AN ORDINANCE approving a six-month extension of the Tideflats Interim Regulations, as approved by Amended Ordinance No. 28470 and extended by Ordinance Nos. 28542 and 28583.

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 area 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 prohibition of new non-industrial uses in the Port of Tacoma Manufacturing and Industrial Center;
• Category 3: A temporary prohibition of new residential development along Marine View Drive and NE Tacoma slopes; and
• Category 4: A temporary prohibition on certain types of new heavy industrial uses,
WHEREAS, on November 13, 2018, following another public hearing, substantial community input, and City Council deliberation, the City Council passed Ordinance No. 28542, extending the Tideflats Interim Regulations for an additional six-month period, and

WHEREAS, on May 21, 2019, following another public hearing and deliberations, the City Council passed Ordinance No. 28583, extending the Tideflats Interim Regulations for an additional six-month period, and

WHEREAS, Ordinance No. 28583 is set to expire on December 2, 2019, and 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, at the time of reauthorization, the City Council may consider amendments to the Ordinance, however, there are no alternatives under consideration at this time, and

WHEREAS, the City Council has determined that it is necessary to extend the interim regulations for an additional 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, extended by Ordinance No. 28542, passed on November 13, 2018, and extended by Ordinance No. 28583, passed on May 21, 2019, is hereby approved.

Passed _____________________

______________________________
Mayor

Attest:

______________________________
City Clerk

Approved as to form:

______________________________
Deputy City Attorney