



ORDINANCE NO. 28583

1 AN ORDINANCE relating to zoning; approving a six-month extension of the
2 Tideflats Interim Regulations as originally approved by Amended Ordinance
3 No. 28470, passed November 21, 2017, and extended by Ordinance
4 No. 28542, passed November 13, 2018.

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

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

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

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

- 19 • Category 1: Expanded public notification of heavy industrial use permits;
- 20 • Category 2: A temporary pause of certain new non-industrial uses in the Port of
21 Tacoma Manufacturing and Industrial Center;
- 22 • Category 3: A temporary pause of new residential development along Marine
23 View Drive and NE Tacoma slopes; and
- 24 • Category 4: A temporary pause on certain types of new heavy industrial uses,
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WHEREAS Amended Ordinance No. 28470 established the interim regulations for an initial one-year period, and

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 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 the City Council has 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,



1 2017, and extended by Ordinance No. 28542, passed November 13, 2018, is
2 hereby approved.

3 Passed MAY 21 2019
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5 *W Woodards*
6 Mayor

7 Attest:

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9 *Jessie Sorum*
10 City Clerk

11 Approved as to form:

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13 *[Signature]*
14 Deputy City Attorney
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