



RESOLUTION NO. 39825

1 A RESOLUTION relating to Interim Regulations for the Tideflats Subarea
2 Planning process and amendment of various sections of Chapters 13.04,
3 13.05, 13.06, and 13.10 of the Tacoma Municipal Code; and setting
4 October 17, 2017, as the date for a public hearing on the proposed Interim
5 Regulations, as recommended by the Planning Commission.

6 WHEREAS, on May 9, 2017, the City Council adopted Amended
7 Resolution No. 39723 to initiate the subarea planning process for the Tideflats
8 area, allocate resources necessary to move forward with the plan, and request
9 the Planning Commission (“Commission”) to begin discussions regarding the
10 need for interim regulations related to the Container Port Element, while the
11 subarea planning process is underway, and

12 WHEREAS the Tideflats Subarea Plan is expected to commence at the
13 beginning of 2018, and take up to two years to complete, and

14 WHEREAS the Commission conducted several deliberations and
15 concluded with a preliminary determination that Tideflats Interim Regulations, as
16 contemplated in Amended Resolution No. 39723, would be warranted, and

17 WHEREAS, to illustrate the scope of such Interim Regulations and assist
18 the City Council in making an informed decision, the Commission proceeded with
19 developing draft Interim Regulations that would revise the following sections of
20 the Tacoma Municipal Code (“TMC”): TMC 13.04, Platting and Subdivisions;
21 TMC 13.05.020, Notice Process; TMC 13.06.200, Commercial Districts;
22 TMC 13.06.400, Industrial Districts; and TMC 13.10, Shoreline Master Program;
23 as well as create a new Section 13.06.580, Interim Industrial Use Restrictions,
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WHEREAS the draft Interim Regulations included the following proposals:

1. Expanded permit notification for heavy industrial uses Citywide that require a discretionary permit or SEPA determination;
2. Pause on new, and expansion of existing, certain non-industrial uses in the Port of Tacoma Manufacturing/Industrial Center;
3. Pause on new platting along the slopes and shoreline along Marine View Drive in Northeast Tacoma;
4. Citywide pause on the following heavy industrial uses:
 - a. Coal terminals and bulk coal storage facilities;
 - b. Oil or other liquefied or gaseous fossil fuel terminals, bulk storage, manufacturing, production, processing, and refining;
 - c. Bulk chemical storage, production , and processing, including acid manufacture;
 - d. Smelting; and
 - e. Mining and quarrying,

and

WHEREAS, on September 13, 2017, the Commission conducted a public hearing to broadly engage the community and stakeholders in the development of the proposed Interim Regulations, and

WHEREAS the Commission is reviewing comments received during the public hearing process, and is expected to formulate its findings of fact and recommendation on October 4, 2017, and



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WHEREAS it is the intent of the City Council to enact the Tideflats Interim Regulations based on the Commission's recommendation, with modifications as appropriate, within a relatively short time upon receiving the Commission's recommendation, and

WHEREAS, pursuant to TMC 13.02.055 the City Council shall conduct a public hearing within at least 60 days of enacting interim regulations, and the City Council considers it appropriate and prudent to conduct such public hearing upon or immediately prior to the consideration of enacting the proposed Tideflats Interim Regulations; Now, Therefore,

BE IT RESOLVED BY THE COUNCIL OF THE CITY OF TACOMA:

Section 1. That Tuesday, October 17, 2017, at approximately 5:15 p.m., is hereby fixed as the time, and the Pantages Theater, located at 901 Broadway, Tacoma, Washington, as the place when and where a public hearing shall be held on proposed Interim Regulations relating to the Tideflats subarea planning process and amendment of various sections of Chapters 13.04, 13.05, 13.06, and 13.10 of the Tacoma Municipal Code, as recommended by the Planning Commission.



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Section 2. That the City Clerk shall give proper notice of the time and place of said hearing.

Adopted _____

Mayor

Attest:

City Clerk

Approved as to form:

Deputy City Attorney