

City of Tacoma

State Environmental Policy Act

Revised Determination of Nonsignificance

April 14, 2021

Location: City of Tacoma

Lead Agency: City of Tacoma

City Contact: Stephen Atkinson

Planning and Development Services Department

747 Market Street, Room 345

Tacoma, WA 98402

(253) 591-5000 or satkinson@cityoftacoma.org

SEPA File Number: LU21-0035

The City of Tacoma is proposing land use regulations in the Port of Tacoma Manufacturing and Industrial Center and Zoning Districts City-wide to address the following issues:

- Public notification requirements for permits and land use amendments;
- Conversion of industrial lands to non-industrial uses;
- Encroachment of residential developments on industrial lands; and
- Siting of potentially high risk/high impact heavy industrial uses.

With new regulations, interim regulations first established in November 2017 through Ordinance 28470 and renewed every six months through October 2020 would expire.

The complete text of the proposed amendments and the associated staff analysis reports are available for review at the Planning and Development Services Department at the below address and posted on the website at <http://www.cityoftacoma.org/tideflatsinterim>.

The City of Tacoma has revised its SEPA threshold determination of Nonsignificance issued on February 22, 2021 in consideration of the following changes:

An Addendum describes the modifications to Option A, called Option A-1, that is in the range of options evaluated in the SEPA Checklist Options.

The City of Tacoma has reaffirmed that this proposal will not have a probable significant adverse impact on the environment. An environmental impact statement (EIS) is not required under RCW 43.21C.030(2)(c).

This determination is based on the following findings and conclusions:

Option A-1 further advances the purpose and intent of the regulations to improve compatibility of industrial and non-industrial uses. It offers simpler permit procedures for repair, maintenance, and upgrade of existing fossil fuel facilities and renewable fuel facilities within current baseline capacities. It also refines notification procedures, residential design in NE Tacoma, and high impact use permit requirements in industrial zones to address use compatibility.


This “modified” DNS is issued under WAC 197-11-340(2)(f) and does not include additional notice and comment.

There is no administrative appeal for this determination. Appeals must be filed in conjunction with appeals of the adopted amendments to the Growth Management Hearings Board; appeals shall be taken in accordance with procedures and limitations set forth in RCW 43.21C.075 and WAC 242-02. In addition to Growth Management Hearings Board requirements, a copy of the appeal shall be filed with the Planning and Development Services Department, 747 Market Street, Room 345, Tacoma, Washington 98402.

Responsible Official: Peter Huffman

Position/Title: Director, Planning and Development Services Department

Signature: 

SEPA Officer Signature: 

Issue Date: April 14, 2021

NOTE: The issuance of this Preliminary Determination of Nonsignificance does not constitute project approval. Future project applicants must comply with all other applicable requirements of the City of Tacoma and other agencies with jurisdiction prior to receiving development permits.