What are Interim Regulations?
How did we get here?
What’s next?
The proposed regulations
How to comment
Q&A
WHAT ARE INTERIM REGULATIONS?

- Determination of Need
- Emergency or protective measure
- Duration
- Reauthorization
- Work Plan
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
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
WHAT’S NEXT?

- September 13 - Public Hearing, 6:00 pm, Convention Center, Exhibition Hall A
- September 15 – Comment Period Closes, 5:00 pm
- September 20 - Planning Commission discusses testimony
- October – Planning Commission makes a recommendation to Council
- October/November – City Council Review and Adoption
  - Public Hearing
  - 1st Reading of Ordinance
  - Final Reading of Ordinance
  - Effective
1. Expanded notification for heavy industrial uses;
2. Prohibition of 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

- **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.
2. NON-INDUSTRIAL USES IN PORT MIC
2. NON-INDUSTRIAL USES IN PORT MIC

- **Applicability:**
  - Non-industrial uses in TMC 13.06.400
  - Port of Tacoma MIC

- **What it would do:**
  - Prohibit new 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)
3. RESIDENTIAL PROHIBITION ALONG MARINE VIEW DRIVE

- Prohibits all new plats and residential development
4. HEAVY INDUSTRIAL USE RESTRICTIONS
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 are 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.
HOW TO COMMENT

- **Public Hearing:**
  September 13, 6:00 PM
  Convention Center
  Exhibition Hall A

- **Email:** planning@cityoftacoma.org

- **Letter:**
  Planning Commission
  747 Market Street, Room 345
  Tacoma, WA 98402
NEXT STEPS

- September 13 – Public hearing
- September 15 – Comment period closes, 5:00 pm
- September 20 - Planning Commission discusses testimony
- October – Planning Commission Recommendation
- October/November – City Council Review and Adoption

Questions:
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Follow the process at:
www.cityoftacoma.org/tideflatsinterim