

TIDEFLATS INTERIM REGULATIONS

Planning Commission Presentation

August 2, 2017

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