with out clear leadership that is willing to break ways with the fossil fuel money. We need a better world. Your decisions matter.

Thanks,

Barbara Turner, PhD
Tacoma Resident.

From: [Kristina Weir](#)
To: [Planning](#)
Subject: Non-Interim Regulation
Date: Monday, November 30, 2020 11:12:57 AM

Dear Planning Services,

Please be bold.

Please be the leaders that we need.

Please include a ban on expansion for existing fossil fuel uses in your proposal for the non-interim regulations.

We have precious little time left to act to avoid the worst of the climate crisis. Let's start now.

Sincerely,

Tom and Kristi Weir

From: [alannasteele22](#)
To: [Planning](#)
Subject: Non-interim regulations - ban fossil fuels
Date: Sunday, November 29, 2020 10:29:35 PM

I'm writing because we need to act boldly, right now, for the sake of our health and environment.

We need to put an end to fossil fuel use now.

Please include a ban on expansion for existing fossil fuel uses in your proposal for the non-interim regulations.

Thanks,

-Alanna Steele, RN

Sent from my T-Mobile 4G LTE Device

From: [Patrick Babbitt](#)
To: [Planning](#)
Subject: Non-Interim Regulations - Comment
Date: Tuesday, December 1, 2020 10:38:41 AM

Dear Planning Services,

I work in Tacoma in a public organization. I am writing now as a community member. Tacoma is a beloved community to me, and my work allows me to understand its environmental and socio-economic needs in some detail.

I ask that Tacoma's Planning Department seek a ban on expansion of existing fossil fuel uses in support of Tacoma's commitment to reducing its greenhouse gas emissions and averting a climate emergency.

Sincerely,

Patrick Babbitt

From: [Matt Johnson](#)
To: [Planning](#)
Subject: Non-Interim Regulations - Make Decisive Decisions for a Sustainable Future
Date: Sunday, November 29, 2020 7:49:16 PM

Dear Planning Services,

Please be bold.

Please be the leaders that we need.

Please include a ban on expansion for existing fossil fuel uses in your proposal for the non-interim regulations.

We have precious little time left to act to avoid the worst of the climate crisis. Let's start now.

All the best,

--

Matt Johnson
mobile: 206-892-8502

From: [Stacy Oaks](#)
To: [Planning](#)
Subject: Non-Interim Regulations Comment
Date: Monday, November 30, 2020 3:11:18 PM

Dear Planning Services,

Please include a ban on all expansion for existing fossil fuel uses in your proposal for the non-interim regulations.

As you begin to define the scope of what will be considered, please take the following as suggestions:

* Please include the health and wellbeing of the people that live closest to the pollution as a metric. Consider the cumulative impact of toxic air emissions. Perhaps include information from [WA Health Disparities Mapping Tool](#).

* Please include any previously documented social harms related to existing or proposed fossil fuel activities in the scope as evidence of the need to stop expansion of industries that harm. For example, the [Tacoma Human Rights Commission's findings](#) about the Puget Sound Energy's LNG facility currently under construction, were ignored and no health or safety analysis has been ordered.

* Please include the impacts of fossil fuel extraction in your deliberation. Impacts including the toxic impacts to water tables, the loss of habitat and wildlife, health impacts to nearby communities, worsening of the climate crisis and greenhouse gases, increased violence, drug abuse and incidences of Missing & Murdered Indigenous Women attributed to man camps, and violations of indigenous rights and lands.

* Please look at the lifecycle emissions, not just point of burning, and use the most up to date peer reviewed science, to calculate potential impacts.

* Please take the city of Tacoma's and the Puyallup Tribe's Climate Emergency Declarations into account when deciding to limit fossil fuel expansion. The word "emergency" is not used lightly, and we know that fossil fuels are a huge driver of the emergency.

* Please include previous Interim Regulations Hearings comments into consideration as comments for the Non-Interim Regulations. Testimony is available via [video recordings](#) of those city council meetings.

* Please provide a way for local experts and specialists to submit suggestions and comments that take their expertise into account, potentially being able to offer short presentations.

*Please include safety, water quality, and tax-payer financial burden implications of fossil fuel storage, transport or refining on land that is: prone to liquefaction, sitting on an major earthquake fault line, by the city's own modeling projected to be regularly underwater before the termination of potential new leases would expire.

* Please consider the Medicine Creek Treaty of 1854, that legally recognizes the Puyallup Tribe as a sovereign nation, as well as guarantees the right to fish and harvest on usual and accustomed places, which includes the area under review, as well as the implied trust responsibility to preserve the habitat that makes this possible--as affirmed by the [Boldt decision](#). Please use this frame of reference to take the desires of the Puyallup Tribe on this matter into consideration at the level of importance they should be afforded both by law and the traditional understandings that come with caring for these lands and waters since Time Immemorial.

Sincerely,
Stacy Oaks

From: [Emily Polanshek](#)
To: [Planning](#)
Subject: Non-Interim Regulations of Fossil Fuel Expansion
Date: Sunday, November 29, 2020 4:56:57 PM

To Whom It May Concern,

I was alarmed to read today that the City of Tacoma's Interim Regulations may be made permanent without a ban on fossil fuel expansion. I am writing to urge you to include such a ban.

Certainly, you must be aware of the science and reality of the growing climate crisis. There is a time for compromise and a time for taking a stand that will benefit all life on Earth, including workers, executives, and their families who currently depend on extracting fossil fuels. This is such a time.

As you must know, according to most climate scientists we have only a decade to make and begin implementing policy decisions to avoid the most catastrophic impacts of our excessive carbon emissions. Every locality all over the globe must make decisions that favor life. I fervently hope you will decide to favor life.

"There is no Planet B."

Thank you,

Emily Polanshek

From: [eileen newton](#)
To: [Planning](#)
Subject: Non-interim regulations
Date: Sunday, November 29, 2020 8:50:18 PM

Dear people of Planning Services,

Be bold.

Please be the change that we need.

Be leaders.

Please include a ban on expansion for existing fossil fuel uses in your proposal for the non-interim regulations.

We have so little time to avoid the worst of the climate crisis. Help us start now.

Sincerely,

Eileen Newton

Tacoma citizen, home owner, and landlord.

From: [350 Tacoma](#)
To: [Planning](#)
Subject: Non-Interim Regulations
Date: Tuesday, December 1, 2020 8:58:14 PM

Dear Planning Services,

As I'm sure you are aware, thousands of people from the community have been speaking up for stronger interim regulations for years, since they were first proposed. Planning Services had even recommended stronger regulations which, for whatever reasons, the City Council decided to ignore.

Now that you are looking at options to make these regulations permanent, we ask you to please include a ban on the expansion of current fossil fuel uses. In addition to maintaining the ban on any new fossil fuel development, of course.

We at 350 Tacoma have had over 600 people sign our petition to the City Council, and over 230 send in letters, asking that the regulations be strengthened.

The international scientific consensus is that we have ten scant years left to avoid the worst consequences of the climate crisis, but only if we take bold action now. This involves stopping all new fossil fuel development and rapidly transitioning to a green energy economy.

We hope you will be the leaders in our city who understand this and recommend appropriate action.

For a better tomorrow,

350 Tacoma Leadership Circle

Daniel Villa
Janeen Provazek
Nancy Hausauer
Sarah Dunn

From: [Theodora Tsongas](#)
To: [Planning](#)
Subject: Non-Interim Regulations
Date: Sunday, November 29, 2020 10:37:11 PM

Dear Planning Services,

Please be bold.

Please be the leaders that we need.

Please include a ban on expansion for existing fossil fuel uses in your proposal for the non-interim regulations.

We have precious little time left to act to avoid the worst of the climate crisis. Let's start now.

Sincerely,

Dr. Theodora Tsongas

From: [Kathy Ross](#)
To: [Planning](#)
Subject: non-interim regulations
Date: Sunday, November 29, 2020 8:25:29 PM

Dear Planning Services,

Please include a ban on expansion for existing fossil fuel uses in your proposal for the non-interim regulations.

We have precious little time left to act to avoid the worst of the climate crisis. Let's start now.

Sincerely,
Kathy Ross
kr@kathyross3d.com
www.kathyross3d.com
vimeo.com/kr3d

From: [Caryl Shawver](#)
To: [Planning](#)
Subject: Non-Interim Regulations
Date: Sunday, November 29, 2020 6:56:48 PM

Dear Planning Services,

Please be bold.

Please be the leaders that we need.

Please include a ban on expansion for existing fossil fuel uses in your proposal for the non-interim regulations.

We have precious little time left to act to avoid the worst of the climate crisis. Let's start now.

Sincerely,
Caryl Shawver

From: [Kathy Hewitt](#)
To: [Planning](#)
Subject: Non-Interim Regulations
Date: Tuesday, December 1, 2020 11:32:42 AM

Dear Planning Services,

Please be bold.

Please be the leaders that we need.

Please include a ban on expansion for existing fossil fuel uses in your proposal for the non-interim regulations.

We have precious little time left to act to avoid the worst of the climate crisis. Let's start now.

I am counting on you to do the right thing for the people of Tacoma and beyond.

Sincerely,

Kathy Hewitt

From: [Jack Stansfield](#)
To: [Planning](#)
Subject: Non-interim Regulations
Date: Sunday, November 29, 2020 7:07:04 PM

Dear Planning Services,

Please be bold.

Please be the leaders that we need.

Please include a ban on expansion for existing fossil fuel uses in your proposal for the non-interim regulations.

We have precious little time left to act to avoid the worst of the climate crisis. Let's start now.

Sincerely,

Jack Stansfield
Stanwood, WA

From: [Gregory Denton](#)
To: [Planning](#)
Subject: Non-Interim Regulations
Date: Monday, November 30, 2020 4:23:49 PM

Dear Planning Services,

Please be bold.

Please be the leaders that we need.

Please include a ban on expansion for existing fossil fuel uses in your proposal for the non-interim regulations.

We have precious little time left to act to avoid the worst of the climate crisis. Let's start now.

Sincerely,
Gregory Denton
Seattle, WA

From: [Patricia Parsley](#)
To: [Planning](#)
Subject: Non-Interim Regulations
Date: Monday, November 30, 2020 9:25:10 AM

Dear Planning Services,

Please be bold.

Please be the leaders that we need.

Please include a ban on expansion for existing fossil fuel uses in your proposal for the non-interim regulations.

We have precious little time left to act to avoid the worst of the climate crisis. Let's start now.

Sincerely,
Patricia Parsley

From: [Richard Low](#)
To: [Planning](#)
Subject: Non-Interim Regulations
Date: Monday, November 30, 2020 9:24:35 AM

Dear Planning Services,

Please be bold.

Please be the leaders that we need.

Please include a ban on expansion for existing fossil fuel uses in your proposal for the non-interim regulations.

We have precious little time left to act to avoid the worst of the climate crisis. Let's start now.

Sincerely,
Richard Low

From: [W. James Biederman](#)
To: [Planning](#)
Subject: Non-Interim Regulations
Date: Sunday, November 29, 2020 6:47:15 PM

Dear Planning Services,

Please be bold.

Please be the leaders that we need.

Please include a ban on expansion of existing fossil fuel uses in your proposal for the non-interim regulations.

We have precious little time left to act to avoid the worst of the climate crisis. Let's start now.

Sincerely,
William Biederman
259 Shorewood Court
Fox Island, WA 98333

From: [Leslie Kreher](#)
To: [Planning](#)
Subject: Non-Interim Regulations
Date: Tuesday, December 1, 2020 8:54:51 AM

Dear Planning Services,

Please be bold.

Please be the leaders that we need.

Please include a ban on expansion for existing fossil fuel uses in your proposal for the non-interim regulations.

We have precious little time left to act to avoid the worst of the climate crisis. Let's start now.

Sincerely,
Leslie Kreher

From: [Emily Powell](#)
To: [Planning](#)
Subject: Non-Interim Regulations
Date: Sunday, November 29, 2020 10:34:34 PM

Dear Planning Services,

Please be bold.

Please be the leaders that we need.

Please include a ban on expansion for existing fossil fuel uses in your proposal for the non-interim regulations.

We have precious little time left to act to avoid the worst of the climate crisis. Let's start now.

Sincerely,

Emily Powell
Lynnwood resident

From: [Yonit Yogev](#)
To: [Planning](#)
Subject: Non-interim regulations
Date: Sunday, November 29, 2020 7:07:34 PM

Dear Planning Services,

Please be bold.

Please be the leaders that we need.

Please include a ban on expansion for existing fossil fuel uses in your proposal for the non-interim regulations.

We have precious little time left to act to avoid the worst of the climate crisis. Let's start now.

Sincerely,
Yonit Yogev

From: [Dshau1](#)
To: [Planning](#)
Subject: Non-Interim Regulations
Date: Monday, November 30, 2020 2:11:35 PM

Dear Planning Services,

Please include a ban on expansion for existing fossil fuel uses in your proposal for the non-interim regulations. This is important for many reasons including the health of Tacoma's population, global warming and all of it's devastating results, the environmental destruction in harvesting and transporting fossil fuels.

Thank you for your attention to this important matter.

Diane Shaughnessy

Tacoma, WA

From: [Phil Harty](#)
To: [Planning](#)
Subject: Non-Interim Regulations
Date: Monday, November 30, 2020 1:01:46 PM

Dear Planning Services,

Please be bold.

Please be the leaders that we need.

Please include a ban on expansion for existing fossil fuel uses in your proposal for the non-interim regulations.

