



TO: Elizabeth Pauli, City Manager
FROM: Steve Atkinson, Principal Planner, Planning and Development Services
Peter Huffman, Director, Planning and Development Services
COPY: City Council and City Clerk
SUBJECT: Resolution – Set Tideflats Interim Regulations Public Hearing – September 10, 2019
DATE: August 21, 2019

SUMMARY:

A resolution setting Tuesday, October 1, 2019, as the date for a public hearing before the City Council for the potential reauthorization and extension of the Tideflats Interim Regulations, as adopted by the City Council on November 21, 2017, by Amended Ordinance No. 28470, and as previously extended by Ordinance Nos. 28542 and 28583.

STRATEGIC POLICY PRIORITY:

This action is most closely associated with the strategic policy priority to assure outstanding stewardship of the natural and built environment.

BACKGROUND:

On May 9, 2017, the City Council adopted Resolution No. 39723 initiating a subarea planning process for the Port/Tideflats area. In addition, the resolution requested the Planning Commission consider the need for interim regulations in the Tideflats area while the subarea planning process is under way.

The Planning Commission determined that interim regulations were warranted, and on October 4, 2017, the Commission forwarded its recommendation to the City Council for consideration. In support of these deliberations the Commission conducted a public hearing, at which 81 people testified, and reviewed over 200 written comments.

Following its own public hearing, and substantial community input and deliberation, the City Council, on November 21, 2017, adopted the Tideflats Interim Regulations by Amended Ordinance No. 28470, which includes the following elements:

- Category 1: Expanded public notification of heavy industrial use permits;
- Category 2: Temporary prohibition of new non-industrial uses in the Port of Tacoma Manufacturing and Industrial Center;
- Category 3: Temporary prohibition of new residential development along Marine View Drive and northeast Tacoma slopes; and
- Category 4: Temporary prohibition on certain types of new heavy industrial uses.

On November 3, 2018, following another public hearing, substantial community input and deliberation, the Council passed Ordinance No. 28542, which extended the Tideflats Interim Regulations for another six-months.

On May 21, 2019, following another public hearing, substantial community input and deliberation, the Council passed Ordinance No. 28583, which extended the Tideflats Interim Regulations for another six-months. The current ordinance is set to expire on December 2, 2019.



ISSUE:

Pursuant to Tacoma Municipal Code (TMC) 13.02.055 the City Council shall hold a public hearing on the proposed extension of the adopted interim regulations. The previous ordinances established the interim regulations and extended them through December 2, 2019. The TMC, consistent with State law, allows the City Council to consider re-authorization of the interim regulations every six months subsequent to the initial one-year authorization period.

ALTERNATIVES:

At the time of re-authorization, the City Council may consider amendments to the ordinance. However, there are no alternatives under consideration at this time.

RECOMMENDATION:

Staff recommends the City Council conduct the public hearing on October 1, 2019. First and final reading of the ordinance to extend the Tideflats Interim Regulations for an additional six months are tentatively scheduled for October 8, 2019, and October 15, 2019.

FISCAL IMPACT:

There is no fiscal impact.