

An aerial photograph of an industrial waterfront area, likely a port or shipyard. The scene is dominated by a large body of water in the foreground and middle ground, with numerous industrial buildings, docks, and structures along the shoreline. The background shows a dense residential or commercial area with many houses and buildings. A large yellow rectangular box is overlaid on the upper portion of the image, containing text in blue capital letters.

**TIDEFLATS INTERIM REGULATIONS
PLANNING COMMISSION PUBLIC HEARING
SEPTEMBER 13, 2017**

AGENDA

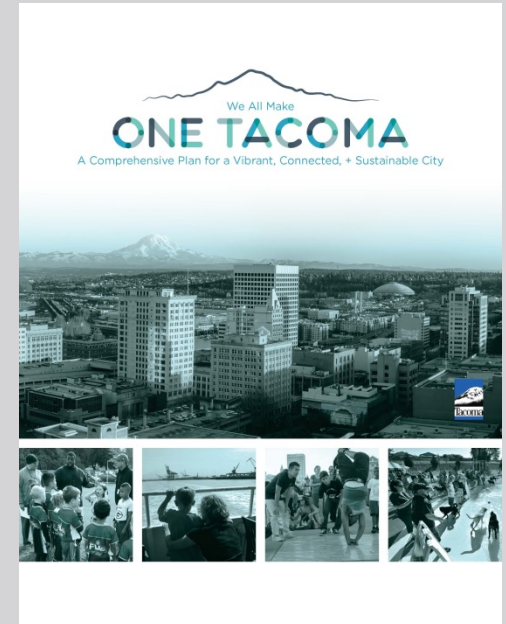
- Background
- Next Steps
- The Proposed Regulations
- How to Comment
- Public Testimony

WHAT ARE INTERIM REGULATIONS?

- Determination of need
- Emergency or protective measure
- Duration
- Reauthorization
- Work plan

BACKGROUND

- 2017 Comprehensive Plan and Land Use Code Amendments
 - NE Tacoma Buffer Zone Application
 - Council Consideration Request Regarding Container Port Element
 - Director's Rule on Expanded Notification for Heavy Industrial Uses
- Amended Resolution No. 39723
 - Initiated the Tideflats Subarea Plan
 - Consolidated Applications
 - Initiated Interim Regulations



cityoftacoma.org/onetacoma

BACKGROUND

Planning Commission review:

- June 21st – Considered the “need” for interim regulations
- August 2nd – Reviewed initial staff concepts
- August 16th – Determined scope of public review draft and authorized release, set public hearing

PUBLIC NOTIFICATION

- **City Contact Lists**
 - Neighborhood Councils
 - Business Districts
 - Interested Parties
 - Employers
 - Media
- **Informational Meeting**
- **Facebook Event Pages**
- **Consultation with the Puyallup Tribe of Indians**
- **SEPA Notice and 60-Day Notice to the State**
- **14,000 Public Notice pamphlets to taxpayers within 2500' of a Manufacturing/Industrial District, 1000' from Marine View Drive slopes, 2500' from other industrial zoned properties.**

NEXT STEPS

- September 15 – Comment Period Closes, 5:00 pm
- 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

THE PROPOSALS

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.