We have precious little time left to act to avoid the worst of the climate crisis. Let's start now.

Sincerely,

Phil Harty (Tacoma resident and concerned citizen)

From: [Marty Kenney](#)
To: [Planning](#)
Subject: Non-Interim Regulations
Date: Sunday, November 29, 2020 10:18:36 PM

Dear Planning Services,

Please be bold.

Please be the leaders that we need.

Please include a ban on expansion for existing fossil fuel uses in your proposal for the non-interim regulations.

We have precious little time left to act to avoid the worst of the climate crisis. Let's start now.

Sincerely,

Marty Kenney

From: [McRae/Tharp](#)
To: [Planning](#)
Subject: Non-Interim Regulations
Date: Sunday, November 29, 2020 6:36:42 PM

Dear Planning Services,

Please be bold.

Please be the leaders that we need.

Please include a ban on expansion for existing fossil fuel uses in your proposal for the non-interim regulations.

We simply cannot continue to build infrastructure that locks us into toxic fuels for the next forty years. We have precious little time left to act to avoid the worst of the climate crisis. Let's start now.

Sincerely,

Rod Tharp

From: [Sara Palmerton](#)
To: [Planning](#)
Subject: Non-Interim Regulations
Date: Monday, November 30, 2020 7:56:09 AM

Dear Planning Services,

I am thankful to live in a state that prioritizes the health of the environment over greedy polluters. The climate crisis is here and we need leaders who are proactive in this fight and who recognize the urgency of this situation. To demonstrate your commitment to this fight, please include a ban on expansion for existing and future fossil fuel users in your proposal for the non-interim regulations.

The City relies on your leadership and resilience. Progress at the local level is essential to safeguard human health and protect the integrity of the environment.

Thank you for your time.

Sincerely,

Sara Palmerton

From: [Brandon Juhl](#)
To: [Planning](#)
Subject: Non-Interim Regulations
Date: Monday, November 30, 2020 7:51:02 AM

Dear Planning Services,

Please be bold.

Please be the leaders that we need.

Please include a ban on expansion for existing fossil fuel uses in your proposal for the non-interim regulations.

We have precious little time left to act to avoid the worst of the climate crisis. Let's start now.

Sincerely,

Brandon Juhl

From: [Matthew Grover](#)
To: [Planning](#)
Subject: Non-Interim Regulations
Date: Monday, November 30, 2020 12:30:06 PM

Dear Planning Services,

Be bold.

Be the leaders that we need.

Ban the expansion for existing fossil fuel uses in your proposal for the non-interim regulations.

We have precious little time left to act to avoid the worst of the climate crisis. Let's start now.

Sincerely,

Matthew Grover

From: [Barbara Stevenson](#)
To: [Planning](#)
Subject: Non-Interim Regulations
Date: Sunday, November 29, 2020 10:06:02 PM

Dear Planning Department,

Please be bold.

Please be the leaders that we need.

Please include a ban on expansion of existing fossil fuel uses in your proposal for the non-interim regulations.

We have precious little time left to act to avoid the worst of the climate crisis. Let's start now.

Sincerely,

Barbara Stevenson

Sent from my iPhone

From: [McRae/Tharp](#)
To: [Planning](#)
Subject: Non-Interim Regulations
Date: Sunday, November 29, 2020 6:36:10 PM

Dear Planning Services,

Please be bold.

Please be the leaders that we need.

Please include a ban on expansion for existing fossil fuel uses in your proposal for the non-interim regulations.

We simply cannot continue to build infrastructure that locks us into toxic fuels for the next forty years. We have precious little time left to act to avoid the worst of the climate crisis. Consider the fates of your children and grandchildren. Let's start now.

Sincerely,

Susan McRae

From: [Tom Craighead](#)
To: [Planning](#)
Subject: Non-Interim Regulations
Date: Sunday, November 29, 2020 9:19:58 PM

Dear Planning Services,

Please include a ban on expansion for existing fossil fuel uses in your proposal for the non-interim regulations.

We need to strengthen these regulations to heed scientists' warnings that we have but 10 years left to avoid the worst effects of the climate crisis by taking decisive action now.

Thank you for your leadership in this regard.

Sincerely,

Tom Craighead
253-732-9558

From: [Eric Ericson](#)
To: [Planning](#)
Subject: Non-Interim Regulations
Date: Sunday, November 29, 2020 6:33:29 PM

Dear Planning Services,

Please be bold.

Please be the leaders that we need.

Please include a ban on expansion for existing fossil fuel uses in your proposal for the non-interim regulations.

We have precious little time left to act to avoid the worst of the climate crisis. Let's start now.

Sincerely,

Eric Ericson

From: [Matthew Boguske](#)
To: [Planning](#)
Subject: Non-Interim Regulations
Date: Monday, November 30, 2020 7:48:55 AM

Dear Planning Services,

Please be bold.

Please be the leaders that we need.

Please include a ban on expansion for existing fossil fuel uses in your proposal for the non-interim regulations.

We have precious little time left to act to avoid the worst of the climate crisis. Let's start now.

Sincerely,

Matthew Boguske

From: nelson8908@yahoo.com
To: [Planning](#)
Subject: Non-Interim Regulations
Date: Sunday, November 29, 2020 8:39:11 PM

Dear Planning Services,

Please be bold.

Please be the leaders that we need.

Please include a ban on expansion for existing fossil fuel uses in your proposal for the non-interim regulations.

We have precious little time left to act to avoid the worst of the climate crisis. Let's start now.

Sincerely,

Connie Nelson
Vancouver, WA

From: [John Chiarella](#)
To: [Planning](#)
Subject: Non-Interim Regulations
Date: Monday, November 30, 2020 3:11:02 AM

Dear Planning Services,

Please be bold.

Please be the leaders that we need.

Please include a ban on expansion for existing fossil fuel uses in your proposal for the non-interim regulations.

We have precious little time left to act to avoid the worst of the climate crisis. Let's start now.

Sincerely,

--

John Chiarella

From: [liz campbell](#)
To: [Planning](#)
Subject: Non-Interim Regulations
Date: Sunday, November 29, 2020 8:27:52 PM

Dear Planning Services,

Please be bold.

Please be the leaders that we need.

Please include a ban on expansion for existing fossil fuel uses in your proposal for the non-interim regulations.

We have precious little time left to act to avoid the worst of the climate crisis. Let's start now.

Sincerely,
Liz Campbell

605 N 64th street

Seattle, Wa 98103

From: [Asphodel Denning](#)
To: [Planning](#)
Subject: Non-Interim Regulations
Date: Monday, November 30, 2020 2:01:06 AM

Dear Planning Services,

Please be bold.

Please be the leaders that we need.

Please include a ban on expansion for existing fossil fuel uses in your proposal for the non-interim regulations.

We have precious little time left to act to avoid the worst of the climate crisis. Let's start now.

Sincerely,

Asphodel Denning

Sent from my iPhone

From: laregan43@gmail.com
To: [Planning](#)
Subject: Non-Interim Regulations
Date: Monday, November 30, 2020 1:49:58 AM

Dear Planning Services,

Please be bold.

Please be the leaders that we need.

Please include a ban on expansion for existing fossil fuel uses in your proposal for the non-interim regulations.

We have precious little time left to act to avoid the worst of the climate crisis. Let's start now.

Sincerely,
Laura Regan

From: [Chloe Bouchy](#)
To: [Planning](#)
Subject: Non-Interim Regulations
Date: Sunday, November 29, 2020 8:19:17 PM

Dear Planning Services,

Please be bold.

Please be the leaders that we need.

Please include a ban on expansion for existing fossil fuel uses in your proposal for the non-interim regulations.

We have precious little time left to act to avoid the worst of the climate crisis. Let's start now.

Sincerely,

Chloe Bouchy

From: [Carolyn Treadway](#)
To: [Planning](#)
Subject: Non-Interim Regulations
Date: Sunday, November 29, 2020 8:09:57 PM

Dear Planning Services,

Please be bold.

Please be the leaders that we need.

Please include a ban on expansion for existing fossil fuel uses in your proposal for the non-interim regulations.

We have precious little time left to act to avoid complete climate catastrophe We must act NOW!

Sincerely,

Carolyn Treadway

From: [Jared Howe](#)
To: [Planning](#)
Subject: Non-Interim Regulations
Date: Sunday, November 29, 2020 8:05:27 PM

Dear Planning Services,

Please be bold.

Please be the leaders that we need.

Please include a ban on expansion for existing fossil fuel uses in your proposal for the non-interim regulations.

We have precious little time left to act to avoid the worst of the climate crisis. Let's start now.

Sincerely,
Jared Howe

From: [Kathy Dawson](#)
To: [Planning](#)
Subject: Non-Interim Regulations
Date: Sunday, November 29, 2020 8:01:38 PM

Dear Planning Services,

Please be bold.

Please be the leaders that we need.

Please include a ban on expansion for existing fossil fuel uses in your proposal for the non-interim regulations.

We have precious little time left to act to avoid the worst of the climate crisis. Let's start now.

Sincerely,
Kathy Dawson

--

Kathy Dawson

*"The Earth is the Lord's--not ours to wreck!"
UCC General Synod Resolution, 2017*

From: [Kenzie Knapp](#)
To: [Planning](#)
Subject: Non-Interim Regulations
Date: Sunday, November 29, 2020 7:54:19 PM

Dear Planning Services,

Please be bold.

Please be the leaders that we need.

Please include a ban on expansion for existing fossil fuel uses in your proposal for the non-interim regulations.

We have precious little time left to act to avoid the worst of the climate crisis. Let's start now.

Sincerely,

Kenzie Knapp
(She/ her)
Sunrise Tacoma

From: [Sulakshana](#)
To: [Planning](#)
Subject: Non-Interim Regulations
Date: Sunday, November 29, 2020 7:47:24 PM

Dear Planning Services,

Please be bold.

Please be the leaders that we need.

Please include a ban on expansion for existing fossil fuel uses in your proposal for the non-interim regulations.

We have precious little time left to act to avoid the worst of the climate crisis. Let's start now.

Sincerely,
Sulakshana

From: [MiTmite9](#)
To: [Planning](#)
Subject: Non-Interim Regulations
Date: Sunday, November 29, 2020 7:38:20 PM

Dear Planning Services,

Please be bold.

Please be the leaders that we need.

Please include a ban on expansion for existing fossil fuel uses in your proposal for the non-interim regulations.

We have precious little time left to act to avoid the worst of the climate crisis. Let's start now. Thank you for your consideration of our comments herein.

Sincerely,

The Kelly Family (five of us):

Lisa Ann
Chad
George
Geoffrey and
Tristan
1724 Olive Avenue
Santa Barbara, CA 93101

From: [Lori Stefano](#)
To: [Planning](#)
Subject: Non-Interim Regulations
Date: Sunday, November 29, 2020 7:17:59 PM

Dear Planning Services,

Please be bold.

Please be the leaders that we need.

Please include a ban on expansion for existing fossil fuel uses in your proposal for the non-interim regulations.

We have precious little time left to act to avoid the worst of the climate crisis. Let's start now.

Sincerely,

Lori Stefano

From: [Megan Slade](#)
To: [Planning](#)
Subject: Non-Interim Regulations
Date: Monday, November 30, 2020 9:45:49 AM

Dear Planning Services,

Responsible, bold leadership is critical to avert the worst of the climate crisis. Please include a ban on expansion for existing fossil fuel uses in your proposal for the non-interim regulations.

Today's children are inheriting the mistakes of past and current generations. They are depending on your leadership to follow the science and act with courage.

Sincerely,

Megan Slade
Washington State Resident

From: [edward goldstein](#)
To: [Planning](#)
Cc: [dan villa](#)
Subject: non-interim regulations
Date: Sunday, November 29, 2020 9:27:01 PM

Dear Planning Services,

Please be bold in the face of strong pressures to follow the lead of corporate capitalism.

Please be the leaders who will make choices that will benefit all life rather than a small corporate elite.

Please include a ban on expansion for existing fossil fuel uses in your proposal for the non-interim regulations.

We have precious little time left to act to avoid the worst of the climate crisis. Let's start now.

Sincerely,
Edward Goldstein, MD
Tacoma, WA.

From: [Kaila Farrell-Smith](#)
To: [Planning](#)
Subject: Non-Interim Regulations
Date: Monday, November 30, 2020 4:51:19 PM

Dear Planning Services,

Please be bold.

Please be the leaders that we need.

Please include a ban on expansion for existing fossil fuel uses in your proposal for the non-interim regulations.

We have precious little time left to act to avoid the worst of the climate crisis. Let's start now.

Sincerely,

Ka'ila Farrell-Smith (Klamath Modoc)

Co-Director Signal Fire

--

Ka'ila Farrell-Smith

She/Her/Hers

Co-Director, Rural & Tribal Community Coordinator, Co-Guide
Signal Fire

kaila@signalfirearts.org

<http://www.signalfirearts.org/>

From: [Kevin Gallagher](#)
To: [Planning](#)
Subject: Non-Interim Regulations
Date: Sunday, November 29, 2020 7:04:35 PM

Dear Planning Services,

Given the short amount of time left to act to avoid the worst of the climate crisis, please include a ban on expansion for existing fossil fuel uses in your proposal for the non-interim regulations.

Thank you.

Kevin Gallagher

From: [Andrew Fischer](#)
To: [Planning](#)
Subject: Non-interim Regulations
Date: Sunday, November 29, 2020 6:31:04 PM

Dear Planning Services,

Please be bold.

Please be the leaders that we need.

