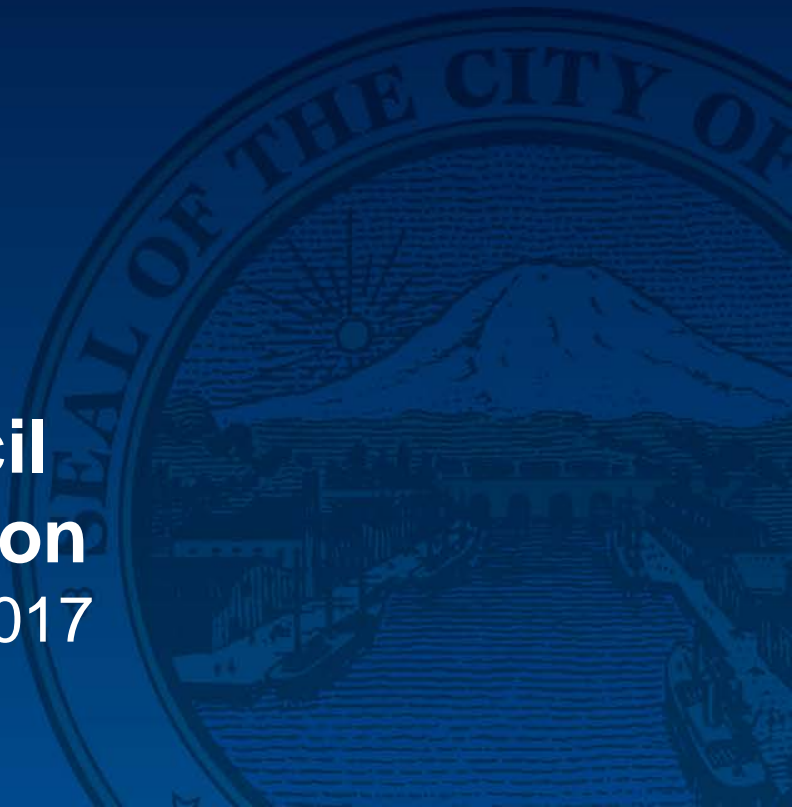


# Tideflats Interim Regulations

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Review of Public Comments

**City Council  
Study Session**  
November 7, 2017



# Upcoming Schedule

- November 14 – 1<sup>st</sup> Reading of Ordinance
- November 21 – Final Reading of Ordinance



# Public Testimony

- Approximately 70 people testified at the public hearing
- 270 pages of public comments



# Recommendations

1. Expanded Notification for Heavy Industrial Uses
2. Pause on Non-industrial Uses in the Port Manufacturing/Industrial Center
3. Marine View Drive Residential Development Restrictions
4. Heavy Industrial Use Restrictions

# Comments: Expanded Notice

- Support for the notice
- Distance
- Cost and impact



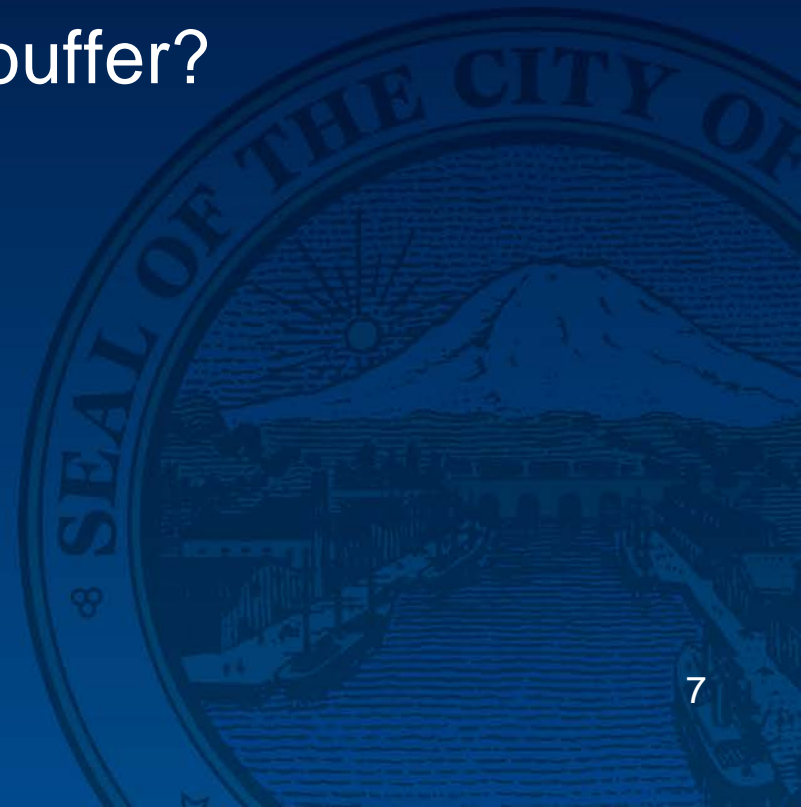
# Comments: Non-Industrial Uses

- Some opposition/concern
- Specific uses:
  - Airports
  - Detention Center
- No Market/No Emergency



# Comments: Marine View Drive Residential Development

- Takings concerns and opposition
- Support for the proposal
- Who should provide the buffer?



# Comments: Pause on certain Heavy Industry

- Opposition/Support
- Scope of uses
- Impacts
- Existing Use Expansion





# Comments: Pause on certain Heavy Industry

- Expansion of existing facilities
  - Based on 10% increase in capacity subject to Conditional Use Permit
  - Allows normal maintenance and repair
  - Allows upgrades per building code and environmental standards

# Other Comments

- Purpose of interim regulations
- Not adequately notified
- Concerns about existing uses
- Timeframe for Interim Regulations
- Support for Subarea Planning



# Questions or Comments?

1. Expanded Notification for Heavy Industrial Uses
2. Pause on Non-industrial Uses in the Port Manufacturing/Industrial Center
3. Marine View Drive Residential Development Restrictions
4. Heavy Industrial Use Restrictions