

# TIDEFLATS INTERIM REGULATIONS

**INFORMATIONAL MEETING  
PLANNING COMMISSION PUBLIC REVIEW DRAFT  
SEPTEMBER 6, 2017**



# AGENDA

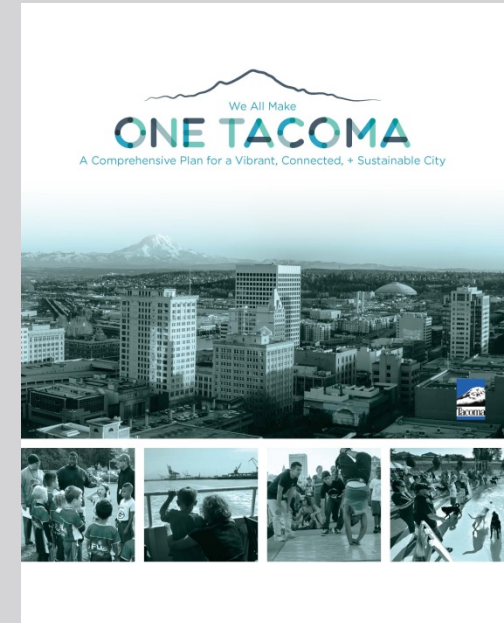
- What are Interim Regulations?
- How did we get here?
- What's next?
- The proposed regulations
- How to comment
- Q&A

# WHAT ARE INTERIM REGULATIONS?

- Determination of Need
- Emergency or protective measure
- Duration
- Reauthorization
- Work Plan

# HOW DID WE GET HERE?

- 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](http://cityoftacoma.org/onetacoma)

# HOW DID WE GET HERE?

## Planning Commission review:

- June 21<sup>st</sup> – Considered the “need” for interim regulations
- August 2<sup>nd</sup> – Reviewed initial staff concepts
- August 16<sup>th</sup> – 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**
  - **1<sup>st</sup> Reading of Ordinance**
  - **Final Reading of Ordinance**
  - **Effective**

# THE PROPOSALS

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

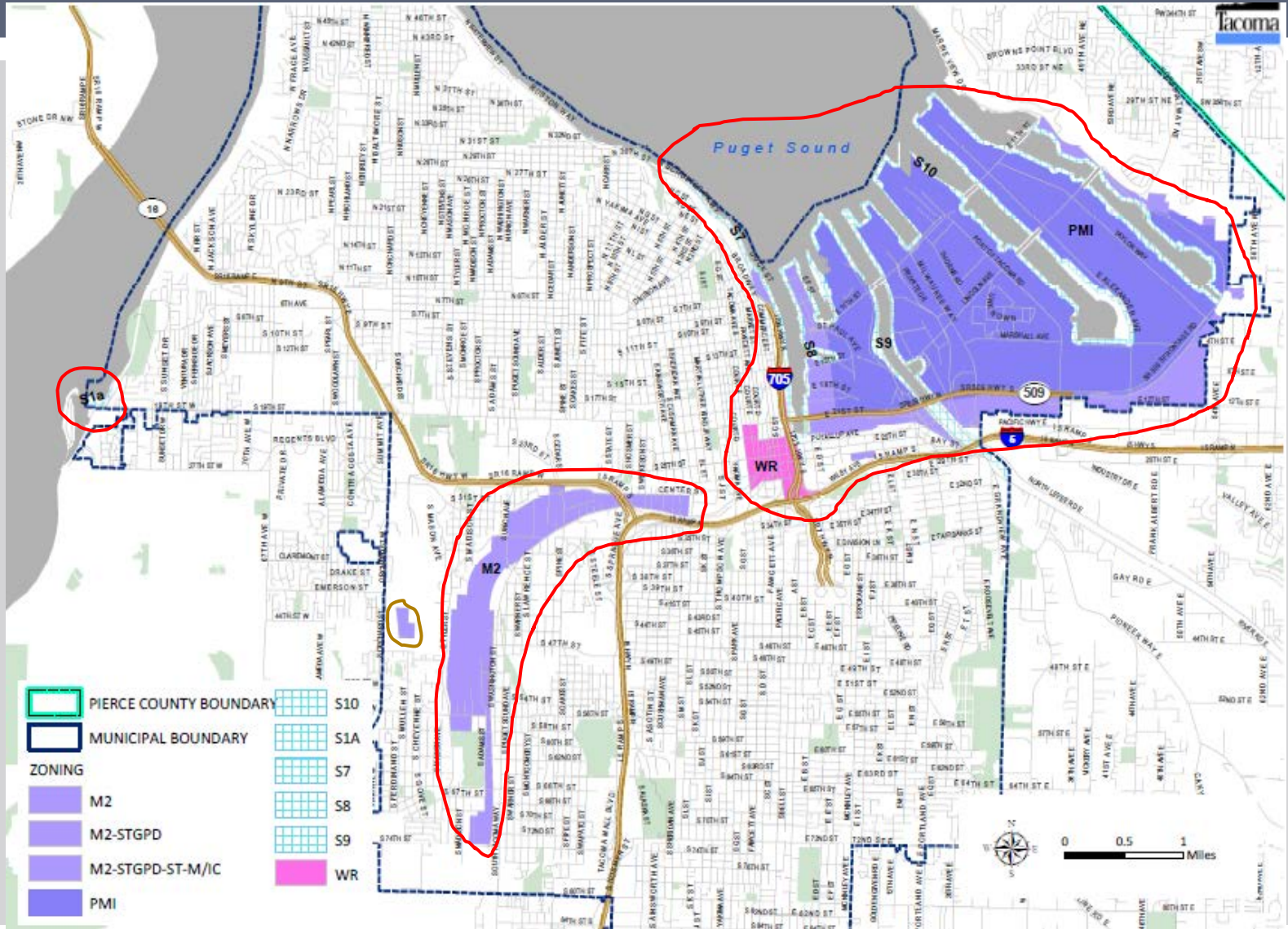
- **Applicability:**
  - Heavy Industrial Uses
  - Discretionary permit applications or SEPA determination
  - Citywide
- **What it would do:**
  - Expand permit notification to 2500' from Manufacturing and Industrial Center boundary, or tax parcel
  - Public meeting

