What do the Tideflats Interim Regulations do?

**Expanded Notification for Heavy Industrial Uses**

- These amendments expand public notification of heavy industrial use permits to taxpayers and interested parties.
- The taxpayer notification distances increase from 1000 feet to 2500 feet from the site of the proposal. For projects located within a designated manufacturing and industrial center (M/IC), the 2500-foot notification distance is measured from the boundary of the applicable center.
- This expanded notification applies to all heavy industrial projects city-wide that require a discretionary permit (such as a conditional use permit) or SEPA determination.

**Non-industrial Uses in the Port of Tacoma Manufacturing/Industrial Center (M/IC)**

- Certain new non-industrial uses are prohibited in the City’s Heavy Industrial zoning districts (M-2 and PMI) within the Port of Tacoma M/IC, including:
  - Destination/high intensity parks and recreation,
  - Agriculture,
  - Residential uses,
  - Hospitals,
  - Airports,
  - Schools (K-12),
  - Retail,
  - Cultural institutions, and
  - Care facilities.
- Existing non-industrial uses may expand and are not subject to limitation.
Marine View Drive Residential Development Restrictions

- These regulations pause all new residential platting and subdivision of land along Marine View Drive and the adjacent hillside.
- Property owners in the R-1 and R-2 single family zoning districts will be allowed to build a single residential unit on existing legal lots.
- New construction requires a notice on title regarding the proximity of the residential building to heavy industrial uses.

Heavy Industrial Zoning

- These interim regulations pause the establishment of the following new heavy industrial uses citywide:
  - Coal terminals and bulk storage facilities,
  - Oil or other liquefied fossil fuel terminals, bulk storage, manufacturing, production, processing or refining,
  - Chemical Manufacturing,
  - Mining and quarrying,
  - Smelting.
- Existing uses may expand under current permit procedures and land use standards.

Proposed Schedule for Reauthorization

The Interim Regulations are effective for 1-year but may be re-authorized by the City Council every 6 months thereafter until the Tideflats Subarea Plan is completed. The following is a tentative schedule for re-authorization of the Tideflats Interim Regulations:

<table>
<thead>
<tr>
<th>Date</th>
<th>Event</th>
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<tbody>
<tr>
<td>September 25</td>
<td>City Council – Study Session to review (a) findings of fact supporting the renewal of the current interim regulations, and (b) potential modifications to the interim regulations.</td>
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<tr>
<td>October 9</td>
<td>City Council – Resolution to set the public hearing</td>
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<tr>
<td>October 23</td>
<td>City Council – Public Hearing on the proposed 6-month extension of and any modifications to the current interim regulations</td>
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<tr>
<td>October 30</td>
<td>City Council – Study Session to review public testimony and provide guidance on any Ordinance modifications</td>
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<td>City Council – First reading of Ordinance</td>
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<tr>
<td>November 6</td>
<td>City Council – Final reading of Ordinance</td>
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<td>December 2</td>
<td>Current Interim Regulations expire</td>
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