



Tideflats and Industrial Land Use Amendments

City of Tacoma | Planning and Development Services

City Council Public Hearing
October 5, 2021



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BACKGROUND



- Interim Ordinance passed in November 2017;
 - Extended six times
- Amended Ordinance No. 28696, extending the Interim Ordinance, directed the Planning Commission to consider a “Non-Interim” recommendation;
- Following a Public Hearing on April 27, 2021, the City Council referred the proposed ordinance to the Infrastructure, Planning and Sustainability (IPS) Committee;
- IPS Committee concluded review and finalized recommendations on August 30, 2021.

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IPS COMMITTEE PROCESS



- Conducted 9 meetings between May 26 and August 30, 2021;
- Accepted written comments on agenda materials;
- Meetings included opportunities for stakeholder presentations and discussion with the Committee, including:
 - Business and industry representatives
 - Environmental organizations
 - Affected property owners
 - Puget Sound Clean Air Agency
 - Port of Tacoma
 - South Sound Military and Communities Partnership

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IPS COMMITTEE RECOMMENDATIONS



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.

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● ● ● SCHEDULE FOR CONSIDERATION

Date	Topic
October 5, 2021	City Council – Study Session: Review of IPS Committee Recommendations City Council – Public Hearing on IPS Committee Recommendations
October 12, 2021	City Council – Study Session: Discussion of public comments and testimony and potential amendments to the IPS Recommendation.
October 19, 2021	City Council – First Reading of Ordinance
October 26, 2021	City Council – Final Reading of Ordinance
Post-adoption	Department of Ecology – State Approval Process for Shoreline Amendments

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