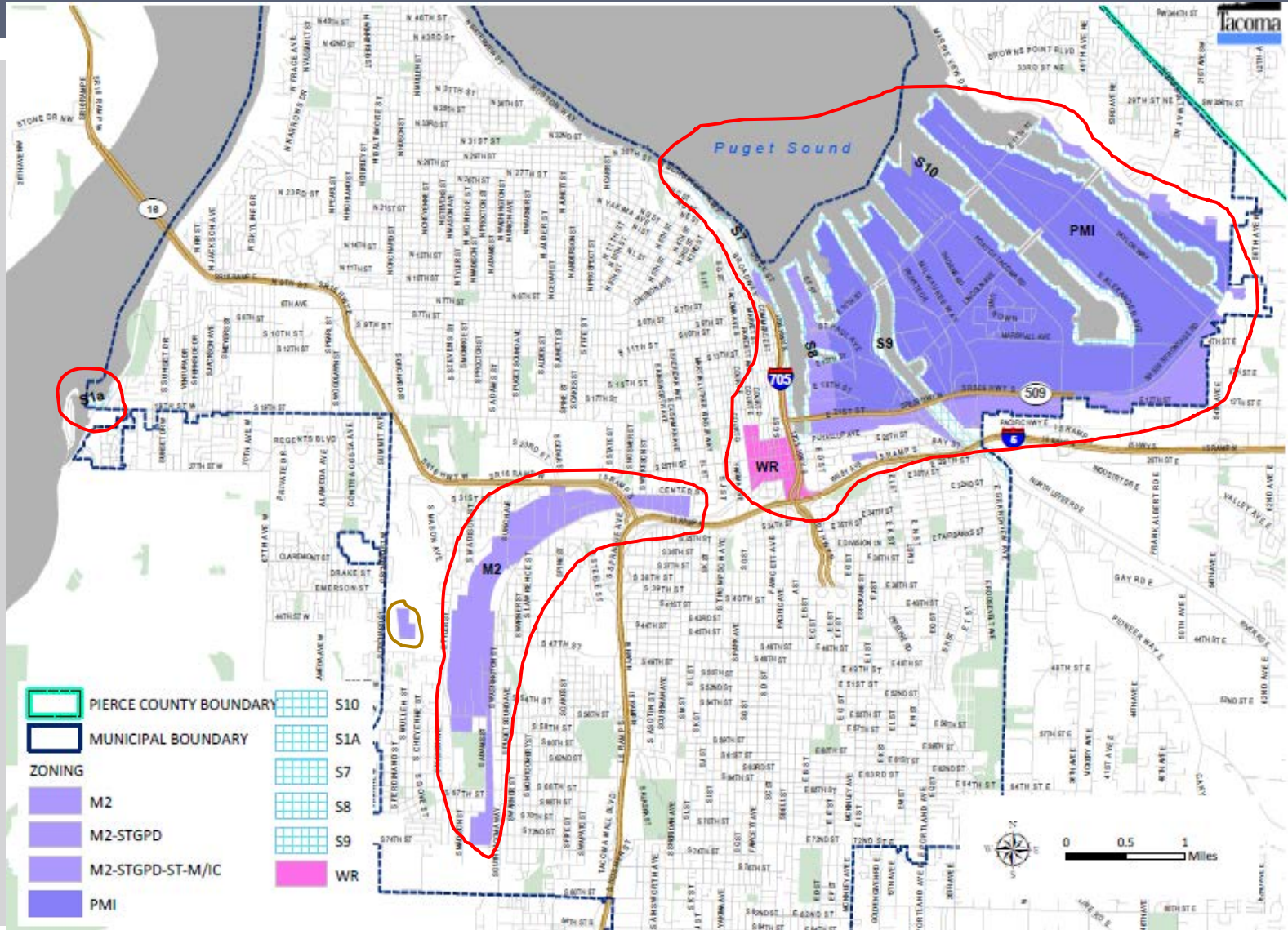
1. EXPANDED NOTIFICATION

- 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.