<b>The Most Common* SEPA Triggers</b>
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

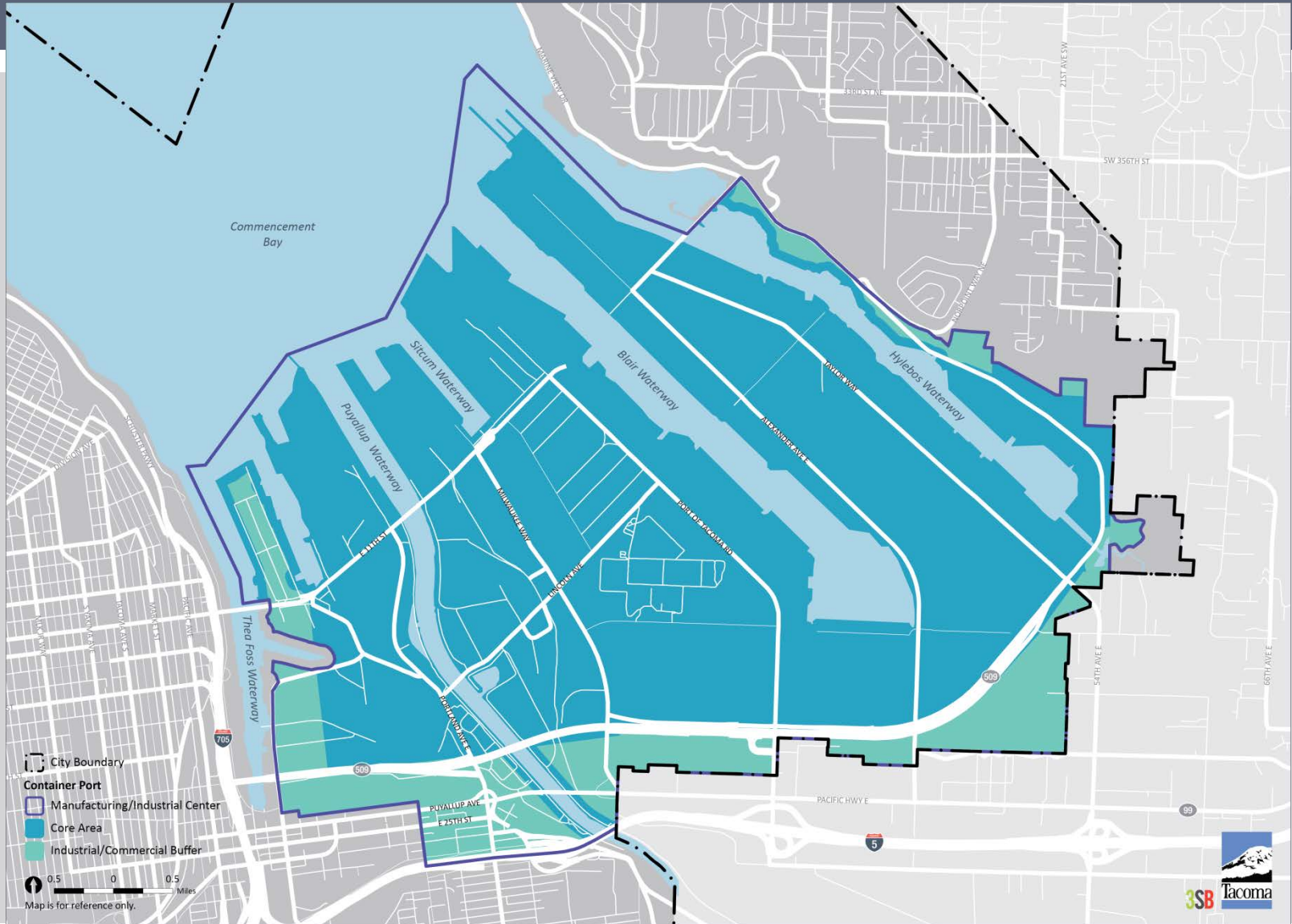
\*For a comprehensive list, see WAC 197-11-800.



