

# TIDEFLATS INTERIM REGULATIONS

Planning Commission  
10.4.17

# AGENDA

- Findings
- Review and vote on individual elements
- Review Recommendations
- Request to approve full packet and forward to the City Council
- Letter of Recommendation
- Next Steps

# FINDINGS

- New Findings documented in packet
  - ORMA: State policy on liquid fossil fuels
  - Ban on crude exports and growing market
  - Documenting public notification
  - Documenting Planning Commission deliberations
  - Documenting Public Comments
  - Tentative recommendations
  
- Still to do:
  - Finalize summary of recommendations
  - Response to comments
  
- Other additions?

# 1. EXPANDED NOTIFICATION

- Apply to:
  - Heavy Industrial Uses
  - Where a discretionary permit application or SEPA determination is required
  - Citywide
- What it would do:
  - Expand permit notification to 2500' from Manufacturing and Industrial Center boundary, where applicable, or from individual tax parcel
  - Includes a public meeting

The Most Common* SEPA Triggers
Work occurring within critical areas and/or on lands wholly or partly covered by water
Construction of residential structures – more than 20 dwelling units
Construction or demolition of a building – greater than 12,000 square feet
Construction of a parking lot – more than 40 vehicles
Fill or excavation – more than 500 cubic yards
Installation or removal of impervious tanks – capacity of more than 10,000 gallons
Stormwater, water, & sewer utilities – 12 inches or more in diameter
Installation of wireless facilities – on a residence or school or within a residentially zoned area
Construction of a wireless tower – 60 feet or taller or within a residential zone
Certain land use decisions – Rezone, Plats greater than 9 lots

\*For a comprehensive list, see WAC 197-11-800.

## 2. NON-INDUSTRIAL USES IN PORT MIC

- Apply to:
  - Certain Non-industrial uses in TMC 13.06.400
  - Within the Port of Tacoma MIC
- What it would do:
  - Prohibit new, specified non-industrial uses
  - Allow expansion through the Nonconforming use provisions
- What uses?
  - All residential uses (group homes, adult family homes, retirement homes, work release, etc.)
  - Care facilities
  - Destination/High intensity parks and recreation
  - Cultural Institutions
  - Agriculture
  - Airports
  - Hospitals
  - Schools (K-12)
  - ~~Correctional Facilities~~
  - Limited impact to M-1



# 4. HEAVY INDUSTRIAL USE RESTRICTIONS

- Applicability:
  - Citywide where heavy industry is allowed
- What it would do:
  - Prohibit the establishment of new uses.
  - Limit the expansion of existing uses – no more than 10% increase in storage, production or distribution capacity, subject to CUP
- What uses would be subject to the restrictions?
  - Coal terminals and bulk storage;
  - Oil, or other liquid or gaseous fossil fuel terminals, bulk storage, manufacturing, production, processing or refining;
  - Chemical production, processing, and bulk storage
  - Smelting;
  - Mining and quarrying.

# OTHER RECOMMENDATIONS

- Duration: 12 months with re-authorization every 6 months for duration of the subarea plan
- Final work plan:
  - Tideflats subarea plan
- Tracking and reporting
- Prioritize resources for the Tideflats Subarea Plan process



