

Tideflats Interim Regulations

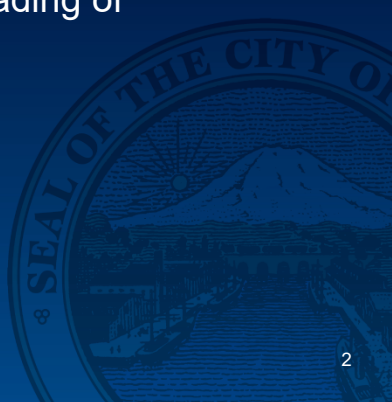
Planning Commission Findings and
Recommendations

City Council
Public Hearing
October 17, 2017



Schedule

- November 7 – Study Session
- November 14 – 1st Reading of Ordinance
- November 21 – Final Reading of Ordinance



Resolution No. 39723

- Initiated the subarea planning process;
- Consolidated multiple related Comprehensive Plan and Land Use Code amendment applications;
- Directed Planning Commission to begin deliberation regarding Interim Regulations.

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Planning Commission Deliberations

- June 21: Determination of Need
- August 2: Reviewed Initial Concepts
- August 16: Released a Public Review Draft
- September 13: Public Hearing
- September 20: Reviewed Testimony
- October 4: Recommendation

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Public Notice

- 12,000 taxpayer notices
- News Release
- Social media events and ads
- Email to interested parties
- Consultation with the Puyallup Tribe

Public Comments:

- 81 people testified
- Over 200 written comments letters

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Recommendations

1. Expanded Notification for Significant Heavy Industrial Projects
2. Temporary Pause on Certain Non-industrial Uses in the Tideflats
3. Temporary Pause on Significant Residential Development on the Slopes above Marine View Drive
4. Temporary Pause on Certain Heavy Industrial Uses

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Other Recommendations

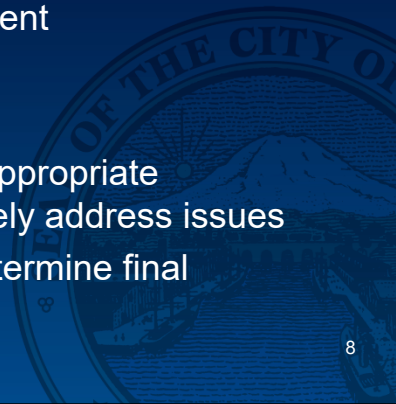
- 6-month duration for initial adoption followed by 6-month re-authorizations
- Ongoing tracking and reporting
- Resourcing the Subarea Plan



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Conclusions

- Interim Regulations are warranted to maintain the integrity of the subarea planning process
 - Likelihood of development
 - Length of process
 - Regional issues
- Subarea planning is the appropriate process to comprehensively address issues
- Proposal does not pre-determine final outcomes



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