



City of Tacoma
Planning Commission

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October 4, 2017

The Honorable Mayor and City Council
City of Tacoma
747 Market Street, Suite 1200
Tacoma, WA 98402

RE: Tideflats Interim Regulations

Honorable Mayor and Members of the City Council,

On behalf of the Tacoma Planning Commission, I am forwarding our recommendations on the Proposed Tideflats Interim Regulation, in response to Resolution No. 39723 from May 9, 2017. Enclosed is the "*Planning Commission's Findings and Recommendations Report, October 4, 2017*" that summarizes the proposed interim regulations, the public review process, and the Planning Commission's deliberations.

Through months of community conversation and discussion, the Commission has been steadfast in support for the subarea planning process as called for in Resolution No. 39723. We ask that the City Council prioritize the resources to conduct the subarea planning process in the most expeditious way. Yet based on the sustained level of community involvement to date, we do recognize this work will require a level of public engagement that necessitates careful design and execution to be truly effective.

In the meantime, the Commission finds that interim regulations are warranted and we recommend that the City Council adopt the following proposals for the duration of the Tideflats Subarea Planning process:

1. Expand notification for heavy industrial uses city-wide;
2. Pause certain new non-industrial uses within the Port of Tacoma MIC and limit the expansion of existing said uses;
3. Pause new residential platting and subdivision of land along Marine View Drive;
4. Pause certain new heavy industrial uses city-wide and limit the expansion of existing said uses.

While the Commission was not specifically required under TMC 13.02.055 to conduct a public hearing, the Commission elected to hold a public hearing and accept comments on the draft documents in response to the significant and diverse interest and concerns expressed to the Commission early in the process. As a result, the Commission received a virtually unprecedented level of participation in the public hearing, with over 300 people in attendance, 81 people who provided testimony, and more than 200 pieces of written comments submitted for Commission consideration.

The subarea plan is the best course of action to comprehensively address land use issues associated with the future of the Port/Tideflats, with interim regulations a necessary first step. The Commission stands ready to assist the City Council and the Planning and Development Services Department in this project that has the potential to significantly reshape Tacoma's economic and environmental destiny.

Respectfully,

STEPHEN C. WAMBACK, Chair
Tacoma Planning Commission
Enclosure