# 1. EXPANDED NOTIFICATION



# 2. NON-INDUSTRIAL USES IN PORT MIC

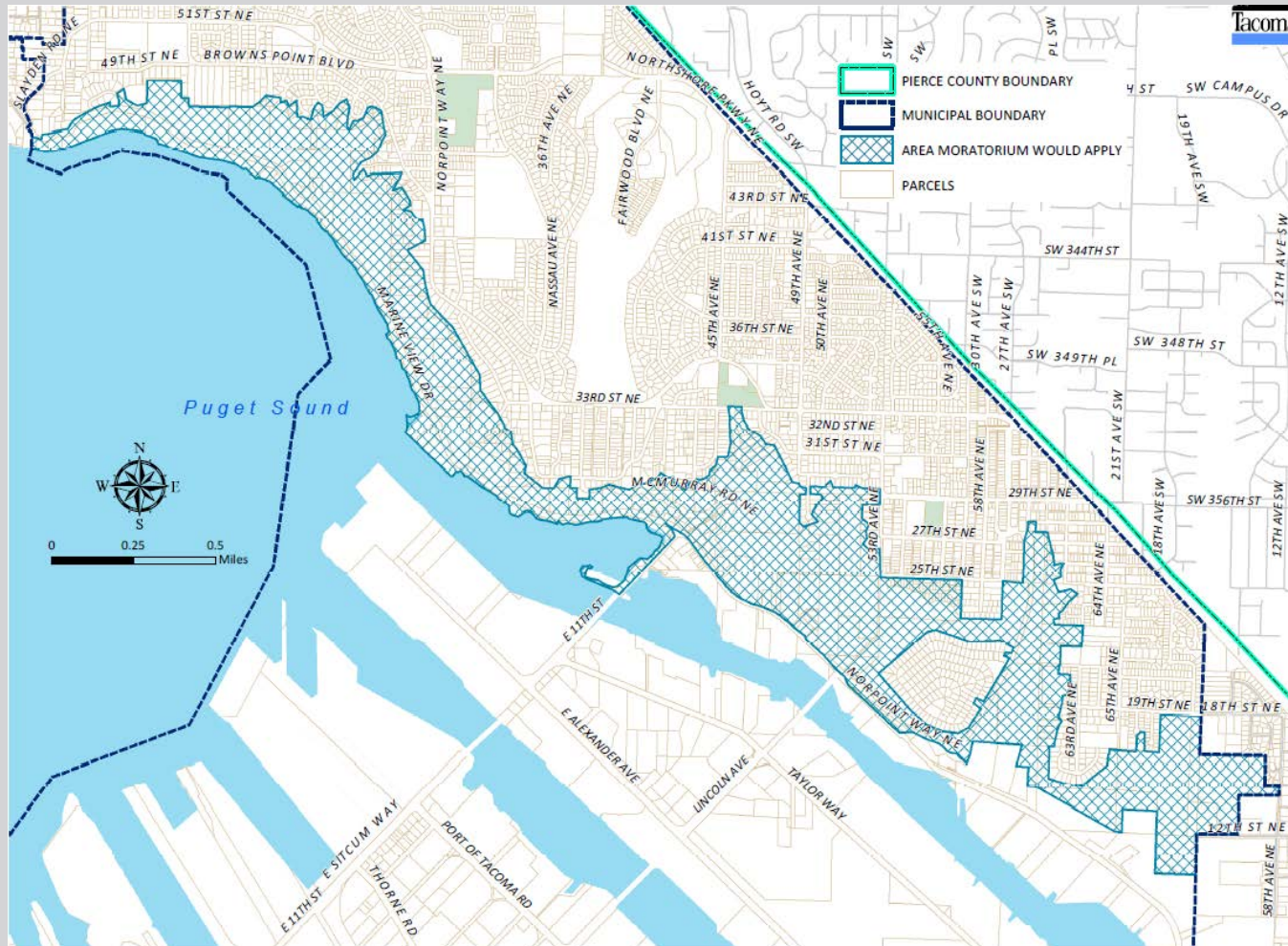


## 2. NON-INDUSTRIAL USES IN PORT MIC

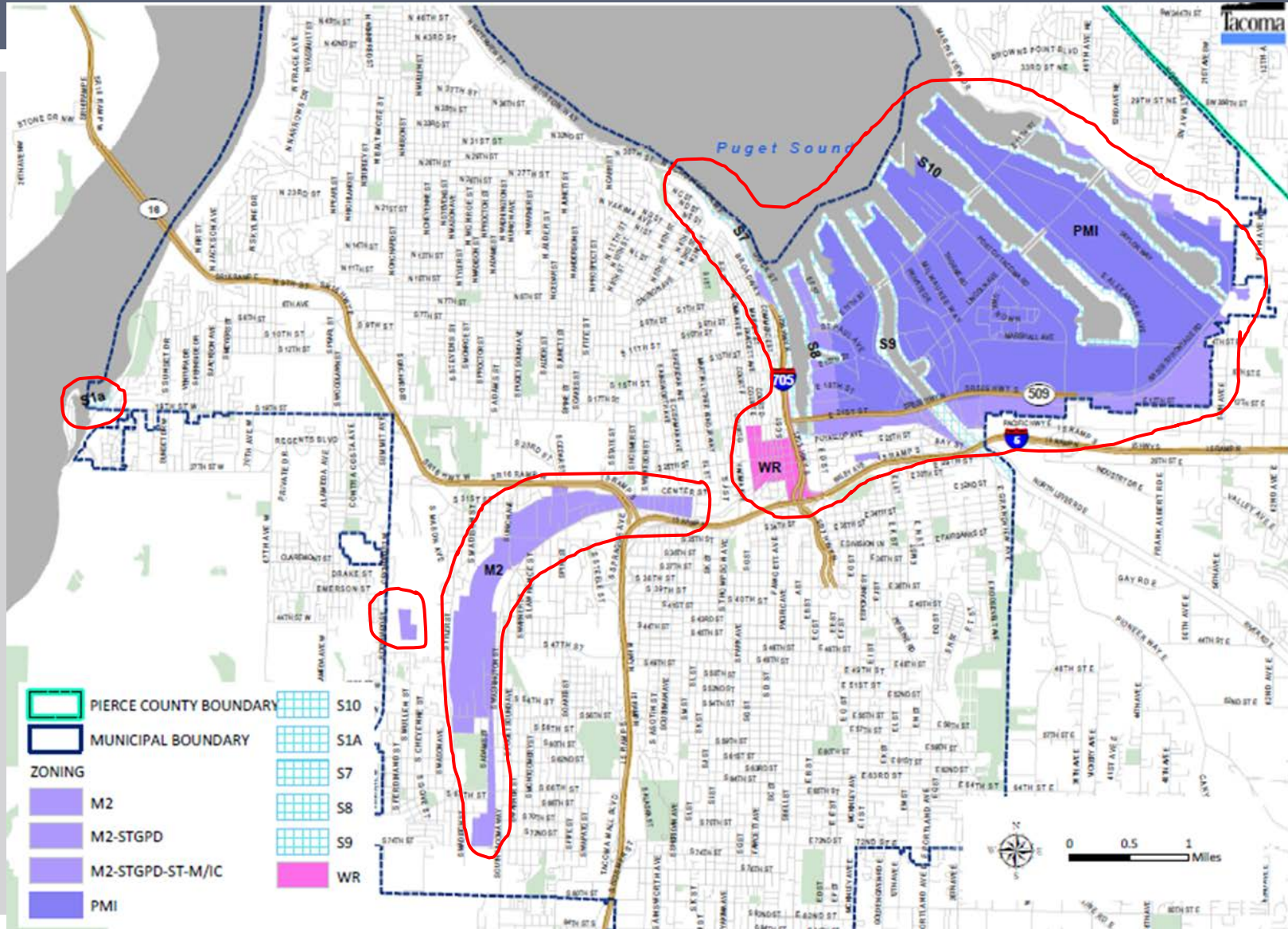
- **Applicability:**
  - Non-industrial uses in TMC 13.06.400
  - Port of Tacoma MIC
- **What it would do:**
  - Prohibit new uses
  - Prohibit expansion of existing uses
- **What uses?**
  - All residential uses (group homes, adult family homes, retirement homes, work release, etc.)
  - Care facilities
  - 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](mailto: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](http://www.cityoftacoma.org/tideflatsinterim)