- Council initiated a Tideflats Subarea Plan as required under PSRC Vision 2040
- Requested the Commission consider need for interim regulations
- Planning Commission Review:
  - June 21: Discussed initial findings and approach
  - August 2: Discussed staff concepts
  - August 16: Authorized a public review draft and set a public hearing
  - September 13: Conducted a public hearing
- Public Review:
  - 14,000 notices
  - 81 people testified
  - Over 200 comments received
NEXT STEPS

- September 20 - Planning Commission discusses testimony
- October – Planning Commission recommendation to Council
- October/November – City Council Review and Adoption
  - Study Session
  - Public Hearing
  - 1st Reading of Ordinance
  - Final Reading of Ordinance
  - Effective

Follow the process at:
www.cityoftacoma.org/tideflatsinterim
1. Expanded notification for heavy industrial uses;
2. Prohibition of certain non-industrial uses;
3. Prohibition on new residential development along Marine View Drive;
4. Prohibition on establishing certain new heavy industrial uses.
1. EXPANDED NOTIFICATION

- **Applies 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.
1. EXPANDED NOTIFICATION
1. EXPANDED NOTIFICATION OPTIONS TO CONSIDER

A. Expand notification to all taxpayers city-wide
B. Distances/thresholds

➢ Staff Recommendation: Maintain current approach
2. NON-INDUSTRIAL USES IN PORT MIC

- **Applies 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
  - Prohibit expansion of existing uses

- **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
2. NON-INDUSTRIAL USES IN PORT MIC
## 2. NON-INDUSTRIAL USES IN PORT MIC

<table>
<thead>
<tr>
<th>Use</th>
<th>M-1</th>
<th>M-2</th>
<th>PMI</th>
</tr>
</thead>
<tbody>
<tr>
<td>Adult family home</td>
<td>P/N*</td>
<td>N</td>
<td>N</td>
</tr>
<tr>
<td>Confidential shelter</td>
<td>P/N*</td>
<td>N</td>
<td>N</td>
</tr>
<tr>
<td>Continuing care retirement community</td>
<td>P/N*</td>
<td>N</td>
<td>N</td>
</tr>
<tr>
<td>Day care, family</td>
<td>P/N*</td>
<td>N</td>
<td>N</td>
</tr>
<tr>
<td>Emergency and transitional housing</td>
<td>P/N*</td>
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<tr>
<td>Extended care facility</td>
<td>P/N*</td>
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</tr>
<tr>
<td>Foster home</td>
<td>P/N*</td>
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</tr>
<tr>
<td>Group housing</td>
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<tr>
<td>Hotel/motel</td>
<td>P/N*</td>
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<td>N</td>
</tr>
<tr>
<td>Intermediate care facility</td>
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</tr>
<tr>
<td>Live/Work</td>
<td>P</td>
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<td>N</td>
</tr>
<tr>
<td>Residential care facility for youth</td>
<td>P/N*</td>
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<tr>
<td>Residential chemical dependency treatment facility</td>
<td>P/N*</td>
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<tr>
<td>Retirement home</td>
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<tr>
<td>Staffed residential home</td>
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<td>Student housing</td>
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<tr>
<td>Theater</td>
<td>P/N*</td>
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</tr>
<tr>
<td>Work/Live</td>
<td>P</td>
<td>N</td>
<td>N</td>
</tr>
</tbody>
</table>
2. NON-INDUSTRIAL USES IN PORT MIC

OPTIONS TO CONSIDER

A. Allow limited expansion, per non-conforming use provisions
B. Could narrow the list of uses in the M-1
C. Could exclude all of the M-1

➢ Staff recommendation: A and B
Correctional Facilities

- Ordinance No. 28429
- Regulates public and private in the same manner, as a conditional use
- Expansion that increases inmate capacity requires CUP major modification, public meeting.
- Scheduled to return to Commission later this year

Staff recommendation: Maintain interim regulations as adopted by City Council in Ordinance No. 28429 and continue to address this issue as part of the development of permanent regulations relating to that ordinance
3. RESIDENTIAL PROHIBITION ALONG MARINE VIEW DRIVE

- Prohibits all new plats and residential development
3. RESIDENTIAL PROHIBITION

OPTIONS TO CONSIDER

A. No restrictions
B. Modify boundary
C. Continue to prohibit new platting but allow building of legal lots

➤ Staff recommendation – would allow reasonable use, focus on the primary area of concern
4. HEAVY INDUSTRIAL USE RESTRICTIONS

- **Applicability:**
  - Citywide where heavy industry is allowed
  - New uses

- **What it would do:**
  - Prohibit the establishment of new uses.
  - Would not limit the expansion or operations of existing uses.

- **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.
4. HEAVY INDUSTRIAL USE RESTRICTIONS
4. HEAVY INDUSTRIAL USE RESTRICTIONS

OPTIONS TO CONSIDER

A. No restrictions
B. Modify the list of uses:
   - Narrow
   - Expand
C. Expansion of existing use
   - Permit process
   - Amount of expansion

- Staff recommendation: Expanded list + CUP
FINDINGS AND RECOMMENDATIONS

- MIC/Industrial Lands
- Critical Areas
- Encroachment
- Transportation
- Climate
- Off-site Impacts
- Emergency Response
- Emergency Ordinances

- Public process
- Modifications to public review draft

- Other?
Legal questions
Timing
SEPA
Economic impacts
Consultation
Support for Subarea Plan
JBLM
Basis for regulations