Please include a ban on expansion for existing fossil fuel uses in your proposal for the non-interim regulations.

We have precious little time left to act to avoid the worst of the climate crisis. Let's start now.

Sincerely,
Andrew Fischer
21 Bartlett Crescent
Brookline, Ma 02446
617-293-8304
afischer@jasonandfischer.com

From: [Barbara Lamb](#)
To: [Planning](#)
Subject: Non-interim regulations
Date: Sunday, November 29, 2020 6:45:12 PM

Dear Planning Services,

Please be bold.

Please be the leaders that we need, that the world needs.

Please include a ban on expansion for existing fossil fuel uses in your proposal for the non-interim regulations. In fact, please ban all fossil fuel expansion in Tacoma.

We have precious little time left to act to avoid the worst of the climate crisis. Let's start now and here.

Sincerely, Barbara Lamb

--

"It is true that we are called to create a better world. But we are first of all called to a more immediate and exalted task: that of creating our own lives." Thomas Merton

'and we do this on behalf of the whole, with love.....' BTL

From: [Dell Goldsmith](#)
To: [Planning](#)
Subject: non-interim regulations
Date: Sunday, November 29, 2020 6:54:37 PM

Dear Planning Services:

You know and many other people know that we are headed for a climate catastrophe if we don't act with speed and care. Think about what this part of our world looked like before this fossil fuel destruction started. It was full of marsh land, fish, birds and many forms of life. Native people have taught us that we can live on the land without ruining it. Please be strong and thoughtful and protect the land and water. Dell Goldsmith and Robin McLeod

From: [Ande Finley](#)
To: [Planning](#)
Subject: Non-Interim Regulations
Date: Tuesday, December 1, 2020 3:06:17 PM

Dear Planning Services,

Please be bold.

Please be the leaders that we need.

Please include a ban on expansion for existing fossil fuel uses in your proposal for the non-interim regulations.

We have precious little time left to act to avoid the worst of the climate crisis. Let's start now.

Sincerely,
Andrea Finley
Lopez Island, WA

From: [Alyson Waldinger](#)
To: [Planning](#)
Subject: Non-Interim Regulations
Date: Monday, November 30, 2020 11:30:22 AM

Dear Planning Services,

Please be bold. Please be the leaders that we need.

Please include a ban on expansion for existing fossil fuel uses in your proposal for the non-interim regulations. We have precious little time left to act to avoid the worst of the climate crisis. Let's start now. Thank you.

Sincerely,

Alyson Waldinger

From: [Sandi Hostetler](#)
To: [Planning](#)
Subject: Non-Interim Regulations
Date: Wednesday, December 2, 2020 3:51:43 PM

Dear Planning Services,

Please be bold.

Please be the leaders that we need.

Please include a ban on expansion for existing fossil fuel uses in your proposal for the non-interim regulations.

We have precious little time left to act to avoid the worst of the climate crisis. Let's start now.

Sincerely,

Sandra Hostetler

From: [Imelda Mead](#)
To: [Planning](#)
Subject: Non-Interim Regulations
Date: Monday, November 30, 2020 6:22:34 PM

Dear Planning Services,

Please be bold.

Please be the leaders that we need.

Please include a ban on expansion for existing fossil fuel uses in your proposal for the non-interim regulations.

We have precious little time left to act to avoid the worst of the climate crisis. Let's start now.

Sincerely,

Gloria Mead

From: [Janet Weil](#)
To: [Planning](#)
Subject: Non-interim Regulations
Date: Monday, November 30, 2020 10:50:36 AM

Dear Planning Services,

Please be bold. Please be the leaders that we need.

Please include a ban on expansion of existing fossil fuel uses in your proposal for the non-interim regulations.

We have precious little time left to act to avoid the worst of the climate crisis. Let's start now.

Sincerely,
Janet Weil

From: [Janet Strong](#)
To: [Planning](#)
Subject: Non-interim regulations
Date: Monday, November 30, 2020 11:00:51 AM

Dear Planning Services Staff, Please be brave and bold, and be true leaders. Please include a ban on expansion of existing fossil fuel uses in your proposal for non-interim regulations. We have precious little time left to avoid the worst of the climate crisis. Start now with this move. Thank you very much. Janet Strong

From: [Lynne Ashton](#)
To: [Planning](#)
Subject: Non-Interim Regulations
Date: Sunday, November 29, 2020 10:57:09 PM

Dear Planning Services,

Please be bold.

Please be the leaders that we need.

Please include a ban on expansion for existing fossil fuel uses in your proposal for the non-interim regulations.

We have precious little time left to act to avoid the worst of the climate crisis. Let's start now.

Sincerely,

Lynne Ashton

From: [Brian Simpson](#)
To: [Planning](#)
Subject: Non-Interim Regulations
Date: Tuesday, December 1, 2020 6:00:23 PM

Dear Planning Services,

Please be bold.

Please be the leaders that we need.

Please include a ban on expansion for existing fossil fuel uses in your proposal for the non-interim regulations.

We have precious little time left to act to avoid the worst of the climate crisis. Let's start now.

Sincerely,

Brian Simpson

From: [lance Harris](#)
To: [Planning](#)
Subject: Non-interim regulations
Date: Tuesday, December 1, 2020 4:44:28 PM

Dear Planning Services,

We have to act to save our planet. Now is not the time to hold back. As our leaders we need you to include a ban on any expansion of fossil fuel use in your proposal for the non-interim regulations.

To avoid even worse impact from carbon emissions than those already obvious you must act now.

.

Sincerely,

Lance Harris, Ph.D.

Sent from [Mail](#) for Windows 10

From: [Julie Martinson](#)
To: [Planning](#)
Subject: Non-interim Regulations
Date: Sunday, November 29, 2020 10:49:55 PM

Dear Planning Services,

Please be bold and be the leaders that we need!
Please include a ban on expansion for EXISTING fossil fuel facilities and industries in your proposal for the non-interim regulations. Do not make the interim regulations permanent.

What you do in Tacoma not only affects your own residents and the City's reputation, but it affects the air quality and livability of the entire Puget Sound region. Please be a good neighbor.

We must act now to avoid the worst of the climate crisis. Let's start now, while we have precious little time left to act.

Sincerely,

Julie Martinson
2303 6th St
Everett, WA 98201

From: [Sarah Dunn](#)
To: [Planning](#)
Subject: Non-interim regulations
Date: Sunday, November 29, 2020 9:24:02 PM

Dear Planning Services,

I am writing to urge you to include a ban on expansion for existing fossil fuel uses in your proposal for the non-interim regulations.

As scientists have repeatedly warned, we have very little time to transition away from fossil fuels, before we experience the worst effects of the climate crisis. Already, wildfire smoke has become a regular expectation in our community, affecting those who are already vulnerable most strongly. The link between the burning of fossil fuels and the deterioration of our climate systems is clear; now it is a matter of gathering the courage to act in time to halt this crisis.

I ask that you act boldly by banning the expansion of existing fossil fuel uses. The City of Tacoma has a responsibility to current and future generations to ensure a livable future.

Sincerely,
Sarah Dunn

Tacoma resident

From: [Lisa Johnson](#)
To: [Planning](#)
Subject: Non-Interim Regulations: Fossil fuel impacts
Date: Monday, November 30, 2020 8:48:24 PM

Dear Members of the Tacoma Planning Commission,

As you begin your work to develop Tideflats non-interim regulations, I urge you to commit to an inclusive process that takes into full account the changes and risks on the Tideflats of new and expanded fossil fuels, addresses the health and safety risks of fossil fuel activity not only on surrounding communities, but also workers and incarcerated populations on the Tideflats, and thoroughly considers the nearly four years of public testimony on these issues--from the original planning commission process in 2017 through the three years of renewals of the Tideflats Interim Regulations.

Tacoma's existing Interim Regulations are an important protection, but have fallen terribly short in protecting against the pressing threat of expansions of existing facilities. Facility expansions result in the very same health and safety impacts as new facilities, yet Tacoma's current policies allow these projects to be approved with no additional oversight, protections, or proper discretionary decision-making in consideration of whether such projects are consistent with the City's stated policy goals and commitments contained within the Environmental Action Plan, Climate Emergency Declaration, and other policy documents.

As the City develops the baseline study and policy scenarios, I urge the Planning Commission to thoroughly consider the impact of expansions that have been allowed to proceed at existing fossil fuel terminals over the last several years, including completed and proposed rail and tank expansions at Sea Port Sound, as well as new fossil fuel project inquiries that have been received by city planners since 2017 that have been effectively prohibited by the current Tideflats Interim Regulations. The Commission should also consider broader market conditions, trends, and investment activity in oil and gas refining and transport that will inform the types of expansions and new projects possible in Tacoma, and in particular, the likelihood of increased transloading and export activity as has been seen in other Northwest communities.

Additionally, in its public engagement process and health, safety, and environmental analysis of various policy scenarios, the Commission should consider impacts not only on local businesses and residential communities, but also on workers and incarcerated populations on the Tideflats who are chronically exposed to industrial pollution and safety risks. While the City of Tacoma may have limited ability to regulate vested uses on the Tideflats including the two prison facilities on the Tideflats, the Northwest Detention Center and the Tacoma Federal Reentry Facility (Pioneer Health), the City does have the ability to consider the impact of its other land use decisions on the people living and working in these facilities, as well as the

workers employed in the wide range of other industries on the Tideflats.

In addition to taking into full account the environmental impacts and high short- and long-term costs of pollution and toxics clean-up, cost-benefit analyses of various land use scenarios should also take into account job density of possible uses and the opportunity cost of permitting new and expanded fossil fuels and its impact on the ability of the City to support and facilitate a transition to a diversified economy of advanced and clean industries.

Finally, the Commission should proactively seek the input of the Puyallup Tribe and other communities that are disproportionately impacted by Tacoma's industrial districts throughout the city. These issues have been raised consistently by community organizations and the public for over four years and their record of testimony should also be taken into account by the Commission in developing non-interim regulations.

Thank you for your service and commitment to developing sound protections for Tacoma.

Sincerely,

Lisa Johnson, MD

WPSR

From: [Jeffrey Panciera](#)
To: [Planning](#)
Subject: Phasing out fossil fuels
Date: Sunday, November 29, 2020 10:22:57 PM

I think it is high time that the fossil fuel companies pivot to start developing renewable energy. While the companies continue to sock it to us at the pump, they are desperately looking for places to store fossil fuels, supplies of which are building everywhere. If they are not interested in future energy development, there are plenty of other companies to take their place in solar, wind, storage batteries etc.

It's time to read the writing on the wall, time to retrain fossil fuel workers for the coming industries. Sincerely, Jeffrey Panciera

From: [Frank Boykin, Jr.](#)
To: [Planning](#)
Cc: [Woodards, Victoria](#); [Blocker, Keith](#); [Ushka, Catherine](#); [Hunter, Lillian](#); [Walker, Kristina](#); [Hines, John](#); [Beale, Chris](#); [Thoms, Robert](#); [McCarthy, Conor](#); [City Manager](#)
Subject: Planning Commission Public Scoping Meeting - Non-Interim Industrial Land Use Regulations: December 2, 2020
Date: Wednesday, December 2, 2020 3:39:07 PM
Attachments: [image002.png](#)
Importance: High

Dear City of Tacoma Planning Commission,

Thank you for the opportunity to provide written comment on the Non-Interim Industrial Land Use Regulations scope of work.

The Manufacturing Industrial Council for the South Sound asks that your work includes:

- Review of the Land Use Goals and Policy of protecting industrial lands, businesses and infrastructure, specifically with the Container Port Element for congruency with the Comprehensive Plan policies and uses allowed in the industrial zones
- Short-sighted land use restrictions would do permanent damage to our economy far beyond the current crisis. Amendments to the industrial use table to enhance the protection of industrial lands, and protect the long-term function and viability of this area's economic prosperity as a place for jobs is requested
- Review uses allowed in industrial zones for consistency with the Comprehensive Plan with respect to protecting key roadways, railways, and intermodal facilities from encroachment

Thank you for your time, attention and service.

Kind regards,

Frank Boykin

Director, Manufacturing Industrial Council
Work: (253) 627-2175 | Cell: (253) 370-0663
www.tacomachamber.org *Your Voice For Business*



**LET'S THANK OUR
PUBLIC OFFICIALS**
December 9 4-5pm

 [Register Today](#)

From: [Wilson, Deirdre](#)
To: [Planning](#)
Cc: [Johnson, Eric](#); [Mason, Evette](#); [Jordan, Jason](#)
Subject: Planning Commission Public Scoping Meeting - Non-Interim Industrial Land Use Regulations December 2, 2020 5:30PM
Date: Wednesday, December 2, 2020 8:12:18 AM

Dear City of Tacoma Planning Commission,

Thank you for the opportunity to provide written comment on the Non-Interim Industrial Land Use Regulations scope of work.

