



Tideflats Interim Regulations

City of Tacoma | Planning and Development Services

City Council Public Hearing
September 29, 2020



OVERVIEW



- Conducting a Public Hearing on a proposed 6-month extension of the Tideflats Interim Regulations:
 - Legislative background
 - Interim measures
 - Tentative schedule for Council consideration
- Previously provided periodic report on permit activity and fossil fuel trends.

LEGISLATIVE BACKGROUND



- On May 9, 2017, the City Council adopted Resolution No. 39723 initiating a subarea planning process for the Port/Tideflats area;
- November 21, 2017, adopted the Tideflats Interim Regulations by Amended Ordinance No. 28470;
- Four subsequent extensions.

3

ISSUE 1: PUBLIC AWARENESS OF PERMITS



Interim Measure: Expand public notice to 2500' of Manufacturing/Industrial Center boundary

Findings:

- Public testimony from prior permit applications
- Public notice not reaching adjacent neighborhoods
- Broad potential impacts of projects

4

● ● ● ISSUE 2: CONVERSION OF INDUSTRIAL LANDS



Interim Measure: Prohibit specific types of non-industrial uses in Port/Tideflats.

Findings:

- Regional growth forecasts and scarcity of industrial lands
- Growing pressure to convert to nonindustrial uses
- Economic impact of industrial uses
- City's zoning allows significant non-industrial uses

5

● ● ● ISSUE 3: RESIDENTIAL ENCROACHMENT



Interim Measure: Prohibit new platting and subdivision of land along Marine View Drive/ NE Tacoma hillside.

Findings:

- Platting activity
- Growing housing market
- Lack of regulations to limit development
- Buildable lands report
- Public comment from business and residents

6

● ● ● ISSUE 4: HEAVY INDUSTRIAL IMPACTS/RISKS



Interim Measure: Temporarily prohibit new a) oil and liquefied fossil fuel storage, processing, refining; b) coal terminals and storage; c) chemical manufacturing; d) smelting; e) mining and quarrying.

Findings:

- Lack of use restrictions and development standards in Zoning Code.
- Environmentally sensitive areas, environmental risks
- Market changes and legal changes
- Existing uses/prior permit applications
- Proximity to residential areas
- Climate impacts/ policies

7

● ● ● NEXT STEPS



October 13: Study Session and First Reading of Ordinance

October 20: Final Reading of Ordinance

December 2: Current Ordinance Expires

8



PROPOSED 6-MONTH EXTENSION

1. Expanded Permit Notification
2. Pause on new non-industrial uses
3. Pause on new residential development along Marine View Drive
4. Pause on certain new industrial activities, including smelting, chemical manufacturing, coal facilities, mining and quarrying, and oil and other liquefied fossil fuel industries.

9



Tideflats Interim Regulations

City of Tacoma | Planning and Development Services

City Council Public Hearing
September 29, 2020