



Tideflats and Industrial Land Use Amendments

City of Tacoma | Planning and Development Services

**City Council – First Reading of Ordinance
November 9, 2021**



● ● ● BACKGROUND



- Interim Regulations passed in November 2017;
 - Extended six times
- Amended Ordinance No. 28696 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 IPS Committee
- IPS Committee concluded review and finalized recommendations on August 30, 2021
- Public hearing conducted on October 5, 2021



SUMMARY OF THE NON-INTERIM REGULATIONS

1. Modifies heavy industrial use allowances and standards:
 - Prohibits new petroleum fuel facilities, limits expansion of existing facilities
 - Allows new cleaner fuel infrastructure
 - Requires conditional use permits for chemical manufacturing uses
2. Limits residential encroachment on the Port of Tacoma MIC along the NE Tacoma slope
3. Expands public notice requirements for industrial zoning reclassifications and heavy industrial use permits
4. Limits certain non-industrial uses in the Port of Tacoma Manufacturing and Industrial Center (MIC)

● ● ● SCHEDULE FOR CONSIDERATION



Date	Topic
November 9, 2021	City Council – First Reading of Ordinance
November 16, 2021	City Council – Final Reading of Ordinance
November 28, 2021	Effective date of Ordinance
December 2, 2021	Interim Regulations Expire



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