The Port of Tacoma requests the scope of work to include the following items:

1. Review of the uses allowed in industrial zones and amendments for consistency with the Comprehensive Plan policies, specifically with the Container Port Element adopted by the City of Tacoma in 2014 – and with respect for the preference for water dependent uses by the Shoreline Management Act. (Land Use Regulatory Code, Chapter 13.06, 13.06.060 Industrial Districts)
2. Amendments to the industrial use table to give the Port of Tacoma MIC the same protections adopted for the South Tacoma MIC in 2008. (Land Use Regulatory Code, Chapter 13.06, 13.06.060 Industrial Districts)
3. Updates to Title 13 definitions related to industrial uses as needed to implement 1) and 2) above. (Land Use Regulatory Code, Chapter 13.01)
4. Refinement and clarity relating to the application of NAICS codes for Chemical Manufacturing and other heavy industrial uses. (Land Use Regulatory Code, Chapter 13.06, 13.06.080.G.3.c. (3) Interim Industrial Use, Definitions)

The Port also requests no change to the residential platting and subdivision restrictions of the steep bluff buffer rising above Marine View Drive, in North East Tacoma, and the requirement for notice on title when residential subdivision does occur. (Land Use Regulatory Code, Chapter 13.06.020 J.1. and 2., Residential Districts and 13.04.030 D. Policy, Platting and Subdivisions)

I am available and happy to answer any questions you may have.

Sincerely,

Deirdre Wilson

Deirdre Wilson, AICP, Senior Planning Manager
[Port of Tacoma](#) | 1 Sitcum Way | Tacoma, WA 98421
253-428-8604 (desk) | 253-365-7283 (cell)

Please note: I am working remotely, meetings will be conducted via telephone or Teams until further notice.



All e-mail communications with the NW Seaport Alliance are subject to disclosure under the Public Records Act and should be presumed to be public.

From: [Lavada Kent-Napier](#)
To: [Planning](#)
Subject: Planning Commission, We Need Stronger Protections from Polluting Industries!
Date: Tuesday, December 1, 2020 5:36:15 PM

Tacoma Planning,

Dear Planning Commission,

From methanol and LNG to refinery expansions and oil trains, Tacoma's Tidelands are in the bullseye of the fossil fuel industry's push for more dangerous and polluting facilities, for bigger profits. When the City took vital steps to pause new fossil fuel facilities in the Tidelands, with the Interim Regulations, the regulations failed to fully protect our health. By continuing to allow unchecked expansions of existing facilities like SeaPort Sound and US. Oil, we risk being locked into a fossil fuel future.

Tacoma is vulnerable, and as the Planning Commission you can establish a strong baseline for protecting our Tidelands from polluting industries. In 2017, your recommendation to include existing facilities was exactly what we needed and is more important now than ever.

This is not just an issue for the Tidelands, this issue affects the entire region, state, and beyond. There are emissions impacts felt across Tacoma, that are made worse by the nearby I-5 traffic corridor. Expansions at fossil fuel terminals have allowed 67% more oil bearing cars through Tacoma in 2019 compared to 2016. This impacts the entire globe but puts Tacomaans at risk especially.

Every part of Tacoma is impacted by health disparities, but they fall especially hard on low income folks and communities of color because we have long prioritized industry over people. It is time to start planning for a future that is low carbon and prosperous for all, and that starts with the Interim Regulations.

This has gone on long enough. Please expand the Interim Regulations scope to limit the dangerous expansions of existing high-risk facilities.

Lavada Kent-Napier
Caballeros@comcast.net
1516 28th st s
Tacoma, Washington 98409

From: [Robb Krehbiel](#)
To: [Planning](#)
Subject: Planning Commission, We Need Stronger Protections from Polluting Industries!
Date: Tuesday, December 1, 2020 6:19:40 PM

Tacoma Planning,

Dear Planning Commission,

From methanol and LNG to refinery expansions and oil trains, Tacoma's Tideflats are in the bullseye of the fossil fuel industry's push for more dangerous and polluting facilities, for bigger profits. When the City took vital steps to pause new fossil fuel facilities in the Tideflats, with the Interim Regulations, the regulations failed to fully protect our health. By continuing to allow unchecked expansions of existing facilities like SeaPort Sound and US. Oil, we risk being locked into a fossil fuel future.

Tacoma is vulnerable, and as the Planning Commission you can establish a strong baseline for protecting our Tideflats from polluting industries. In 2017, your recommendation to include existing facilities was exactly what we needed and is more important now than ever.

This is not just an issue for the Tideflats, this issue affects the entire region, state, and beyond. There are emissions impacts felt across Tacoma, that are made worse by the nearby I-5 traffic corridor. Expansions at fossil fuel terminals have allowed 67% more oil bearing cars through Tacoma in 2019 compared to 2016. This impacts the entire globe but puts Tacomans at risk especially.

Every part of Tacoma is impacted by health disparities, but they fall especially hard on low income folks and communities of color because we have long prioritized industry over people. It is time to start planning for a future that is low carbon and prosperous for all, and that starts with the Interim Regulations.

This has gone on long enough. Please expand the Interim Regulations scope to limit the dangerous expansions of existing high-risk facilities.

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

From: [Friends of Pierce County Berejikian](#)
To: [Planning](#)
Subject: Planning Commission, We Need Stronger Protections from Polluting Industries!
Date: Wednesday, December 2, 2020 10:43:50 AM

Tacoma Planning,

Dear Planning Commission,

From methanol and LNG to refinery expansions and oil trains, Tacoma's Tideflats are in the bullseye of the fossil fuel industry's push for more dangerous and polluting facilities, for bigger profits. When the City took vital steps to pause new fossil fuel facilities in the Tideflats, with the Interim Regulations, the regulations failed to fully protect our health. By continuing to allow unchecked expansions of existing facilities like SeaPort Sound and US. Oil, we risk being locked into a fossil fuel future.

Tacoma is vulnerable, and as the Planning Commission you can establish a strong baseline for protecting our Tideflats from polluting industries. In 2017, your recommendation to include existing facilities was exactly what we needed and is more important now than ever.

This is not just an issue for the Tideflats, this issue affects the entire region, state, and beyond. There are emissions impacts felt across Tacoma, that are made worse by the nearby I-5 traffic corridor. Expansions at fossil fuel terminals have allowed 67% more oil bearing cars through Tacoma in 2019 compared to 2016. This impacts the entire globe but puts Tacomans at risk especially.

Every part of Tacoma is impacted by health disparities, but they fall especially hard on low income folks and communities of color because we have long prioritized industry over people. It is time to start planning for a future that is low carbon and prosperous for all, and that starts with the Interim Regulations.

This has gone on long enough. Please expand the Interim Regulations scope to limit the dangerous expansions of existing high-risk facilities.

Friends of Pierce County Berejikian
fopc@comcast.net
8205 90TH ST CT NW
Gig Harbor, Washington 98332

From: [Nancy Newman Chapa](#)
To: [Planning](#)
Subject: Planning Commission, We Need Stronger Protections from Polluting Industries!
Date: Tuesday, December 1, 2020 8:34:22 PM

Tacoma Planning,

Dear Planning Commission,

From methanol and LNG to refinery expansions and oil trains, Tacoma's Tideflats are in the bullseye of the fossil fuel industry's push for more dangerous and polluting facilities, for bigger profits. When the City took vital steps to pause new fossil fuel facilities in the Tideflats, with the Interim Regulations, the regulations failed to fully protect our health. By continuing to allow unchecked expansions of existing facilities like SeaPort Sound and US. Oil, we risk being locked into a fossil fuel future.

Tacoma is vulnerable, and as the Planning Commission you can establish a strong baseline for protecting our Tideflats from polluting industries. In 2017, your recommendation to include existing facilities was exactly what we needed and is more important now than ever.

This is not just an issue for the Tideflats, this issue affects the entire region, state, and beyond. There are emissions impacts felt across Tacoma, that are made worse by the nearby I-5 traffic corridor. Expansions at fossil fuel terminals have allowed 67% more oil bearing cars through Tacoma in 2019 compared to 2016. This impacts the entire globe but puts Tacomans at risk especially.

Every part of Tacoma is impacted by health disparities, but they fall especially hard on low income folks and communities of color because we have long prioritized industry over people. It is time to start planning for a future that is low carbon and prosperous for all, and that starts with the Interim Regulations.

This has gone on long enough. Please expand the Interim Regulations scope to limit the dangerous expansions of existing high-risk facilities.

Nancy Newman Chapa
njnelson50@yahoo.com
5302 N 46th St
Tacoma, Washington 98407

From: [Kat Wood](#)
To: [Planning](#)
Subject: Planning Commission, We Need Stronger Protections from Polluting Industries!
Date: Tuesday, December 1, 2020 9:42:16 PM

Tacoma Planning,

Dear Planning Commission,

From methanol and LNG to refinery expansions and oil trains, Tacoma's Tideflats are in the bullseye of the fossil fuel industry's push for more dangerous and polluting facilities, for bigger profits. When the City took vital steps to pause new fossil fuel facilities in the Tideflats, with the Interim Regulations, the regulations failed to fully protect our health. By continuing to allow unchecked expansions of existing facilities like SeaPort Sound and US. Oil, we risk being locked into a fossil fuel future.

Tacoma is vulnerable, and as the Planning Commission you can establish a strong baseline for protecting our Tideflats from polluting industries. In 2017, your recommendation to include existing facilities was exactly what we needed and is more important now than ever.

This is not just an issue for the Tideflats, this issue affects the entire region, state, and beyond. There are emissions impacts felt across Tacoma, that are made worse by the nearby I-5 traffic corridor. Expansions at fossil fuel terminals have allowed 67% more oil bearing cars through Tacoma in 2019 compared to 2016. This impacts the entire globe but puts Tacomans at risk especially.

As a healthcare professional I hope you will listen when our community is pleading to be helped. Fossil fuels are hugely impactful on the health of all of the residents in Tacoma, but they fall especially hard on low income folks and communities of color because we have long prioritized industry over people. It is time to start planning for a future that is low carbon and prosperous for all, and that starts with the Interim Regulations.

This has gone on long enough. Please expand the Interim Regulations scope to limit the dangerous expansions of existing high-risk facilities.

Kat Wood
kwood66@gmail.com
822 131st St. Ct. E
Tacoma, Washington 98445

From: [Claire Richards](#)
To: [Planning](#)
Subject: Planning Commission, We Need Stronger Protections from Polluting Industries!
Date: Wednesday, December 2, 2020 3:46:17 PM

Tacoma Planning,

Dear Planning Commission,

I am a nurse scientist and mother of a four-year-old. The COVID-19 pandemic illustrates to all of us what is at risk if we don't act on the basis of scientific information about how to prevent environmental risks-- and to take action. It also demonstrates that we are all interconnected -- and that although impacts of environmental threats are uneven, they ultimately harm us all.

From methanol and LNG to refinery expansions and oil trains, Tacoma's Tideflats are in the bullseye of the fossil fuel industry's push for more dangerous and polluting facilities, for bigger profits. When the City took vital steps to pause new fossil fuel facilities in the Tideflats, with the Interim Regulations, the regulations failed to fully protect our health. By continuing to allow unchecked expansions of existing facilities like SeaPort Sound and US. Oil, we risk being locked into a fossil fuel future.

Tacoma is vulnerable, and as the Planning Commission you can establish a strong baseline for protecting our Tideflats from polluting industries. In 2017, your recommendation to include existing facilities was exactly what we needed and is more important now than ever.

This is not just an issue for the Tideflats, this issue affects the entire region, state, and beyond. There are emissions impacts felt across Tacoma, that are made worse by the nearby I-5 traffic corridor. Expansions at fossil fuel terminals have allowed 67% more oil bearing cars through Tacoma in 2019 compared to 2016. This impacts the entire globe but puts Tacomans at risk especially.

Every part of Tacoma is impacted by health disparities, but they fall especially hard on low income folks and communities of color because we have long prioritized industry over people. Evidence has also shown that the air pollution has made the COVID-19 pandemic worse, and that climate change has made wildfires burn more rapidly and extensively. This last year, we had unprecedented acreage burned and for several days, everyone in Washington State had poor air quality. Air quality is worsening in the pacific northwest and will harm the health of the youth today-- unequally.

It should be noted that as climate change progresses as a result of fossil fuels, that rising seas will increase the risk of flooding at the Tide Flats, exposing neighboring communities to toxic pollution. In fact, nearly 100 facilities in the contiguous US includes power plants and substations within four feet of high tide and are vulnerable to rising sea levels. Climate change disasters will harm the processing and distribution and supply lines of fossil fuels.

It is time to start planning for a future that is low carbon and prosperous for all, and that starts

with the Interim Regulations.

This has gone on long enough. Please expand the Interim Regulations scope to limit the dangerous expansions of existing high-risk facilities.

Claire Richards

clairerichardsrn@gmail.com

12008 N Atlantic St

Spokane, Washington 99218

From: [Charles Joy](#)
To: [Planning](#)
Subject: Planning Commission, We Need Stronger Protections from Polluting Industries!
Date: Wednesday, December 2, 2020 10:20:48 AM

Tacoma Planning,

Dear Planning Commission,

From methanol and LNG to refinery expansions and oil trains, Tacoma's Tideflats are in the bullseye of the fossil fuel industry's push for more dangerous and polluting facilities, for bigger profits. When the City took vital steps to pause new fossil fuel facilities in the Tideflats, with the Interim Regulations, the regulations failed to fully protect our health. By continuing to allow unchecked expansions of existing facilities like SeaPort Sound and US. Oil, we risk being locked into a fossil fuel future.

Tacoma is vulnerable, and as the Planning Commission you can establish a strong baseline for protecting our Tideflats from polluting industries. In 2017, your recommendation to include existing facilities was exactly what we needed and is more important now than ever.

This is not just an issue for the Tideflats, this issue affects the entire region, state, and beyond. There are emissions impacts felt across Tacoma, that are made worse by the nearby I-5 traffic corridor. Expansions at fossil fuel terminals have allowed 67% more oil bearing cars through Tacoma in 2019 compared to 2016. This impacts the entire globe but puts Tacomans at risk especially.

