



## Frequently Asked Questions

1. Have any changes been made to the Planning Commission's recommendation?

Yes. At First Reading of Ordinance on November 14, 2017, the Council approved four motions amending the proposed Interim Regulations:

- The initial duration of the Interim Regulations was extended from six months to one year.
- Smelters were added to the list of uses restricted under the Interim Regulations.
- The uses subject to Interim Regulations were clarified as applying only to primary uses (business activities), and not to secondary uses (related support activities).
- Existing uses were removed from the scope of the interim regulations.

2. When will the City Council consider the final ordinance?

The City Council is scheduled to consider the amended ordinance at their regular meeting on November 21. Information on the Council meeting time, location, and agenda, can be found at: [http://www.cityoftacoma.org/government/city\\_council/ccmeetings/](http://www.cityoftacoma.org/government/city_council/ccmeetings/)

3. If the ordinance prohibits certain "new" uses, when does a project become "existing"?

The proposed ordinance is intended to prohibit certain new non-industrial and heavy industrial uses from becoming established during the interim period, while the subarea plan is under development. Projects that are currently permitted, in the permit process, or vested would be considered "existing" even if the project still requires additional permits or has not completed construction.

4. How many existing businesses would be potentially impacted by the ordinance?

The proposed ordinance would have no impact on existing businesses.

5. Are ethanol and other biofuels included in these proposed restrictions?

The proposed interim regulations would prohibit the establishment of a new business producing ethanol and biofuels. Existing facilities engaged in chemical manufacturing, oil refining, or other fossil fuel processing could shift production to include biofuels.

6. Why are the South Tacoma MIC and other industrial districts included?

The interim regulations were first initiated directly pertaining to the Port/tideflats and the upcoming subarea planning process. During the Planning Commission's review, the Commission determined that the "need" for interim regulations was not strictly limited to the Port/tideflats. The issues the Commission focused on, the permissiveness of current heavy industrial zoning, community concerns regarding the effectiveness of transitions and buffers separating industrial and residential uses, and



the likelihood of development that could exacerbate current issues, were determined to have applicability beyond the tideflats.

5. Will there be an opportunity to comment on the amended ordinance at Final Reading?

Yes. The City Council accepts comments on regular agenda items at each meeting.

6. What is the work program for developing the final regulations, to replace the interim regulations?

The City Council adopted Amended Resolution No. 39723 on May 9, 2017, which initiated a subarea planning process for the port/tideflats. The City is currently in discussions with the Port of Tacoma and the Puyallup Tribe of Indians regarding an Inter-local Agreement (ILA) that would outline the project partnership, including roles of the City, the Port, and the Puyallup Tribe, and responsibilities and funding for the project. More information on this process is available on the City's Planning Services webpage, at [www.cityoftacoma.org/planning](http://www.cityoftacoma.org/planning), and under the "Current Initiatives and Projects" page.