



TO: Elizabeth Pauli, City Manager
FROM: Peter Huffman, Director, Planning and Development Services
Brian Boudet, Planning Manager, Planning and Development Services
COPY: City Council and City Clerk
SUBJECT: **Ordinance – Adopting a Six-Month Extension of the Tideflats Interim Regulations Amended Ordinance No. 28470 – Requested City Council Date: October 30, 2018**
DATE: October 16, 2018

SUMMARY:

Adopting a six-month extension of the Tideflats Interim Regulations, as originally approved by the City Council on November 21, 2017 by Amended Ordinance No. 28470.

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 Tacoma City Council adopted Resolution No. 39723 initiating a subarea planning process for the Port/Tideflats. In addition, the resolution requested that the Planning Commission consider the need for interim regulations in the Tideflats subarea 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 Amended Ordinance No. 28470, which includes the following elements:

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

ISSUE:

The adopted ordinance established the interim regulations for an initial 1-year period. The Tacoma Municipal Code, consistent with State law, allows the Council to consider re-authorization of the interim regulations every 6-months subsequent to the initial 1-year authorization period. Pursuant to TMC 13.02.055 the City Council is scheduled to conduct a public hearing on the proposed extension on October 23, 2018.

ALTERNATIVES:

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

RECOMMENDATION:



Conduct the first reading of an ordinance on October 30, followed by the final reading on November 6, 2018 to approve an extension of the Tideflats Interim Regulations.

FISCAL IMPACT:

There is no fiscal impact.