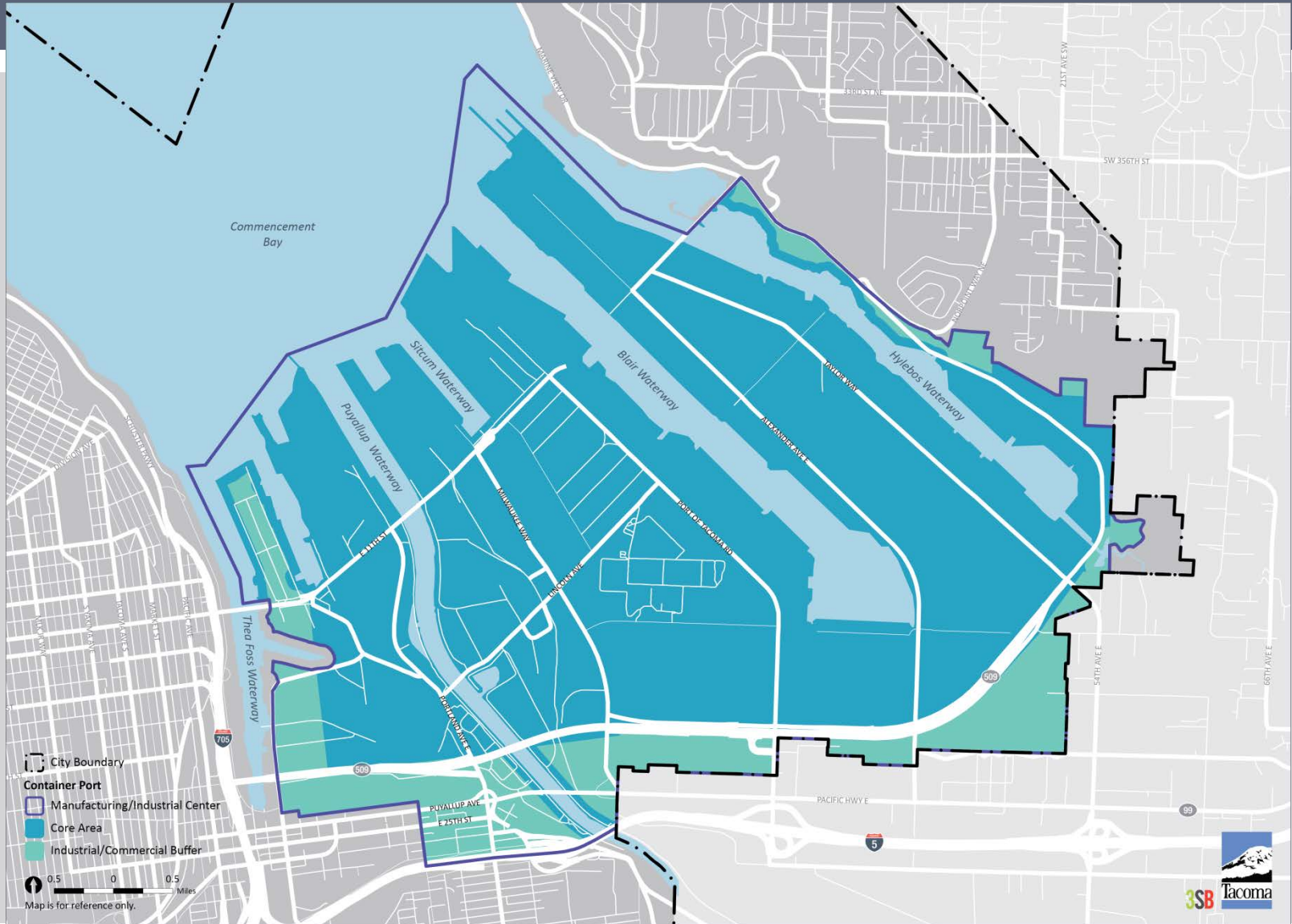
1. EXPANDED NOTIFICATION



2. NON-INDUSTRIAL USES IN PORT MIC

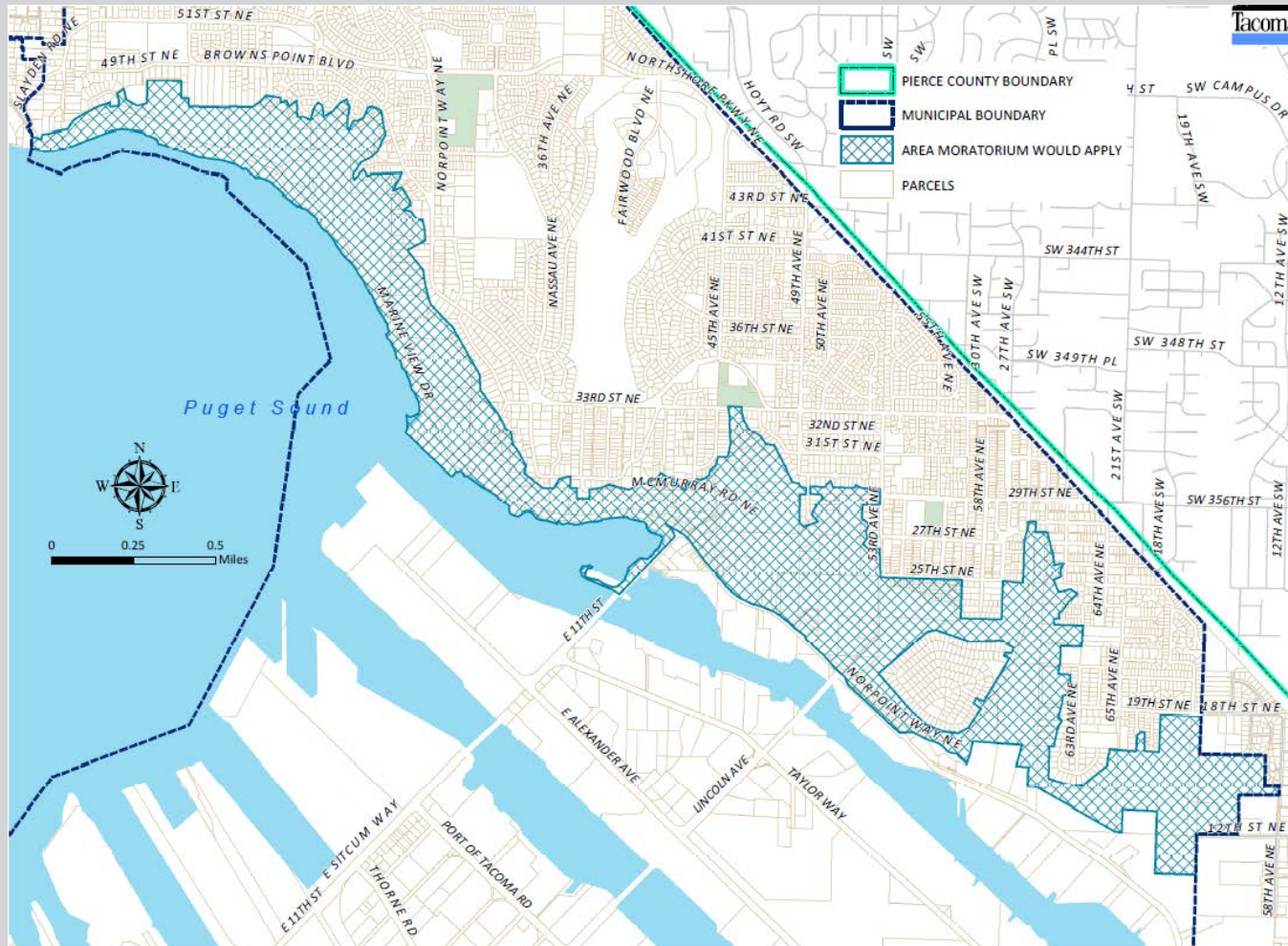
- Applies to:
 - Certain Non-industrial uses in TMC 13.06.400
 - Within the Port of Tacoma MIC
- What it would do:
 - Prohibit new, specified non-industrial uses
 - Prohibit expansion of existing uses
- What uses?
 - All residential uses (group homes, adult family homes, retirement homes, work release, 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



