



ORDINANCE NO. 28619

1 AN ORDINANCE approving a six-month extension of the Tideflats Interim
2 Regulations, as approved by Amended Ordinance No. 28470 and
extended by Ordinance Nos. 28542 and 28583.

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 area 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 a
14 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 prohibition of new non-industrial uses in the Port of
22 Tacoma Manufacturing and Industrial Center;
- 23 • Category 3: A temporary prohibition of new residential development along
24 Marine View Drive and NE Tacoma slopes; and
- 25 • Category 4: A temporary prohibition on certain types of new heavy industrial
26 uses,

and



1 WHEREAS, on November 13, 2018, following another public hearing,
2 substantial community input, and City Council deliberation, the City Council
3 passed Ordinance No. 28542, extending the Tideflats Interim Regulations for an
4 additional six-month period, and
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6 WHEREAS, on May 21, 2019, following another public hearing and
7 deliberations, the City Council passed Ordinance No. 28583, extending the
8 Tideflats Interim Regulations for an additional six-month period, and
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10 WHEREAS, Ordinance No. 28583 is set to expire on December 2, 2019,
11 and the Tacoma Municipal Code ("TMC"), consistent with state law, allows the
12 City Council to consider reauthorization of the interim regulations every six
13 months subsequent to the initial one-year authorization period, and
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15 WHEREAS, at the time of reauthorization, the City Council may consider
16 amendments to the Ordinance, however, there are no alternatives under
17 consideration at this time, and
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19 WHEREAS, the City Council has determined that it is necessary to extend
20 the interim regulations for an additional 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, extended by Ordinance No. 28542, passed on November 13, 2018, and extended by Ordinance No. 28583, passed on May 21, 2019, is hereby approved.

Passed _____

Mayor

Attest:

City Clerk

Approved as to form:

Deputy City Attorney