



ORDINANCE NO. 28542

1 AN ORDINANCE relating to zoning; approving a six-month extension of the
2 Tideflats Interim Regulations as originally approved by Amended
Ordinance No. 28470, passed November 21, 2017.

3 WHEREAS, on May 9, 2017, the City Council adopted Amended
4 Resolution No. 39723, initiating the subarea planning process for the Tideflats
5 area, and further, requesting that the Planning Commission consider the need for
6 interim regulations in the Tideflats subarea while the subarea planning process is
7 underway, and
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9 WHEREAS the Planning Commission ("Commission") determined that
10 interim regulations were warranted, and on October 4, 2017 the Commission
11 forwarded its recommendation to the City Council for consideration, and
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13 WHEREAS, in support of these deliberations, the Commission conducted
14 a public hearing, at which 81 people testified, and reviewed over 200 written
15 comments, and
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17 WHEREAS, following its own public hearing and substantial community
18 input and deliberation, the City Council, on November 21, 2017, passed
19 Amended Ordinance No. 28470, which included the following elements:

- 20 • Category 1: Expanded public notification of heavy industrial use permits;
21 • Category 2: A temporary pause of certain new non-industrial uses in the Port of
22 Tacoma Manufacturing and Industrial Center;
23 • Category 3: A temporary pause of new residential development along Marine
24 View Drive and NE Tacoma slopes; and
25 • Category 4: A temporary pause on certain types of new heavy industrial uses,
26 and



1 WHEREAS Amended Ordinance No. 28470 established the interim
2 regulations for an initial one-year period, and

3 WHEREAS the Tacoma Municipal Code (“TMC”), consistent with state law,
4 allows the City Council to consider reauthorization of the interim regulations every
5 six months subsequent to the initial one-year authorization period, and

6 WHEREAS the related Subarea Planning effort is ongoing and will likely
7 require multiple years to complete, and

8 WHEREAS the intent of the interim regulations was to implement a pause
9 on certain types of use and development while the Subarea Plan was under
10 development, and

11 WHEREAS, on October 23, 2018, pursuant to TMC 13.02.055, the City
12 Council conducted a public hearing on the proposed extension of the interim
13 regulations, and

14 WHEREAS the City Council determined that it is necessary to extend the
15 interim regulations for an additional a six-month period; Now, Therefore,
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BE IT ORDAINED BY THE CITY OF TACOMA:

That a six-month extension of the Tideflats Interim Regulations, as originally approved by Amended Ordinance No. 28470, passed November 21, 2017, is hereby approved.

Passed _____

Mayor

Attest:

City Clerk

Approved as to form:

Deputy City Attorney