Every part of Tacoma is impacted by health disparities, but they fall especially hard on low income folks and communities of color because we have long prioritized industry over people. It is time to start planning for a future that is low carbon and prosperous for all, and that starts with the Interim Regulations.

This has gone on long enough. Please expand the Interim Regulations scope to limit the dangerous expansions of existing high-risk facilities.

Charles Joy
1147suzi@gmail.com
7319 6th Ave, #12
Tacoma, Washington 98406

From: [Dana Peregrine](#)
To: [Planning](#)
Subject: Planning Commission, We Need Stronger Protections from Polluting Industries!
Date: Wednesday, December 2, 2020 1:59:00 PM

Tacoma Planning,

Dear Planning Commission,

Please help ensure that - when Tideflats Interim Regulations are made permanent until the Tideflats Subarea Plan process is complete - existing high-risk facilities, including fossil fuel facilities, are NOT allowed to expand. In the Interim Regulations new high-risk facilities cannot expand. NO expansion of existing high risk facilities MUST be added to these Regulations.

Just today, 12/2/2020, the Seattle Times included an op-ed authored by numerous esteemed professors - from Tufts University, Duke, University of Colorado and Oregon State. One thing they urged was a ban on new oil and gas permitting on federal lands and waters while ushering in clean energy jobs. I urge the same thing of Tacoma.

What Tacoma is dealing with from the fossil fuel industry is a problem throughout the country. Tacoma can be and must be a leader on this issue. Stop expansion of existing high risk facilities at the Tideflats. We DO have other opportunities. We DO have a choice. Please make the choice for a healthy, long term future for our community, our people, and our beautiful piece of Earth for which we are stewards.

Please expand the Interim Regulations scope to limit the dangerous expansions of existing high-risk facilities.

Thank you.

Dana Peregrine
danaperegrine@hotmail.com
5036 Hyada Blvd NE
Taco.a, Washington 98422

From: [Colleen Gray](#)
To: [Planning](#)
Subject: Planning Commission, We Need Stronger Protections from Polluting Industries!
Date: Tuesday, December 1, 2020 5:25:45 PM

Tacoma Planning,

Dear Planning Commission,

No more fossil fuel expansion.

No new fossil fuel.

Thank you! Form letter follows.

From methanol and LNG to refinery expansions and oil trains, Tacoma's Tideflats are in the bullseye of the fossil fuel industry's push for more dangerous and polluting facilities, for bigger profits. When the City took vital steps to pause new fossil fuel facilities in the Tideflats, with the Interim Regulations, the regulations failed to fully protect our health. By continuing to allow unchecked expansions of existing facilities like SeaPort Sound and US. Oil, we risk being locked into a fossil fuel future.

Tacoma is vulnerable, and as the Planning Commission you can establish a strong baseline for protecting our Tideflats from polluting industries. In 2017, your recommendation to include existing facilities was exactly what we needed and is more important now than ever.

This is not just an issue for the Tideflats, this issue affects the entire region, state, and beyond. There are emissions impacts felt across Tacoma, that are made worse by the nearby I-5 traffic corridor. Expansions at fossil fuel terminals have allowed 67% more oil bearing cars through Tacoma in 2019 compared to 2016. This impacts the entire globe but puts Tacomans at risk especially.

Every part of Tacoma is impacted by health disparities, but they fall especially hard on low income folks and communities of color because we have long prioritized industry over people. It is time to start planning for a future that is low carbon and prosperous for all, and that starts with the Interim Regulations.

This has gone on long enough. Please expand the Interim Regulations scope to limit the dangerous expansions of existing high-risk facilities.

Colleen Gray
purchasing@me.com
3818 S 9th St
Tacoma, Washington 98405

From: [Sharla Dodd](#)
To: [Planning](#)
Subject: Please ban fossil fuel expansion
Date: Sunday, November 29, 2020 4:17:11 PM

To whom it may concern,

As a citizen of Seattle I wanted to write to ensure that ZERO expansion of fossil fuels is included as an integral part of the interim regulations that are soon being made permanent. For the future of our state and indeed for all of humanity, we in the Pacific Northwest need to lead the way in stopping the use and definitely stopping the expansion of fossil fuels in our area to have a chance at averting global climate collapse. As the vast majority of climate scientists have repeatedly warned us, we have less than 10 years to act before climate consequences become locked in and start to spiral out of control. We must not expand fossil fuel use and indeed must pull back and have a unique opportunity to prove to others that this can be done in a smart way.

Thank you for your leadership and consideration,
Sharla Dodd
Seattle

From: [Doğan Özkan](#)
To: [Planning](#)
Subject: Please be the leaders that we need.
Date: Sunday, November 29, 2020 6:48:39 PM

Dear Planning Services

Please include a ban on expansion for existing fossil fuel uses in your proposal for the non-interim regulations.

We have precious little time left to act to avoid the worst of the climate crisis. Let's start now.

Sincerely,

Dogan ozkan

From: [Rebecca Canright](#)
To: [Planning](#)
Subject: Please support renewable energy.
Date: Monday, November 30, 2020 7:35:28 AM

Dear Planning Services,
Greetings! I am a young person who supports taking meaningful climate action.

Please include a ban on expansion for existing fossil fuel uses in your proposal for the non-interim regulations.

Renewables like solar, wind and geothermal energy create thousands of jobs in the energy sector, achieve energy independence and keep our air and water clean.

We have precious little time left to act to avoid the worst of the climate crisis. Let's start now.

Thank you for your time! Have a great day.

Sincerely,
Rebecca Canright

--



[Compassion for all creatures great and small.](#)

There are 33 species of seals found throughout the world. Seals are found in most waters of the world, mainly in the [Arctic](#) and [Antarctica](#) but also in some areas of the tropics.

From: [Wesley Walker](#)
To: [Planning](#)
Subject: Port of Tacoma
Date: Sunday, November 29, 2020 7:03:18 PM

What is best for us all?

No more fossil fuels

Be the chance the people need.

Please
Wesley Walker

From: [Janeen Provazek](#)
To: [Planning](#)
Subject: Re the interim regulations
Date: Sunday, November 29, 2020 7:20:18 PM

Dear Planning Commission,

It has been almost a year since the City of Tacoma declared a Climate Emergency in their Resolution 40509. It has been over 2 years since the Intergovernmental Agreement was made.

The top Climate Scientists are urgently saying we must STOP the use of fossil fuels. They do not say this lightly. PLEASE do the right thing by our community by allowing no more expansion of fossil fuels or storing capacity when you make permanent the interim regulations.

Be clear, be bold, be heros in our efforts to turn around the current toxic climate path we are on.

Thank you,

Janeen Provazek, 350 Tacoma, The Conversation, The South Sound Antiracist Project
And long term resident of Tacoma.

Get [Outlook for iOS](#)

From: [Zak Nelson](#)
To: [Planning](#)
Subject: Regarding Non Interim Regulations
Date: Sunday, November 29, 2020 9:02:38 PM

Dear Planning Services,

Please be bold.

Please be the leaders that we need.

Please include a ban on expansion for existing fossil fuel uses in your proposal for the non-interim regulations.

We have precious little time left to act to avoid the worst of the climate crisis. Let's start now.

Sincerely,

Zak Nelson

From: paulseward65@gmail.com
To: [Planning](#)
Subject: Regarding the non-interim regulations
Date: Monday, November 30, 2020 9:47:20 AM

Dear Planning Services Team,

Please include a ban on expansion for the existing fossil fuel uses and infrastructure for the non-interim regulations. The evidence is clear and the market is already shifting rapidly toward renewables. Our city can ill afford to be considered a gateway for an industry that has proven it doesn't care about the planet or the people who live on it. Nor do I think we would wish to be saddled with the multi decade infrastructure and pollution risks.

Please plan for a clean and healthy future for our city. We only have a decade to avoid the worst effects of the current climate crisis. We can't wait to make smart decisions about how to build a clean and regenerative future for our city. We have to start building the future now.

Best Regards,
Paul Seward

From: [Linda Wasserman](#)
To: [Planning](#)
Subject: Stop Fossil Fuels in Tacoma
Date: Wednesday, December 2, 2020 7:56:12 AM

We live in progressive ,democratic state. Fossil fuels harm,humanism water supplies the land and animals on it.

From: [h](#)
To: [Planning](#)
Subject: Strengthen Regulations by Banning Expansion of Fossil Fuel Industries
Date: Wednesday, December 2, 2020 3:52:36 PM

Today I am unable to attend the virtual scoping meeting about this topic. I hope that you will accept my email input, at least.

The climate crisis is the biggest challenge facing everyone and everything in the world right now. It threatens us with more severe storms, rising sea levels (that have already forced evacuations of whole islands in the South Pacific), declines in agricultural capacity, deleterious changes in rainfall patterns, declining stream flows due to early snowmelt, declines in global fisheries, increases in periods of life-threatening extreme heat in various places, ever-increasing levels of extinctions, and ever-multiplying breakdowns in the patterns of temperature, wind, ocean currents, rain, seed production, migrations, and other threads in the web of earth's ecosystems.

Extraction, containment, transport, refining, and use of fossil fuels represent an overwhelming majority of the release of greenhouse gases into the atmosphere. And reliance on fossil fuels is no longer necessary to power our homes, transportation, and manufacturing. Fossil fuels are well on the way to being obsolete. Huge advances in solar, wind, hydrothermal, wave and tidal, hydro, and numerous kinds of grid and hybrid energy systems have already made them more economical, PLUS they don't generate greenhouse gases.

Fossil fuel corporations that prioritize profit should be pivoting to develop leadership in more profitable sources of energy, but perhaps they don't do so because these multiple new sources are less subject to being monopolized, and so they would not be able to exert the control they have enjoyed in the past.

To protect the best interests of the people of Tacoma and their valuable surrounding forests and waters, it is urgent that any expansion of any fossil fuel industry be prohibited. Tacoma, as a port, is vulnerable because fossil fuel corporations AND unethical foreign-owned energy corporations seek to route supplies through Commencement Bay port facilities. This port is doubly sensitive because it is not only at the juncture of a major city, a land mass, and an important saltwater estuary, its location also puts it at the mouth of an important salmon river and in the heart of the homeland of a major indigenous people, the Puyallup Tribe of Indians.

For these reasons I urge you, as Planners for the City of Tacoma, to ba all further expansion of fossil fuel businesses, transportation, manufacture, and any other infrastructure or use. It is time to start phasing out and closing down all fossil fuel infrastructure instead!

Thank you,
Rayna Holtz (proud 1964 Lincoln High graduate)
206-463-3153

From: [Jean Katayama](#)
To: [Planning](#)
Subject: Subject line: Tideflats Non-interim Regulations Scope of Work
Date: Monday, November 30, 2020 1:55:04 PM

Dear Members of the Tacoma Planning Commission,

As you begin your work to develop Tideflats non-interim regulations, I urge you to commit to an inclusive process that takes into full account the changes and risks on the Tideflats of new and expanded fossil fuels, addresses the health and safety risks of fossil fuel activity not only on surrounding communities, but also workers and incarcerated populations on the Tideflats, and thoroughly considers the nearly four years of public testimony on these issues--from the original planning commission process in 2017 through the three years of renewals of the Tideflats Interim Regulations.

Tacoma's existing Interim Regulations are an important protection, but have fallen terribly short in protecting against the pressing threat of expansions of existing facilities. Facility expansions result in the very same health and safety impacts as new facilities, yet Tacoma's current policies allow these projects to be approved with no additional oversight, protections, or proper discretionary decision-making in consideration of whether such projects are consistent with the City's stated policy goals and commitments contained within the Environmental Action Plan, Climate Emergency Declaration, and other policy documents.

As the City develops the baseline study and policy scenarios, I urge the Planning Commission to thoroughly consider the impact of expansions that have been allowed to proceed at existing fossil fuel terminals over the last several years, including completed and proposed rail and tank expansions at Sea Port Sound, as well as new fossil fuel project inquiries that have been received by city planners since 2017 that have been effectively prohibited by the current Tideflats Interim Regulations. The Commission should also consider broader market conditions, trends, and investment activity in oil and gas refining and transport that will inform the types of expansions and new projects possible in Tacoma, and in particular, the likelihood of increased transloading and export activity as has been seen in other Northwest communities.

Additionally, in its public engagement process and health, safety, and environmental analysis of various policy scenarios, the Commission should consider impacts not only on local businesses and residential communities, but also on workers and incarcerated populations on the Tideflats who are chronically exposed to industrial pollution and safety risks. While the City of Tacoma may have limited ability to regulate vested uses on the Tideflats including the two prison facilities on the Tideflats, the Northwest Detention Center and the Tacoma Federal Reentry Facility (Pioneer Health), the City does have the ability to consider the impact of its other land use decisions on the people living and working in these facilities, as well as the

workers employed in the wide range of other industries on the Tideflats.

In addition to taking into full account the environmental impacts and high short- and long-term costs of pollution and toxics clean-up, cost-benefit analyses of various land use scenarios should also take into account job density of possible uses and the opportunity cost of permitting new and expanded fossil fuels and its impact on the ability of the City to support and facilitate a transition to a diversified economy of advanced and clean industries.

Finally, the Commission should proactively seek the input of the Puyallup Tribe and other communities that are disproportionately impacted by Tacoma's industrial districts throughout the city. These issues have been raised consistently by community organizations and the public for over four years and their record of testimony should also be taken into account by the Commission in developing non-interim regulations.