3. RESIDENTIAL PROHIBITION ALONG MARINE VIEW DRIVE

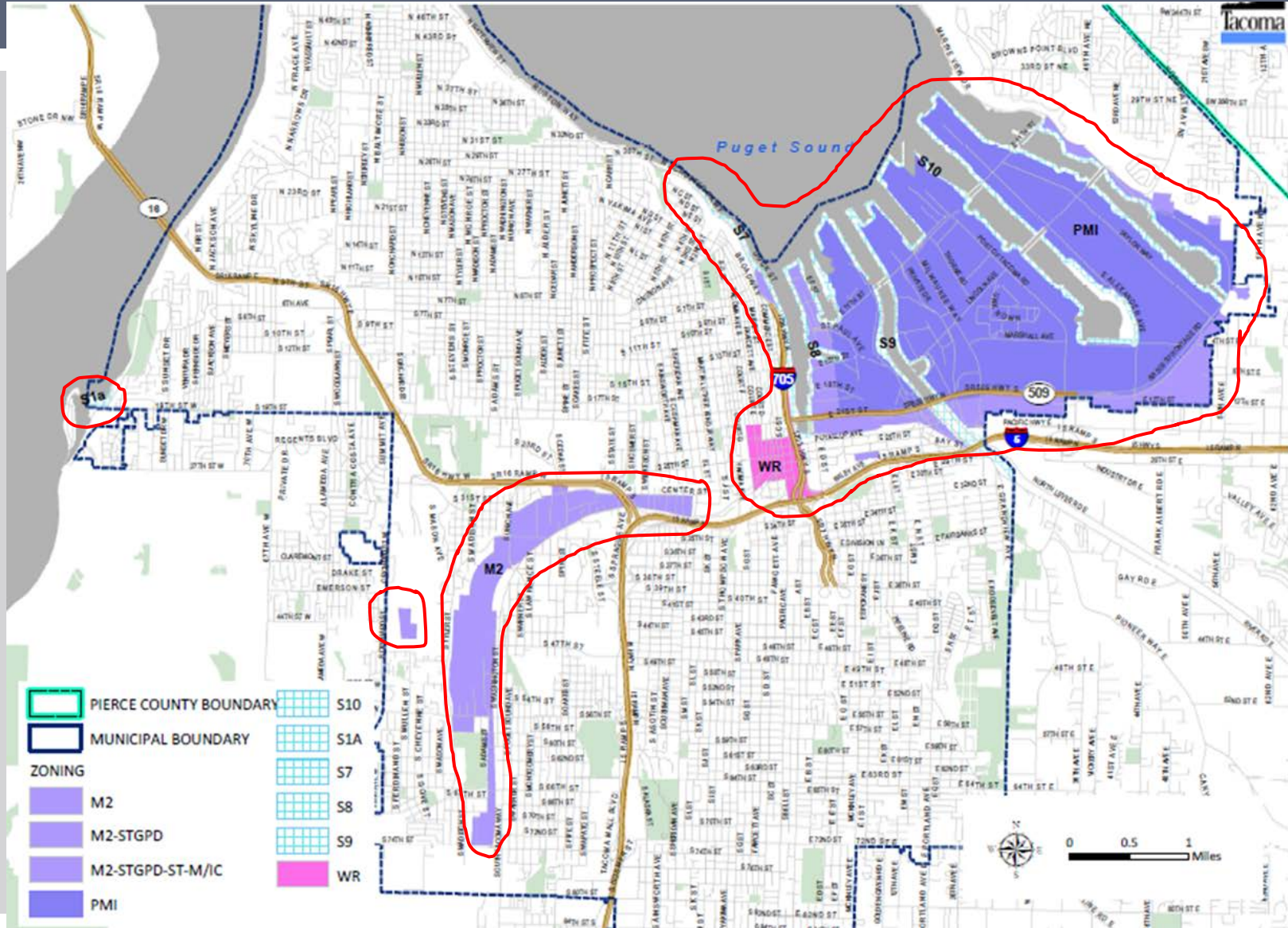
- Prohibits all new plats and residential development



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



PUBLIC COMMENTS

Please submit comments by September 15, 5:00 pm

- Email: planning@cityoftacoma.org

- Letter:

Planning Commission

747 Market Street, Room 345

Tacoma, WA 98402

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