# Tideflats Interim Regulations

## PLANNING COMMISSION PUBLIC HEARING

| Subject: | Tideflats Interim Regulations  
Proposed Amendment to the Tacoma Municipal Code, including the Shoreline Master Program | How to provide comments? |
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<tr>
<td>Date/Time:</td>
<td>Wednesday, September 13, 2017, 6:00 p.m.</td>
<td>1. Testify at the hearing on September 13; and/or</td>
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| Location: | Greater Tacoma Convention Center, Exhibition Hall A  
1500 Commerce Street  
Tacoma, WA 98402 | 2. Provide written comments by 5:00 p.m. on Friday September 15, 2017, via: |
|  |  | • E-mail: planning@cityoftacoma.org; or |
|  |  | • Letter: Planning Commission  
747 Market Street, Room 345  
Tacoma, WA 98402 |

## Informational Meeting:

Learn more about the proposed interim regulations and how they may affect you and your property. The informational meeting is NOT a public hearing. There will be a Q&A with staff.

Wednesday, September 6, 5:00 pm  
747 Market Street  
City Council Chambers

## Website
For more background information, please visit  
www.cityoftacoma.org/tideflatsinterim

## Staff Contact
Stephen Atkinson, Senior Planner,  
satkinson@cityoftacoma.org, (253) 591-5531

## Environmental Review
Interim regulations are exempt from SEPA review, per WAC 197-11-800.19 Procedural actions and WAC 197-11-880 Emergencies.

## Intent of the Proposed Interim Regulations
On May 9, 2017, the Tacoma City Council adopted Resolution No. 39723 initiating a subarea planning process for the Port Tideflats and requested that the Planning Commission consider the need for interim regulations.

On August 16, 2017 the Planning Commission determined that interim regulations are warranted.

The intent of the proposed interim regulations is to limit the establishment of certain new industrial uses with a potential for high risk or high off-site impact, limit potential residential encroachment on industrial uses within the Port of Tacoma M/IC, and prevent the conversion of industrial lands to non-industrial uses until such time as the subarea plan is complete.
Description of the Proposed Amendments:

The public review draft of the Tideflats Interim Regulations includes four general categories of potential amendments:

Category 1: Expanded Notification for Heavy Industrial Uses
- Area of Applicability: See Map 3, all zoning districts that allow heavy industrial uses.
- These amendments would expand notification of heavy industrial use permits to taxpayers and interested parties.
- The notification distances are expanded to 2500’ from the subject parcel. For projects located within a designated manufacturing and industrial center, the 2500’ notification distance is measured from the boundary of the applicable M/IC boundary.
- This expanded notification applies to all heavy industrial projects city-wide that require a discretionary permit or SEPA determination.

Category 2: Non-industrial Uses in the Port of Tacoma M/IC
- Area of applicability: See Map 1, Port of Tacoma Manufacturing and Industrial District
- These amendments would prohibit new non-industrial uses within the Port of Tacoma M/IC.
- Existing non-industrial uses would be prohibited from expansion.

Category 3: Marine View Drive Residential Development Restrictions
- Area of applicability: See Map 2, slopes above Marine View Drive.
- These amendments would prohibit all new residential development including residential platting and subdivision of land.
- Residential development within the S-11 Shoreline District would be prohibited.
- The restrictions are not intended to limit existing development from expanding, remodeling, or adding accessory uses.

Category 4: Heavy Industrial Special Use Restrictions
- Area of applicability: See Map 3, zoning districts that permit heavy industrial uses.
- These amendments would prohibit certain new heavy industrial uses with a potential for high risk or impact to neighboring areas.
- Prohibited uses would include the following.
  - Coal terminals and bulk storage facilities
  - Oil or other liquefied fossil fuel terminals, bulk storage, manufacturing, production, processing or refining
  - Bulk chemical storage, production or processing, including acid manufacture
  - Smelting
  - Mining and quarrying
- Existing uses would be considered allowed and not subject to limitation on expansion.
- Unlisted uses would be prohibited and subject to TMC 13.05.030 Director Decision Making Authority.
- The changes would be made to Tacoma Municipal Code 13.06.400 and create a new Section 13.06.580 Interim Industrial Use Restrictions that applies to all industrial zoning districts.
The area outlined in dark blue is the boundary for the regionally designated Port of Tacoma Manufacturing and Industrial Center. Within this area, the proposed amendments would prohibit the establishment of new non-industrial uses and expansion of existing non-industrial uses, as specified in the amendments to the district use table in TMC 13.06.400.
The proposed amendments would prohibit new residential development, including platting and subdivisions, within the area identified on this map with blue cross hatching.
The proposed expanded notification for heavy industrial uses would apply to all zoning districts city-wide that allow heavy industrial uses, including the M-2, PMI, WR, and applicable shoreline districts. The heavy industrial special use restrictions would apply within these same districts depicted on this map.
PLANNING COMMISSION PUBLIC HEARING

INTERIM REGULATIONS TO:

PORT OF TACOMA MANUFACTURING AND INDUSTRIAL CENTER

HEAVY INDUSTRIAL USES

RESIDENTIAL DEVELOPMENT ALONG MARINE VIEW DRIVE