Thank you for your service and commitment to developing sound protections for Tacoma.

Sincerely,

Jean Katayama

From: [Sunrise Tacoma](#)
To: [Planning](#)
Cc: [Atkinson, Stephen](#); [Woodards, Victoria](#); [Hines, John](#); [Ushka, Catherine](#); [Blocker, Keith](#); [Beale, Chris](#); [Hunter, Lillian](#); [Thoms, Robert](#); [Walker, Kristina](#); [McCarthy, Conor](#); [Harding, Melanie](#)
Subject: Sunrise Tacoma Comment Letter: Please Protect Our Future By Standing By Your 2017 Interim Regulations No Existing Expansions Recommendation!
Date: Wednesday, December 2, 2020 3:52:57 PM

Greetings,

We are writing to the Planning Commission on behalf of the 25+ members of Sunrise Tacoma. Our membership ranges from ages 13-25, and we have students from all of the Tacoma metro highschools and colleges (except for Chief Leschi), along with young professionals from across the region, and members in all 5 council districts, along with Fife, Parkland, and Fircrest.

As a movement committed to fighting for a green energy economy, we know that strong fossil fuel regulations are the first step in a very important transition to a low carbon society.

To be frank, as a City, as a Nation, as a "global leader" we are DECADES behind the science, and where it tells us we need to be. While Tacoma has made solid first steps in the initial Interim Regulations, gathering leaders for the Subarea Plan, and now drafting a climate just action plan, when it comes to limiting the expanding fossil fuel interests that pose the greatest risk to us, we are suddenly unable to act. We declared a climate emergency yet are on track for Seaport Sound to get TWO expansions just this year alone.

The Planning Commission can set a strong groundwork for a draft semi-permanent tideflats regulations ordinance that limits existing risky facilities, so we can go into the Subarea Plan not worrying about fossil fuel companies expanding in the cover of night, while we fight over what is clear science, and necessary action. You already recommended a blanket pause on all high risk industry expansions, we just ask that you stand by that.

Planning Commissioners, you must do your part to get our elected leaders to finally and fully committed to stopping fossil fuel expansions right now.

Thank you for your important and unsung work, **we believe in you!!!** You got this!! We have work to do, and a better world to pursue, so please help us get closer to that vision.

**"You cannot swim for new horizons until you have courage to lose sight of the shore."
—William Faulkner**

- The Sunrise Tacoma Youth.

Best,

From: vgrayland@earthlink.net
To: [Planning](#)
Subject: Tacoma Fossil Fuels Regulations
Date: Sunday, November 29, 2020 6:49:25 PM

Dear Planning Services,

Please be bold.

Please be the leaders that we need.

Please include a ban on expansion for existing fossil fuel uses in your proposal for the non-interim regulations.

We have precious little time left to act to avoid the worst of the climate crisis. Let's start now.

Sincerely,

Vicki Grayland
206.650.1003
vgrayland@earthlink.net

From: [Nancy L. Hausauer](#)
To: [Planning](#)
Subject: Tide Flat Interim Regulations
Date: Monday, November 30, 2020 1:12:14 PM

Dear Planning Services,

We know that fossil fuel industries will exploit every possible loophole in the land use regulations for the Tide Flats -- because they have already done so. And they will continue to do so.

As a citizen, I don't want Tacoma to be the go-to place for the fossil fuel industry to establish new sites. I don't want my town to be contributing to the emergency-level state of the climate crisis. Scientists have told us that to stop a catastrophic cascade of events, we must not bring any more fossil fuel developments on-line, whether new or in-process. We have a terrifyingly short window of time to turn this thing around.

So please be the leaders that we need and include an air-tight ban on expansion for all fossil fuel developments, including existing fossil fuel uses, in your proposal for the "Non-Interim" Regulations.

We have to act now to avoid the worst of the climate crisis. You can be heroes, if you choose. Or you can make a decision that's on the wrong side of history and humanity. Be the good guys.

Thank you.

Sincerely,

Nancy Hausauer
City of Tacoma Resident

From: [Sunny Thompson](#)
To: [Planning](#)
Subject: Tideflats Non-interim Regulations Scope of Work
Date: Monday, November 23, 2020 10:41:16 AM

Dear Members of the Tacoma Planning Commission,

As you begin your work to develop Tideflats non-interim regulations, I urge you to commit to an inclusive process that takes into full account the changes and risks on the Tideflats of new and expanded fossil fuels, addresses the health and safety risks of fossil fuel activity not only on surrounding communities, but also workers and incarcerated populations on the Tideflats, and thoroughly considers the nearly four years of public testimony on these issues - from the original planning commission process in 2017 and three years of renewals of the Tideflats Interim Regulations.

Tacoma's existing Interim Regulations are an important protection, but have fallen terribly short in protecting against the pressing threat of expansions of existing facilities. Facility expansions result in the very same health and safety impacts as new facilities, yet Tacoma's current policies allow these projects to be approved with no additional oversight, protections, or proper discretionary decision-making in consideration of whether such projects are consistent with the City's stated policy goals and commitments contained within the Environmental Action Plan, Climate Emergency Declaration, and other policy documents.

As the City develops the baseline study and policy scenarios, I urge the Planning Commission to thoroughly consider the impact of expansions that have been allowed to proceed at existing fossil fuel terminals over the last several years, including completed and proposed rail and tank expansions at Sea Port Sound, as well as consider new fossil fuel project inquiries that have been received by city planners since 2017 that have been effectively prohibited by the current Tideflats Interim Regulations. The Commission should also consider broader market conditions, trends, and investment activity in oil and gas refining and transport that will inform the types of expansions and new projects possible in Tacoma, and in particular, the likelihood of increased transloading and export activity as has been seen in other Northwest communities.

Additionally, in its public engagement process and health, safety, and environmental analysis of various policy scenarios, the Commission should consider impacts not only on local businesses and residential communities, but also on workers and incarcerated populations on the Tideflats who are chronically exposed to industrial pollution and safety risks. While the City of Tacoma may have limited ability to regulate vested uses on the Tideflats including the two prison facilities on the Tideflats, the Northwest Detention Center and the Tacoma Federal Reentry Facility (Pioneer Health), the City does have the ability to consider the impact of its other land use decisions on the people living and working in these facilities, as well as the workers employed in the wide range of other industries on the Tideflats.

In addition to taking into full account the environmental impacts and high short- and long-term costs of pollution and toxics clean-up, cost-benefit analyses of various land use scenarios should also take into account job density of possible uses and the opportunity cost of permitting new and expanded fossil fuels and its impact on the ability of the City to support and facilitate a transition to a diversified economy of advanced and clean industries.

Finally, the Commission should proactively seek the input of the Puyallup Tribe and other communities that are disproportionately impacted by Tacoma's industrial districts throughout the city. These issues have been raised consistently by community organizations and the public for over four years and their record of testimony should also be taken into account by the Commission in developing non-interim regulations.

Thank you for your service and commitment to developing sound protections for Tacoma.

Regards,
Sunny Thompson
54922 Kernahan Rd E
Ashford, WA 98304

From: michael.yadrick@gmail.com
To: [Planning](#)
Cc: [Hines, John](#)
Subject: Tideflats Non-interim Regulations Scope of Work
Date: Monday, November 30, 2020 2:50:44 PM

Dear Members of the Tacoma Planning Commission,

As you begin your work to develop Tideflats non-interim regulations, I urge you to commit to an inclusive process that takes into full account the changes and risks on the Tideflats of new and expanded fossil fuels, addresses the health and safety risks of fossil fuel activity not only on surrounding communities, but also workers and incarcerated populations on the Tideflats, and thoroughly considers the nearly four years of public testimony on these issues--from the original planning commission process in 2017 through the three years of renewals of the Tideflats Interim Regulations.

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Thank you for your service and commitment to developing sound protections for Tacoma.

Sincerely,

Michael Yadrick

4412 N 27th St | Tacoma | 98407

From: [Susan Thiel](#)
To: [Planning](#)
Subject: Tideflats Non-interim Regulations Scope of Work
Date: Monday, November 23, 2020 10:37:17 AM

Dear Members of the Tacoma Planning Commission,

As you begin your work to develop Tideflats non-interim regulations, I urge you to commit to an inclusive process that takes into full account the changes and risks on the Tideflats of new and expanded fossil fuels, addresses the health and safety risks of fossil fuel activity not only on surrounding communities, but also workers and incarcerated populations on the Tideflats, and thoroughly considers the nearly four years of public testimony on these issues - from the original planning commission process in 2017 and three years of renewals of the Tideflats Interim Regulations.

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Forward, never backward.

Thank you for your service and commitment to developing sound protections for Tacoma.

Regards,
Susan Thiel
1810 172nd St E
Spanaway, WA 98387

From: [Nichole Snyder](#)
To: [Planning](#)
Subject: Tideflats Non-interim Regulations Scope of Work
Date: Monday, November 30, 2020 2:02:29 PM

Dear Members of the Tacoma Planning Commission,

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Thank you for your service and commitment to developing sound protections for Tacoma.

Sincerely,

Nichole Snyder

From: [Nicole Palczewski](#)
To: [Planning](#)
Subject: Tideflats Non-interim Regulations Scope of Work
Date: Monday, November 30, 2020 7:33:05 PM

Dear Members of the Tacoma Planning Commission,

As you begin your work to develop Tideflats non-interim regulations, I urge you to commit to an inclusive process that takes into full account the changes and risks on the Tideflats of new and expanded fossil fuels, addresses the health and safety risks of fossil fuel activity not only on surrounding communities, but also workers and incarcerated populations on the Tideflats, and thoroughly considers the nearly four years of public testimony on these issues--from the original planning commission process in 2017 through the three years of renewals of the Tideflats Interim Regulations.

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Thank you for your service and commitment to developing sound protections for Tacoma.

-Nicole

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Nicole Palczewski

Cell #: [\(425\)-408-3633](tel:425-408-3633)

E-mail: n.palczewsk12@gmail.com

From: [David Bluhm](#)
To: [Planning](#)
Cc: [Woodards, Victoria](#)
Subject: Tideflats Non-Interim Regulations...
Date: Monday, November 30, 2020 3:53:03 PM
Importance: High

Attn Planning Commission, Mayor Woodards, City Council and other City and County Officials;

I'm confused as to why you are not simply calling them Tideflats Permanent Regulations or something more easily understood by the majority of your constituents. I'm kidding. I'm not confused. The tactics are obvious.

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Because the opposite surely isn't true. Most constituents will not have checked their email nor had the time to go back and review what did hit their inbox prior to the long weekend I imagine. Not to mention there is still great unrest, confusion, and blatant willful ignorance regarding the pandemic, the nature of virus in general, and the vast differences between strains within the same category (like that of the Coronavirus series).

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Once the people and the planet are truly working synergistically, and it is absolutely possible, economics can be integrated into the model of having society and environment being in synch. Anything else will result in more frequent pandemics, economic crashes, and great suffering locally and globally. Moreso than we have even started to experience or imagine possible.

Even Amazon, Microsoft and Walmart will crash if that synergy is not achieved within 10 years. Well, maybe not Amazon if drones are allowed air space by the FAA to deliver the packages TBH.

It is time for our amazing advanced technology to work for We the People of Planet Earth, not the banksters, fraudsters and false prophets (aka many of our politicians) promising never-ending economic growth, prosperity, bronze, silver or golden parachutes. All of which have never been realistic nor sustainable goals for the vast majority of We the People of the world, not just Tacoma. For the most part our politicians, banking, business and industry leaders and their pundits and puppets have led We the People intentionally down this path to great suffering that exists, including this very

pandemic.

PLEASE INCLUDE AN AMENDMENT allowing NO expanded fossil fuel, chemical and other toxic and/or noxious products or byproducts manufacturing, creation, disposal nor storage for existing nor new business and industry on the tideflats.

The WILLFUL IGNORANCE AND ARROGANCE that allowed any of that to be in the tideflats in the first place is ridiculous in itself. Those businesses and industries, their executives and stakeholders and governing bodies that have allowed it have all already profited enormously from such a convenient, albeit so clearly obviously ignorant, location. Those businesses and industries have poisoned our people through their emissions and disasters into and of our lands, waters and air more than enough already.

PLEASE AMEND the interim regulations to prevent any and all fossil fuel, chemical, other toxic and noxious products from development or expansion on what was once a life-giving estuary.

PLEASE AMEND those interim regulations to go forward with the continued and deep Superfund and Brownfield cleanup of the existing man-made and natural lands of the our tide flats that have been polluted willfully and ignorantly over the last 105 years.

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Something to which you as Mayor, City Council and other city and county and state leaders say you are committed.

Thank you,

David Bluhm and Family
98404.

[Much of this, if not in entirety, will also be in a book that I am writing. Therefore, please consider this ©2020 David Delwyn Bluhm, "The disUnited States of America, Finding Our Essence, Losing Our Identity: Unraveling the Corruption in Society, Government, Business and Industry". I give permission for it to be published publicly and referenced with credit given and is submitted as my constituent comment regarding the Tideflats Non-Interim Regulations process.]

David D. Bluhm
253-566-2498

From: [Kayla Quinn](#)
To: [Planning](#)
Subject: Tideflats Non-interim Regulations
Date: Monday, November 30, 2020 12:55:13 PM

Dear Members of the Tacoma Planning Commission,

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Tacoma's existing Interim Regulations are an important protection, but have fallen terribly short in protecting against the pressing threat of expansions of existing facilities. Facility expansions result in the very same health and safety impacts as new facilities, yet Tacoma's current policies allow these projects to be approved with no additional oversight, protections, or proper discretionary decision-making in consideration of whether such projects are consistent with the City's stated policy goals and commitments contained within the Environmental Action Plan, Climate Emergency Declaration, and other policy documents.

