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

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**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
3. RESIDENTIAL DEVELOPMENT ALONG MARINE VIEW DRIVE

- Pause all new plats and subdivision
- Pause new residential construction in commercial and shoreline zoning districts
- Allow reasonable use of existing lots in the interim
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.
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
Tentative Council Schedule:
- Study Session – October 17
- Public Hearing – October 17 5:30 @ Pantages Theater
- Study Session – November 7
- 1st 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

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<th>M-2</th>
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