Today’s Agenda

- Findings of Fact
- Staff Concept
- Other Options
- Next Steps
Findings

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

- Prohibit New Non-industrial Uses
  - Golf Courses
  - Schools
  - Juvenile Community Facility
  - Airport
  - Agricultural Uses
  - Destination Parks and Recreation
Staff Concept

- Prohibit New High Risk/High Impact Uses
  - Coal terminals, storage, transport
  - Liquefied and gaseous fossil fuel terminals, etc.
  - Bulk chemical storage, production or processing
  - Animal slaughter
  - Fat rendering
  - Acid manufacture
  - Smelters
  - Blast furnaces
  - Metal recyclers
  - Surface mining
Staff Concept

• Existing High Risk/High Impact/Nonindustrial Uses
  • “Permitted”
  • Expansion of up to 10% by right
  • Expansion of up to 20% by CUP

• Expanded notification
  • 2500’ from MIC Boundary
  • Heavy Industrial Uses that require SEPA review or a discretionary permit

• Residential Encroachment
  • Limit to 1 unit per parcel

• Prohibit Unlisted Uses
Staff Concept

- Continues to allow core industrial activities
  - Container shipping and breakbulk
  - Wood products/wood working
  - Logistics/transportation/utilities
  - Marine services/supply/boat building
  - Wholesalers
  - Fabrication/Machining
  - Construction/Contracting/Rentals/Building Supply
- Provides accommodation for existing uses over the near-term
- Can be nimble to address unintended outcomes
Other Considerations

- Places focus on the subarea plan
- Process step vs. outcomes
- Balanced findings
- Defensible
Other Approaches

• More restrictive
  • Limit expansion
  • Include more non-industrial uses
  • Expand list of industrial uses

• More permissive
  • Rely on conditional use permits
  • Reduce uses subject to prohibition
Next Steps

• Substantively:
  • Draft code
  • Define uses
  • Define “expansion” methodology
  • Applicability to other areas in the City
  • Work plan for permanent regulations
  • Assess impacts

• Procedurally:
  • Public hearing
  • Finalize proposed amendments
  • Recommendation to Council