# REQUEST FOR RECOMMENDATION

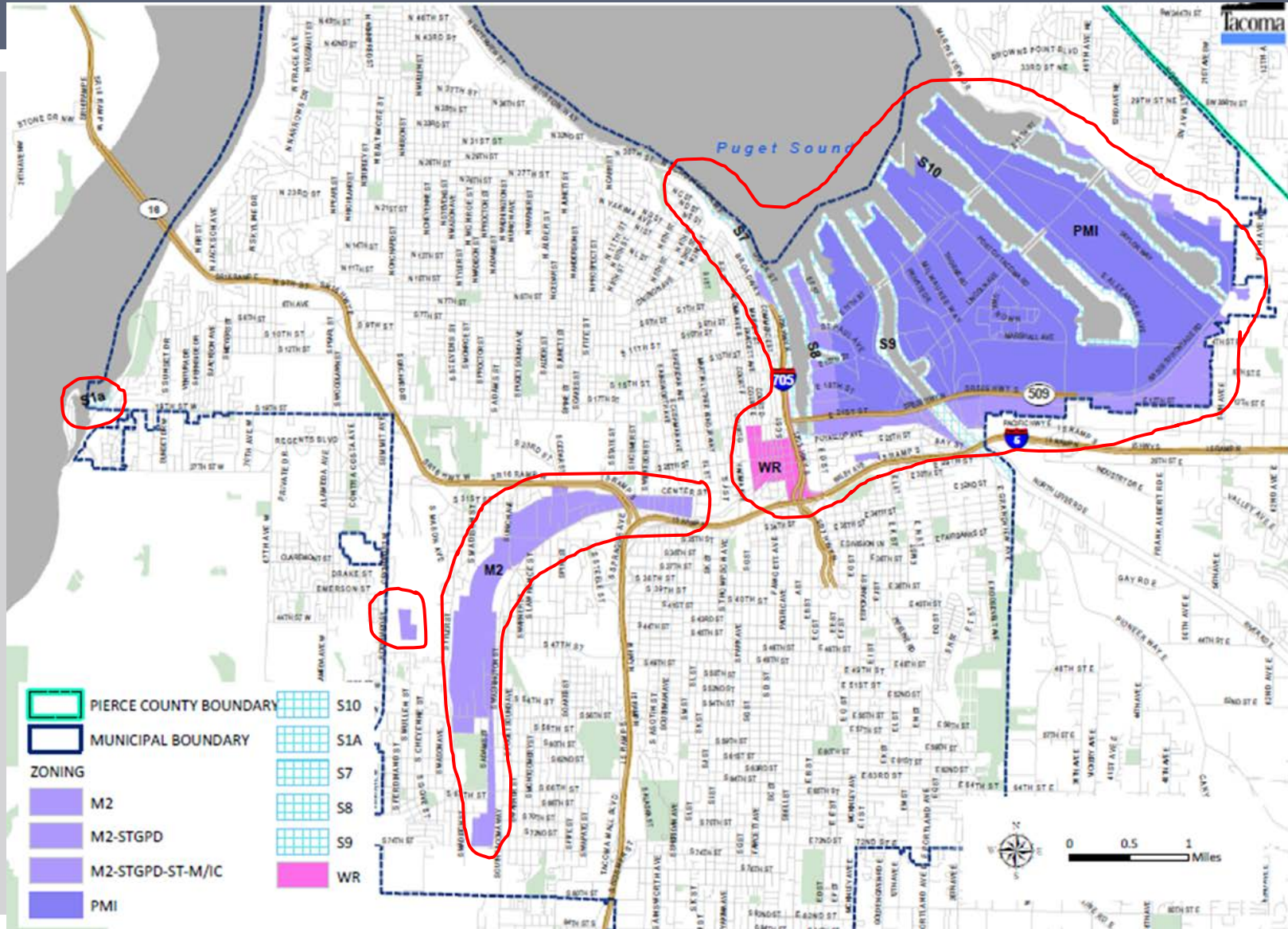
1. Expanded Notification
2. Non-industrial uses in the MIC
3. Residential Development along Marine View Drive
4. Heavy Industrial Uses
5. Other recommendations

