



CITY COUNCIL PUBLIC HEARING

Non-Interim Tideflats and Industrial Land Use Regulations

Tuesday, October 5, 2021, no earlier than 5:15 p.m.

How to Participate in the Public Hearing

A public hearing will be held on Tuesday, October 5, 2021, upon completion of the regular agenda items, no earlier than 5:15 p.m., as the date for a public hearing by the City Council on proposed amendments to Titles 13 and 19 of the Tacoma Municipal Code, entitled Land Use Regulatory Code and Shoreline Master Program, as recommended by the Planning Commission and modified by the Infrastructure, Planning, and Sustainability Committee, to replace Amended Ordinance No. 28470, Tideflats Interim Regulations, and as extended by Ordinance Nos. 28542, 28583, 28619, 28671, 28696, and 28759.

Pursuant to Proclamation of Emergency Rule No. 4, the City Council meeting will be held virtually only. The meeting can be heard by dialing 253-215-8782 or through Zoom at <https://zoom.us/j/84834233126> and entering the meeting ID 848 3423 3126, and passcode 349099 when prompted. This meeting will also be broadcast on TV Tacoma and live streamed.

How to Provide Oral Comments

Oral comments can be made at the City Council meeting. Sign up to speak by clicking the 'Raise Hand' button at the bottom of the Zoom window or press *9 on your phone.

How to Provide Written Comments

Written comments are highly encouraged. To submit a comment:

- E-mail: cityclerk@cityoftacoma.org, by 4:00 p.m., Tuesday, October 5, 2021.
- Mail: City Clerk's Office, 733 Market Street, Room 11, Tacoma, WA 98402

Summary of the Ordinance

The City Council, on November 21, 2017, passed Amended Ordinance No. 28470, establishing interim regulations for the Tideflats and other heavy industrial zoning districts. On October 20, 2020, Amended Ordinance No. 28696 directed the Planning Commission to review the Interim Regulations and to recommend a non-interim ordinance to replace the Interim Regulations, in advance of the completion of the Tideflats Subarea Plan. The Planning Commission forwarded a recommendation on April 7, 2021 which was the subject of a City Council public hearing on April 27, 2021. Following the public hearing, the City Council referred the proposed amendments to the Infrastructure, Planning, and Sustainability Committee (IPS) for review.

On August 30, the IPS Committee recommended modifications to the Planning Commission proposal. The modifications are available at www.cityoftacoma.org/tideflatsinterim, relating to the following subjects:

1. New and Expanded Cleaner Fuel Facilities Permitted.
2. Petroleum Fuel Facility Projects for Maintenance, Safety, Security, or Required to Meet Regulatory Changes.
3. National Security Petroleum Fuel Facilities.
4. Projects which have undergone Environmental Review and Mitigated Impacts.
5. Financial Assurance.
6. High Impact Uses.
7. Residential – Northeast Tacoma Slope.
8. Residential Use in the M-1 District.

Public Notice

How to Stay Informed

To receive updates regarding the Public Hearing and further instructions on how to participate:

- Visit the public notice webpage for the City Clerk's Office at: www.cityoftacoma.org/notices;
- Visit the project webpage at www.cityoftacoma.org/tideflatsinterim and sign up for the email notification list by using the listserv link in the right hand column.



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on Non-Interim Tidelats and Industrial Land Use Regulations**