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Thank you for your service and commitment to developing sound protections for Tacoma.

~Kayla Quinn

From: [john c](#)
To: [Planning](#)
Subject: Tideflats Non-Interim Regulations
Date: Wednesday, December 2, 2020 3:51:03 PM

Tacoma City Planning,

The city needs to stop existing fossil fuel industries from expanding in the port, for the health and safety of the local community, and to move in the direction of REDUCING greenhouse gas emissions of local industries. We have declared a climate emergency and it is time to act on it.

Thank you,
John Carlton

From: [Lynn Lloyd](#)
To: [Planning](#)
Subject: Tideflats planning
Date: Wednesday, December 2, 2020 10:05:23 AM

Hello,

I am a concerned citizen who needs to speak about our dependence on fossil fuels. Due to lack of leadership in transitioning away from this limited and declining resource, the push for applications of renewable technology moves to the cities and state leadership.

This means limiting the capability to export fossil fuels from our Port of Tacoma.

Please take up the challenges of the future.

Thank you for the chance to voice my thoughts.

Sincerely,

Lynn Lloyd

17012 5th AV NW

Lakebay WA 98349

From: [Dr Elly Claus McGahan](#)
To: [Planning](#)
Subject: Tideflats Regulations
Date: Monday, November 30, 2020 11:11:43 AM

Dear Planning Commission,

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I believe the draft scope is appropriate for the request set by the city. I'm particularly concerned about the interpretation of policy and permitting as my sense is that permitting has not kept up with policy direction particularly in light of the Climate Emergency Resolution. Seaport Sound's request for permits to replace old tanks with new and larger tanks that increase its capacity for fossil fuel storage on its property is an example of that. The permits appear to tie the hands of the City so that public concern and strong disapproval of expansion of fossil fuel capacity on the Tideflats is disregarded. We've listened to and that's it. The heavy industrial companies on the Tideflats have the unique advantage that no competition is allowed to come in to their region while they apparently have the ability to expand with little capacity for the City to legally push back. That was not the intent of the Interim Regulations as you know. The point was to maintain baseline conditions until the subarea planning process was complete. That's not what is happening. This is issue 4 in the scope.

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The urgency with which the City needs to make progress on climate mitigation and climate action cannot be understated. We need to transition to clean energy. We need to shut down the expansion of the fossil fuel industry and encourage shifting to a greener economy with policy and permitting hand in hand to further that goal. We need permitting to be in line with policy and not allow an end run around the intent of a policy.

We need to have a future forward lens on any kind of development, residential or industrial, and keep the City's Climate Risk Assessment for climate consequences in the forefront as decisions are made. Many of the decisions taken now have an impact for years to come and yet scientists have repeatedly warned 2030 is a turning point if we do not reduce our emissions to 45% below 1990 levels. Short term thinking will cause much more expense down the road in property destruction, healthcare costs, and required upgrades to infrastructure.

So thank you for setting the scope. I will be following the process.

Elly Claus-McGahan

Elly Claus-McGahan, PhD
Climate Pierce County
[https://climatepiercecounty.com/
drelly@sound-decisions.org](https://climatepiercecounty.com/drelly@sound-decisions.org)
253-219-9129

From: [Frank Boykin, Jr.](#)
To: [FRANK BOYKIN](#)
Subject: TONIGHT's Planning Commission Public Scoping Meeting - Non-Interim Industrial Land Use Regulations: December 2, 2020 (ZOOM LINK & MIC SCOPING POINTS)
Date: Wednesday, December 2, 2020 2:40:15 PM
Attachments: [image002.png](#)
Importance: High

Hi Partners and Community,

Thank you again for your time and attention at the Manufacturing Industrial Council ZOOM meeting this morning.

Please consider sending remarks, testifying or listening to City of Tacoma Planning Commissioners' ZOOM meeting tonight.

For written comments only, please e-mail to planning@cityoftacoma.org by 4:00 p.m. today.

To Participate in the Public Hearing and Informational Meeting:

TIME: Public Scoping Hearing beginning at 5:30 p.m.

Please use the following link to participate:

Link: <https://us02web.zoom.us/j/83483289125>

Dial: +1 253 215 8782

Webinar ID: 834 8328 9125

As promised, here are the MIC's points of emphasis (Scoping Points) for tonight's Planning Commission Meeting:

Dear City of Tacoma Planning Commission,

Thank you for the opportunity to provide written comment on the Non-Interim Industrial Land Use Regulations scope of work.

The Manufacturing Industrial Council for the South Sound asks that your work includes:

- Review of the Land Use Goals and Policy of protecting industrial lands, businesses and infrastructure, specifically with the Container Port Element for congruency with the Comprehensive Plan policies and uses allowed in the industrial zones
- Short-sighted land use restrictions would do permanent damage to our economy far beyond the current crisis. Amendments to the industrial use table to enhance the protection of industrial lands, and protect the long-term function and viability of this area's economic prosperity as a place for jobs is requested
- Review uses allowed in industrial zones for consistency with the Comprehensive Plan with respect to protecting key roadways, railways, and intermodal facilities from encroachment

Kind regards,

Frank Boykin

Director, Manufacturing Industrial Council

Work: (253) 627-2175 | Cell: (253) 370-0663

www.tacomachamber.org *Your Voice For Business*



**LET'S THANK OUR
PUBLIC OFFICIALS**

December 9 4-5pm



[Register Today](#)

From: [Lynne Oulman](#)
To: [Planning](#)
Subject: too little time, too much at stake
Date: Monday, November 30, 2020 12:26:31 PM

"Please include a ban on expansion for existing fossil fuel uses in your proposal for the non-interim regulations."

Please HONOR "The Public Trust"

Please HONOR your fiduciary responsibility to "The Public Trust."

Please HONOR the science...we know you know.

Please HONOR your grandchildren.

Please HONOR all peoples in this region.

Please HONOR the environment.

Please, please protect the planet from a more distressed climate.

Thank you

From: [Peter Henriot](#)
To: [Planning](#)
Subject: URGENT ACTION, PLEASE!!
Date: Sunday, November 29, 2020 8:52:43 PM

Subject: Non-Interim Regulations

Dear Planning Services:

Please be bold.

Please be the leaders that we need.

Please include a ban on expansion for existing fossil fuel uses in your proposal for the non-interim regulations.

We have precious little time left to act to avoid the worst of the climate crisis.

Let's start now.

Tacoma can be a leader and an example!

How will you explain to your grandchildren how you took action on this life issue?

Sincerely,

Peter J. Henriot, S.J.

Bellarmino Jesuits

2300 S. Washington St

Tacoma, WA 98405

=====

Peter J. Henriot, S.J.
c/o Bellarmine Jesuit Community
2300 S. Washington Tacoma, WA 98405

mobile: 253-209-3153 land: 253-761-3535 Skype: petesj2

phenriot14@gmail.com 1

www.facebook.com/loyola.mw

From: [Emily Wing](#)
To: [Planning](#)
Subject: Urgent: Non-Interim Regulations
Date: Sunday, November 29, 2020 6:31:35 PM

Planning Services,

Our future demands that you include a ban on expansion for existing fossil fuel uses in your proposal for the non-interim regulations.

It is long past due to take bold, decisive action for our future and to be on the right side of history.

Thank you for your time.

Emily Wing
Seattle, WA

From: [Israel Lopez](#)
To: [Planning](#)
Cc: [Nghii Le](#)
Subject: Zoning & Land Use - 5218 South Yakima Avenue, Tacoma, WA 98408
Date: Wednesday, December 2, 2020 3:39:19 PM

Hi Tacoma Planning Dept,

Could you all look into the following address to confirm it's legally a duplex?

Address: 5218 South Yakima Avenue, Tacoma, WA 98408

APN: 7785004080

Best,

Israel Lopez
M: 206.785.9458
Certain Lending

New Loan Inquiries: Please create a submission on our [website](#) and our team will contact you shortly!

The information contained in this communication from the sender is confidential. It is intended solely for use by the recipient and others authorized to receive it. If you are not the recipient, you are hereby notified that any disclosure, copying, distribution or taking action in relation of the contents of this information is strictly prohibited and may be unlawful.

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Cc: [Woodards, Victoria](#)
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Elly Claus-McGahan, PhD
Climate Pierce County
[https://climatepiercecounty.com/
drelly@sound-decisions.org](https://climatepiercecounty.com/drelly@sound-decisions.org)
253-219-9129

From: [Frank Boykin, Jr.](#)
To: [FRANK BOYKIN](#)
Subject: TONIGHT's Planning Commission Public Scoping Meeting - Non-Interim Industrial Land Use Regulations: December 2, 2020 (ZOOM LINK & MIC SCOPING POINTS)
Date: Wednesday, December 2, 2020 2:40:15 PM
Attachments: [image002.png](#)
Importance: High

Hi Partners and Community,

Thank you again for your time and attention at the Manufacturing Industrial Council ZOOM meeting this morning.

Please consider sending remarks, testifying or listening to City of Tacoma Planning Commissioners' ZOOM meeting tonight.

For written comments only, please e-mail to planning@cityoftacoma.org by 4:00 p.m. today.

To Participate in the Public Hearing and Informational Meeting:

TIME: Public Scoping Hearing beginning at 5:30 p.m.

Please use the following link to participate:

Link: <https://us02web.zoom.us/j/83483289125>

Dial: +1 253 215 8782

Webinar ID: 834 8328 9125

As promised, here are the MIC's points of emphasis (Scoping Points) for tonight's Planning Commission Meeting:

Dear City of Tacoma Planning Commission,

Thank you for the opportunity to provide written comment on the Non-Interim Industrial Land Use Regulations scope of work.

The Manufacturing Industrial Council for the South Sound asks that your work includes:

- Review of the Land Use Goals and Policy of protecting industrial lands, businesses and infrastructure, specifically with the Container Port Element for congruency with the Comprehensive Plan policies and uses allowed in the industrial zones
- Short-sighted land use restrictions would do permanent damage to our economy far beyond the current crisis. Amendments to the industrial use table to enhance the protection of industrial lands, and protect the long-term function and viability of this area's economic prosperity as a place for jobs is requested
- Review uses allowed in industrial zones for consistency with the Comprehensive Plan with respect to protecting key roadways, railways, and intermodal facilities from encroachment

Kind regards,

Frank Boykin

Director, Manufacturing Industrial Council

Work: (253) 627-2175 | Cell: (253) 370-0663

www.tacomachamber.org *Your Voice For Business*



**LET'S THANK OUR
PUBLIC OFFICIALS**
December 9 4-5pm



[Register Today](#)

From: [Lynne Oulman](#)
To: [Planning](#)
Subject: too little time, too much at stake
Date: Monday, November 30, 2020 12:26:31 PM

"Please include a ban on expansion for existing fossil fuel uses in your proposal for the non-interim regulations."

Please HONOR "The Public Trust"

Please HONOR your fiduciary responsibility to "The Public Trust."

Please HONOR the science...we know you know.

Please HONOR your grandchildren.

Please HONOR all peoples in this region.

Please HONOR the environment.

Please, please protect the planet from a more distressed climate.

Thank you

From: [Peter Henriot](#)
To: [Planning](#)
Subject: URGENT ACTION, PLEASE!!
Date: Sunday, November 29, 2020 8:52:43 PM

Subject: Non-Interim Regulations

Dear Planning Services:

Please be bold.

Please be the leaders that we need.

Please include a ban on expansion for existing fossil fuel uses in your proposal for the non-interim regulations.

We have precious little time left to act to avoid the worst of the climate crisis.

Let's start now.

Tacoma can be a leader and an example!

How will you explain to your grandchildren how you took action on this life issue?

Sincerely,

Peter J. Henriot, S.J.

Bellarmino Jesuits

2300 S. Washington St

Tacoma, WA 98405

=====
Peter J. Henriot, S.J.
c/o Bellarmine Jesuit Community
2300 S. Washington Tacoma, WA 98405

mobile: 253-209-3153 land: 253-761-3535 Skype: petesj2

phenriot14@gmail.com 1

www.facebook.com/loyola.mw

From: [Emily Wing](#)
To: [Planning](#)
Subject: Urgent: Non-Interim Regulations
Date: Sunday, November 29, 2020 6:31:35 PM

Planning Services,

Our future demands that you include a ban on expansion for existing fossil fuel uses in your proposal for the non-interim regulations.

It is long past due to take bold, decisive action for our future and to be on the right side of history.

Thank you for your time.

Emily Wing
Seattle, WA



Positioning Statement on Industrial Land Use Regulations

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

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

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

MIC Position:

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

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

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

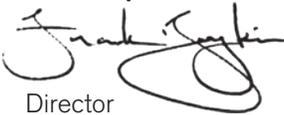
3. Oppose regulatory mandates that lack fully completed and transparent economic, health, environmental, and safety impact analysis.
4. Offer a process of review for heavy industrial use considerations intended for industrial development, to include evolving to greener economic pathways.
5. Regulations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

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

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

Thank you for your time and consideration of these comments.