# NEXT STEPS

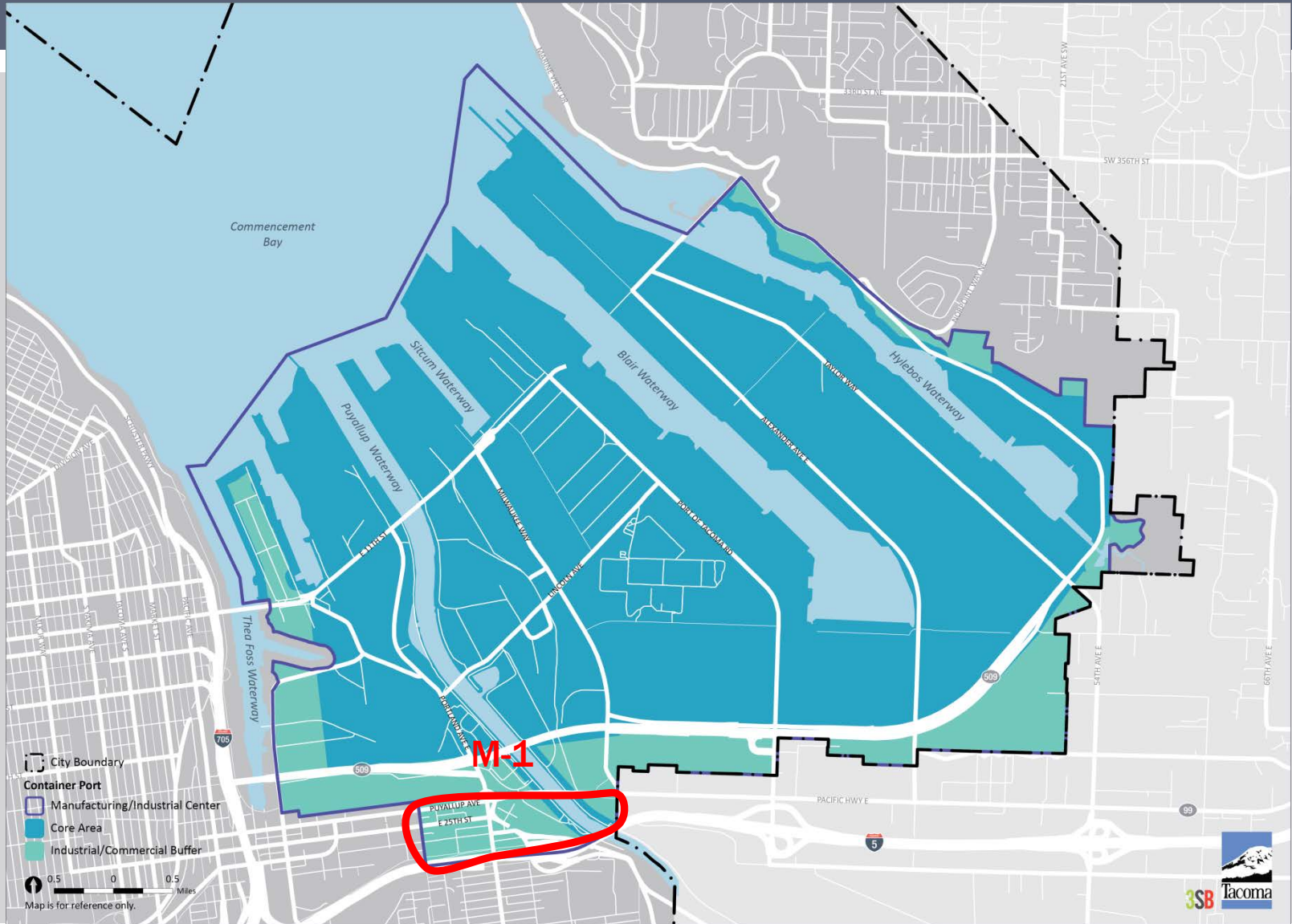
- **Tentative Council Schedule:**
  - Study Session – October 17
  - Public Hearing – October 17 5:30 @ Pantages Theater
  - Study Session – November 7
  - 1<sup>st</sup> Reading of Ordinance – November 14
  - Final Reading of Ordinance – November 21

# EXTRA SLIDES FOR REFERENCE

# 4. HEAVY INDUSTRIAL USE RESTRICTIONS



# 2. NON-INDUSTRIAL USES IN PORT MIC



## 2. NON-INDUSTRIAL USES IN PORT MIC

	<b>M-1</b>	<b>M-2</b>	<b>PMI</b>
<b>Adult family home</b>	P/N*	N	N
<b>Confidential shelter</b>	P/N*	N	N
<b>Continuing care retirement community</b>	P/N*	N	N
<b>Day care, family</b>	P/N*	N	N
<b>Emergency and transitional housing</b>	P/N*	N	N
<b>Extended care facility</b>	P/N*	N	N
<b>Foster home</b>	P/N*	N	N
<b>Group housing</b>	P/N*	N	N
<b>Hotel/motel</b>	P/N*	N	N
<b>Intermediate care facility</b>	P/N*	N	N
<b>Live/Work</b>	P	N	N
<b>Residential care facility for youth</b>	P/N*	N	N
<b>Residential chemical dependency treatment facility</b>	P/N*	N	N
<b>Retirement home</b>	P/N*	N	N
<b>Staffed residential home</b>	P/N*	N	N
<b>Student housing</b>	P/N*	N	N
<b>Theater</b>	P/N*	N	N
<b>Work/Live</b>	P	N	N