



CITY COUNCIL PUBLIC HEARING

Tideflats Interim Regulations

(Please note the change in meeting location below)

Tuesday, October 17, 2017, at approximately 5:15 p.m.

**The Pantages Theater
901 Broadway, Tacoma, WA**

The City Council will conduct a public hearing on the proposed Interim Regulations relating to the Tideflats subarea planning process, and amending various chapters in Title 13 of the Municipal Code, relating to the Land Use Regulatory Code, as recommended by the Planning Commission. All persons will have an opportunity to present their oral comments at the City Council meeting. Those wishing to submit written comments may do so at the hearing, or may submit them to the City Clerk's Office at cityclerk@cityoftacoma.org or 733 Market Street, Room 11, Tacoma, WA 98402, by 1:00 p.m. on Tuesday, October 17, 2017.

You received this notice because you are a taxpayer with property within an area that may be impacted by the proposed Interim Regulations, or you have been, or are part of, a group that has been identified as a potentially interested party.

Summary

The Planning Commission has forwarded to the City Council proposed Interim Regulations for the Port of Tacoma Manufacturing and Industrial Center (MIC) and other zoning districts that allow heavy industrial uses city-wide, that would:

1. Expand public notification for heavy industrial uses city-wide that require a SEPA determination or discretionary permit;
2. Place a pause on the development of certain new non-industrial uses within the Port of Tacoma MIC and place limitations on the expansion of existing uses during the interim period;
3. Place a pause on new residential platting and subdivision of land on the slopes along Marine View Drive, limit new residential development on existing lots in this area, and pause new residential development in the S-11 Shoreline District and C-1 and C-2 Commercial districts along Marine View Drive during the interim period;
4. Place a pause on the development of certain new heavy industrial uses city-wide and place limitations on the expansion of existing uses during the interim period.

The Planning Commission concluded that Interim Regulations are warranted for the duration of the Tideflats Subarea Planning process and that the proposed regulations put in place a general pause on significant new developments, to maintain the status quo until such time as the Tideflats Subarea Plan and environmental review can be completed.

Additional Information

The Planning Commission's Findings and Recommendations Report, and other relevant information, are available at the Planning and Development Services Department and on the Planning Services Division's website at:

www.cityoftacoma.org/tideflatsinterim

For more information or questions about the proposed Interim Regulations, please contact Mr. Stephen Atkinson, Senior Planner, at (253) 591-5531 or satkinson@cityoftacoma.org.

Additional information regarding the change of location, parking, and accommodations at the hearing can be found at www.cityoftacoma.org/councilmeetings or by contacting the City Clerk's Office at cityclerk@cityoftacoma.org or (253) 591-5505.



On May 9, 2017 the Tacoma City Council adopted Amended Resolution No. 39723 initiating a subarea planning process for the Port/Tideflats. The Port/Tideflats are currently designated by the Puget Sound Regional Council and the City of Tacoma as a Manufacturing/Industrial Center that is planned to accommodate significant long-term employment growth. Completion of a subarea plan will support the ongoing eligibility for and prioritization of transportation funding in the Tideflats.

In addition, the Council requested that the City's Planning Commission begin immediate deliberations to determine if interim regulations are warranted while the subarea plan is being developed.

This Public Hearing is being held on the Commission's findings that interim regulations are warranted and the Commission's specific recommendations for the interim rules.

Public Notice



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