



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: **Resolution on October 9, 2018 – Set Public Hearing for October 23, 2018**
DATE: September, 24 2018

SUMMARY:

Setting Tuesday, October 23, 2018, as the date for a public hearing regarding the potential reauthorization and extension of the Tideflats Interim Regulations, as adopted by the City Council on November 21, 2017.

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:

The City of Tacoma periodically accepts applications to amend the Comprehensive Plan and Land Use Regulatory Code. As part of the 2017-2018 Comprehensive Plan and Land Use Regulatory Code Amendment Application period, the City received multiple applications/requests for zoning and land use process changes in the Tideflats Area, including a Northeast Tacoma Buffer Zone application, the Council Consideration Request for implementation of the Container Port Element of the City’s Comprehensive Plan, and the Director’s Rule relating to Expanded Notification for Large Industrial Projects.

In response to the multiple amendment applications, 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 consolidate the various applications/requests into the scope of work for the Tideflats Subarea planning process and to 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 prohibition of new non-industrial uses in the Port of Tacoma Manufacturing and Industrial Center;
- Category 3: Temporary prohibition of new residential development along Marine View Drive and NE Tacoma slopes; and
- Category 4: Temporary prohibition on certain types of new heavy industrial uses.

ISSUE:

Pursuant to TMC 13.02.055 the City Council shall hold a public hearing on the proposed extension of the adopted interim regulations. 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. At the time of re-authorization, the Council may also consider amendments to the ordinance.

ALTERNATIVES:

While the Council may consider alternative timing, the requested public hearing date has been proposed to provide the City Council with the necessary time to consider the extension of interim regulations as well as potential modifications to the ordinance prior to the expiration of the adopted ordinance on December 2, 2018.

RECOMMENDATION:

Staff recommends that the City Council set a public hearing on the potential extension of the Tideflats Interim Regulations on October 23, 2018 to receive public comment.

FISCAL IMPACT:

There is no fiscal impact.