Frank Boykin



Director

Manufacturing Industrial Council for the South Sound

frankb@tacomachamber.org

253-370-0663



From: [NANCY BOLAND-TABOR](#)
To: [Planning](#)
Cc: [Atkinson, Stephen](#)
Subject: Morcos Marine View 40 residence proposal
Date: Saturday, December 5, 2020 12:23:30 PM

My husband and I live at 4812 Browns Point Blvd.
Our house sits on the edge of the cliff overlooking Marine View Drive.
There is a large stand of trees and brush between us and the road
Along Marine View Drive. This area is home to bald eagles, of course, coyotes,
And many other species of wildlife native to the Pacific Northwest.
These trees and brush are also the sole reason that the landslides, which
Occurred in the infamous Oso area in 2014, have not occurred in such a devastating manner
Along the drive. However, we are aware of slides occurring now, several times a year,
Along Marine View Drive, and whenever we drive that stretch of road we are
Cognizant of the possibility of a slide occurring.

It is our understanding that some sort of retaining wall is proposed. Any such wall would be
Need to be a massive undertaking, requiring the disruption of native habitat, and
Inflicting months of noise pollution from heavy equipment along the bluff being directed to
Towards the homes above and around the project. Our homes would be subjected to
Vibration and damage from the movement of earth which has settled around us.
How are we going to be compensated for the damage to our property?

I wonder if anyone has considered that the soil in this proposed development is most
Assuredly polluted by the emissions from the former Asarco plant across Commencement Bay.
Disturbing the soil would subject citizens to unacceptable amounts of carcinogenic
Material, and render our property worthless.

How will we be compensated for the disturbance, the pollution, the landslides
That will surely be the result of this development's approval.
Will the city of Tacoma reimburse us? The Developer? We are vulnerable to
All of these risks.

I urge you to please reconsider the approval of this development.

Respectfully,

Nancy Tabor
Steve Beaver
4812 Browns Point Blvd
Tacoma, Wa. 98422

From: [Susan Patel](#)
To: [Atkinson, Stephen](#); [Harala, Larry](#)
Subject: non-interim industrial land use regulations
Date: Friday, December 4, 2020 12:48:58 PM

We just received the card for the meeting on Dec 2. Is it too late to comment?
We are concerned with the potential for increased building along the slopes along Marine View Drive in NE Tacoma. We are very concerned with the stability of the land/slopes, risk for landslides affecting the homes above and below as well as Marine view drive. We are concerned that platting and subdivisions and therefore more building will take away the green buffer between NE Tacoma and the port leading to increased air and noise pollution into NE Tacoma. We are concerned about how building on the slope will affect water runoff onto Marine View Drive and into the Sound. The movement of traffic will be negatively affected. The wildlife that inhabits this green space will be negatively affected. Please do not allow for these things to occur and keep the building along the slope to a minimum.
Thank you,
Nikhil and Susan Patel

From: [Kurtis Dengler](#)
To: [Planning](#)
Subject: Non-Interim Regulations
Date: Tuesday, December 8, 2020 9:39:14 AM

Dear Planning Services,

Please be bold.

Please be the leaders that we need.

Please include a ban on expansion for existing fossil fuel uses in your proposal for the non-interim regulations.

We have precious little time left to act to avoid the worst of the climate crisis. Let's start now.

Sincerely,
-Kurtis

From: [Anita Peñuelas](#)
To: [Planning](#)
Subject: Planning Commission, We Need Stronger Protections from Polluting Industries!
Date: Thursday, December 3, 2020 5:49:04 AM

Tacoma Planning,

Dear Planning Commission,

From methanol and LNG to refinery expansions and oil trains, Tacoma's Tideflats are in the bullseye of the fossil fuel industry's push for more dangerous and polluting facilities, for bigger profits. When the City took vital steps to pause new fossil fuel facilities in the Tideflats, with the Interim Regulations, the regulations failed to fully protect our health. By continuing to allow unchecked expansions of existing facilities like SeaPort Sound and US. Oil, we risk being locked into a fossil fuel future.

Tacoma is vulnerable, and as the Planning Commission you can establish a strong baseline for protecting our Tideflats from polluting industries. In 2017, your recommendation to include existing facilities was exactly what we needed and is more important now than ever.

This is not just an issue for the Tideflats, this issue affects the entire region, state, and beyond. There are emissions impacts felt across Tacoma, that are made worse by the nearby I-5 traffic corridor. Expansions at fossil fuel terminals have allowed 67% more oil bearing cars through Tacoma in 2019 compared to 2016. This impacts the entire globe but puts Tacomans at risk especially.

Every part of Tacoma is impacted by health disparities, but they fall especially hard on low income folks and communities of color because we have long prioritized industry over people. It is time to start planning for a future that is low carbon and prosperous for all, and that starts with the Interim Regulations.

This has gone on long enough. Please expand the Interim Regulations scope to limit the dangerous expansions of existing high-risk facilities.

Anita Peñuelas
anitapenuelas@gmail.com
7317 56th Ane NE
Seattle, Washington 98115

From: [Max Savishinsky](#)
To: [Planning](#)
Subject: Planning Commission, We Need Stronger Protections from Polluting Industries!
Date: Wednesday, December 2, 2020 4:06:03 PM

Tacoma Planning,

Dear Planning Commission,

From methanol and LNG to refinery expansions and oil trains, Tacoma's Tidelands are in the bullseye of the fossil fuel industry's push for more dangerous and polluting facilities, for bigger profits. When the City took vital steps to pause new fossil fuel facilities in the Tidelands, with the Interim Regulations, the regulations failed to fully protect our health. By continuing to allow unchecked expansions of existing facilities like SeaPort Sound and US. Oil, we risk being locked into a fossil fuel future.

Tacoma is vulnerable, and as the Planning Commission you can establish a strong baseline for protecting our Tidelands from polluting industries. In 2017, your recommendation to include existing facilities was exactly what we needed and is more important now than ever.

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Every part of Tacoma is impacted by health disparities, but they fall especially hard on low income folks and communities of color because we have long prioritized industry over people. It is time to start planning for a future that is low carbon and prosperous for all, and that starts with the Interim Regulations.

This has gone on long enough. Please expand the Interim Regulations scope to limit the dangerous expansions of existing high-risk facilities.

Thank you for your consideration, and time.

Max Savishinsky, MPA, MAIS, EDD
Executive Director
Washington Physicians for Social Responsibility

Max Savishinsky
max@wpsr.org
1819 S Forest St
Seattle, Washington 98144

From: [Liliana Burchard](#)
To: [Planning](#)
Subject: Planning Commission, We Need Stronger Protections from Polluting Industries!
Date: Thursday, December 3, 2020 10:14:50 AM

Tacoma Planning,

Dear Planning Commission,

From methanol and LNG to refinery expansions and oil trains, Tacoma's Tideflats are in the bullseye of the fossil fuel industry's push for more dangerous and polluting facilities, for bigger profits. When the City took vital steps to pause new fossil fuel facilities in the Tideflats, with the Interim Regulations, the regulations failed to fully protect our health. By continuing to allow unchecked expansions of existing facilities like SeaPort Sound and US. Oil, we risk being locked into a fossil fuel future.

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This has gone on long enough. Please expand the Interim Regulations scope to limit the dangerous expansions of existing high-risk facilities.

Liliana Burchard
lburchard27@gmail.com
1167 16th Ave E
Seattle, Washington 98102

From: [Janeen Provazek](#)
To: [Planning](#)
Subject: Re Public hearing that was held this evening
Date: Wednesday, December 2, 2020 7:12:11 PM

Hello Planning Commission. I was planning on speaking tonight at the meeting but since others said essentially what I had planned to say, I just listened.

My concern is that by me not speaking you will think there are only a handful of Tacoma residents concerned about any fossil fuel expansion.

Please note that there are hundreds of us in the community who listen to the scientists, who are urgently recommending that FOSSIL FUELS STAY IN THE GROUND. Nothing unclear about this. So, as you plan for what to consider and measure, please do not forget that ANY expansion of fossil fuels, ANY allowance of increase in storage capacity, ANY allowance of a Fracked gas facility, like the one being currently built by PSE, is in direct conflict with what our top Climate Scientists are telling us.

We may have 10 years to try and turn things around. We hope your awareness and commitment to a genuinely healthy community will be your constant guideline.

I wish you the best as you plan for our city. Thank you for your challenging work.

Respectfully,

Janeen Provazek, 350 Tacoma, The Conversation, long term resident of Tacoma

Sent from my iPad

From: [Angela Dillon](#)
To: [Atkinson, Stephen](#)
Subject: Tacoma Tideflats Subarea Plan & EIS
Date: Wednesday, January 6, 2021 11:05:53 AM

Good morning,

Please accept my comments regarding the Tacoma Tideflats Subarea Plan and EIS Draft Baseline Report.

- The City of Tacoma and the Puyallup Tribe issued joint Climate Emergency Declarations on December 10th. It is important that in order for the City and the Tribe to meet the climate goals outlined in our respective resolutions that curtailing any new fossil fuel development should be a priority. The Tribe banned new fossil fuel facilities as part of our code changes related to our resolution. The City of Tacoma should also ban new fossil fuel facilities.
- We have fought over the construction of the LNG and Methanol facility and their inappropriate siting on our lands. The Tribe will continue to object to the siting of these facilities and the environmental injustice they present to our Tribal Members. These facilities affect the health, well-being, and safety of our members. We will continue to protect our lands from harm and prevent risks to our Tribal Members who live so close to the LNG facility and others like it. These risky and high impact uses are incompatible with treaty rights and the designation of these lands as a federal Indian Reservation. The Tribe has limited lands to provide for housing, cultural uses, government, and economic development. We should not allow these uses to eclipse Tribal efforts at affordable housing which is regulated by its proximity to hazardous caustic industrial uses.
- The Puyallup Tribe also took steps to phase out existing fossil fuel infrastructure in our Climate Emergency Declaration. The Planning Commission can limit the expansion of these facilities to preserve treaty-protected rights like fishing and shellfish harvesting through limitations of storage and requiring more rigorous permitting requirements.
- The fact that existing facilities exist in liquefaction and lahar zones and also king-tide flooding in current sea level rise scenarios puts our treaty protected rights at risk. There are no bonding requirements for these facilities to clean up their facilities after a catastrophic event. The decades of trying to maintain a fishery on the Puyallup, Wapato, and Hylebos watersheds could be erased in an instant if one of these facilities were to fail due to lahar or earthquake.
- Fossil fuel facilities limit the availability of marine supportive uses in the tideflats. Container cargo, warehousing, fishing, marina, and other industrial uses which provide far more jobs per acre cannot compete primarily with fossil fuels because of the profitability of that use. Storage of fossil fuels provides one of the least amount of jobs per acre. The Planning Commission should support land use types that are jobs dense in order to accommodate future growth.

- While Tacoma's industrial lands are limited and are needed to support our local economy we cannot ignore the historical growth we have allowed to happen in these zones and their proximity to population centers, housing, critical facilities, waterways, and the Puyallup Reservation. Not addressing this issue decades ago has resulted in a debate of whether one use is appropriate over the other. We support a balanced approach. Some industrial uses like fossil fuel storage and refining are not appropriate for the high urban densities that Tacoma has achieved. We should preserve our limited industrial lands for other more safe industrial uses.
- Furthermore, for the above reasons, non-industrial uses directly in Tacoma's industrial lands should be curtailed. Existing facilities with large public attendance and lodging should be limited from expanding as well.
- We look forward to a conversation on the appropriate and inappropriate chemical uses in the regulations. Renewable and emission free facilities should be explored.
- Smelters are an inappropriate use based on historic impact of these facilities have had on our community and the federal and state cleanup efforts that continue to this day.
- Quarries are an inappropriate use based on the potential impacts of surrounding residential uses on the hillside where they would be most feasible and because of cultural resource concerns related to a large village site within the Tideflats area that has uncovered findings before.
- Creation of a more defined plan for the impacts of sea level rise that includes the identification and prioritization of decommissioning facilities that are vulnerable to changes of 6-17 inches of SLR by 2050.
- Planning for climate impacts should take into account the most extreme scenarios. Plan for the worst.
- Restrictions to permitting shoreline armoring such as bulkheads and piers considering SLR of 17 inches in a mere 29 years should be phased in.
- Stricter standards for impervious surfaces. Maintaining 85% impervious surfaces within the site is a start, however there should be clear goals on how to reduce this number that includes LID and retrofits.
- An improved system for tracking outfalls and how to adapt long term as climate change produces more severe and frequent flooding events that could produce backwater effects.
- An acknowledgement of the February 2020 flood event in the report. Climate change can shift 100-year events to 10 year events as evidence of the 2009 and 2020 major flooding on the Puyallup River.
- As major floods become more common, stricter standards are needed for the protection of salmon in the watershed. Actions that might have been approved in the past will be reviewed with a stronger emphasis on salmon conservation. Anecdotal observations from the 2020 juvenile salmonid production assessment program shows a sharp decline in juvenile Coho and chum abundance. It is hypothesized that redds were scoured in the February 2020 flood leading to detrimental loss of the cohort.
- Activities within the primarily affected areas should include additional considerations for the Puyallup Tribe including consultation in advance of any public notifications.
- An EIS should be required for all work for developments under the

regulations that disturb natural or cultural resources.

- Mitigation requirements should be enhanced for more robust protection of the tideflats, fish-bearing streams, wetlands, and other critical areas.

Feel free to contact me with any questions.

Thank you for your consideration, Angela

Angela Dillon

Puyallup Tribe of Indians

Fisheries Department

Office: 253-680-5706

Cell: 253-278-1160

Angela.Dillon@PuyallupTribe-nsn.gov

