ORDINANCE NO. 28542

AN ORDINANCE relating to zoning; approving a six-month extension of the Tideflats Interim Regulations as originally approved by Amended Ordinance No. 28470, passed November 21, 2017.

WHEREAS, on May 9, 2017, the City Council adopted Amended Resolution No. 39723, initiating the subarea planning process for the Tideflats area, and further, requesting that the Planning Commission consider the need for interim regulations in the Tideflats subarea while the subarea planning process is underway, and

WHEREAS the Planning Commission ("Commission") determined that interim regulations were warranted, and on October 4, 2017 the Commission forwarded its recommendation to the City Council for consideration, and

WHEREAS, in support of these deliberations, the Commission conducted a public hearing, at which 81 people testified, and reviewed over 200 written comments, and

WHEREAS, following its own public hearing and substantial community input and deliberation, the City Council, on November 21, 2017, passed Amended Ordinance No. 28470, which included the following elements:

• Category 1: Expanded public notification of heavy industrial use permits;

• Category 2: A temporary pause of certain new non-industrial uses in the Port of Tacoma Manufacturing and Industrial Center;

• Category 3: A temporary pause of new residential development along Marine View Drive and NE Tacoma slopes; and

• Category 4: A temporary pause on certain types of new heavy industrial uses,
WHEREAS Amended Ordinance No. 28470 established the interim regulations for an initial one-year period, and

WHEREAS the Tacoma Municipal Code ("TMC"), consistent with state law, allows the City Council to consider reauthorization of the interim regulations every six months subsequent to the initial one-year authorization period, and

WHEREAS the related Subarea Planning effort is ongoing and will likely require multiple years to complete, and

WHEREAS the intent of the interim regulations was to implement a pause on certain types of use and development while the Subarea Plan was under development, and

WHEREAS, on October 23, 2018, pursuant to TMC 13.02.055, the City Council conducted a public hearing on the proposed extension of the interim regulations, and

WHEREAS the City Council determined that it is necessary to extend the interim regulations for an additional a six-month period; Now, Therefore,
BE IT ORDAINED BY THE CITY OF TACOMA:

That a six-month extension of the Tideflats Interim Regulations, as originally approved by Amended Ordinance No. 28470, passed November 21, 2017, is hereby approved.

Passed  NOV 1 3 2018

Mayor

Attest:

City Clerk

Approved as to form:

Deputy City Attorney