



ORDINANCE NO. 28696

1 AN ORDINANCE approving a six-month extension of the Tideflats Interim
2 Regulations, as originally approved by Amended Ordinance No. 28470
and extended by Ordinance Nos. 28542, 28583, 28619, and 28671.

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
8

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
12

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
16

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
5

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
9

10 WHEREAS, on November 12, 2019, following another public hearing and
11 deliberations, the City Council passed Ordinance No. 28619, extending the
12 Tideflats Interim Regulations for an additional six-month period, and
13

14 WHEREAS, on May 19, 2020, following another public hearing,
15 substantial community input and deliberation, the City Council passed Ordinance
16 No. 28671, which extended the Tideflats Interim Regulations for another six-
17 month period, and
18

19 WHEREAS, Ordinance No. 28671 is set to expire on December 2, 2020,
20 and the Tacoma Municipal Code ("TMC"), consistent with state law, allows the
21 City Council to consider reauthorization of the interim regulations every six
22 months subsequent to the initial one-year authorization period, and
23

24 WHEREAS, the Subarea Planning process has been delayed by the
25 COVID-19 crisis, however a consultant has been selected and initial project
26 tasks are underway, and



1 WHEREAS, the City Council has reviewed the permit activity, fossil fuel
 2 trends, and public comment for the interim period, which indicate an ongoing
 3 likelihood of heavy industrial development and continued residential
 4 encroachment in Northeast Tacoma if not for the interim regulations, and
 5

6 WHEREAS, the City Council has determined that it is necessary to
 7 extend the interim regulations for an additional six-month period; Now,
 8 Therefore,

9 BE IT ORDAINED BY THE CITY OF TACOMA:

10 That a six-month extension of the Tideflats Interim Regulations, as
 11 originally approved by Amended Ordinance No. 28470, passed November 21,
 12 2017, extended by Ordinance No. 28542, passed on November 13, 2018,
 13 extended by Ordinance No. 28583, passed on May 21, 2019, extended by
 14 Ordinance No. 28619, passed November 12, 2019, and extended by
 15 Ordinance No. 28671, passed on May 19, 2020, is hereby approved.
 16
 17

18 Passed _____

19 _____
 20 Mayor

21 Attest:
 22 _____
 23 City Clerk

24 Approved as to form:
 25 _____
 26 Deputy City Attorney