Proposed Tideflats Interim Regulations

Category 1: Expanded notification for heavy industrial uses.

- **Applicability:**
  - Heavy Industrial Uses
  - Discretionary permit applications or SEPA determination
  - Citywide

- **What it would do:**
  - Expand permit notification to 2500’ from Manufacturing and Industrial Center boundary, or tax parcel
  - 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.*
Proposed Tideflats Interim Regulations

Category 2: Prohibition on new, or expansion of existing, non-industrial uses in the Port of Tacoma Manufacturing and Industrial Center

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
Proposed Tideflats Interim Regulations

Category 3: Marine View Drive residential development restrictions.

- Prohibits all new platting and residential development.
- Existing residences could expand but not add new units.
- Applies both to single family zoning districts along the slope and commercial/shoreline zoning districts along Marine View Drive that allow residential development.
Proposed Tideflats Interim Regulations
Category 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.