



RESOLUTION NO. 40770

1 A RESOLUTION setting Tuesday, April 27, 2021, upon completion of Regular
2 Agenda Items, no earlier than 5:15 p.m., as the date for a public hearing by
3 the City Council on the Planning Commission's recommended
4 amendments to Titles 13 and 19 of the Tacoma Municipal Code, entitled
5 Land Use Regulatory Code and Shoreline Master Program, to replace
6 Amended Ordinance No. 28470, Tideflats Interim Regulations, as extended
7 by Ordinance Nos. 28542, 28583, 28619, 28671, and 28696.

8 WHEREAS the City Council, in enacting Amended Ordinance No. 28696 to
9 initiate a non-interim review of the Tideflats Interim Regulations, provided direction
10 to the Planning Commission ("Commission") to establish appropriate parameters
11 for review, to include only those issues identified in Amended Ordinance
12 No. 28470; those uses impacted by Amended Ordinance No. 28470; approaches
13 that could be applied to the expansion of the existing uses; and amendments that
14 would improve the certainty and predictability of the regulations, and

15 WHEREAS, based on this guidance, the Commission considered the
16 following topics: public notification requirements for permits and land use
17 amendments; conversion of industrial lands to non-industrial uses; encroachment
18 of residential developments on industrial lands; and siting of potentially
19 high-risk/high-impact heavy industrial uses, and

20 WHEREAS the Commission also reviewed and based its recommendations
21 on the following:

- 22 1. Consistency with the Container Port Element of the One Tacoma
23 Plan, and, broadly, the Growth Management Act;
- 24 2. Consistency with the Shoreline Master Program and Shoreline
25 Management Act;
- 26 3. Consideration of new information, including data on existing land
uses, environmental conditions, employment, 2019 greenhouse



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gas inventory and forecast, emergency response, interim permit activity, development trends, and fossil fuel baseline data;

4. Consideration of potential impacts of chemical manufacturing uses, fossil and renewable fuel production, smelting, coal facilities, and mining and quarrying;
5. Use compatibility with adjacent land uses; and
6. Substantial community input and public comments, and

WHEREAS Planning and Development Services staff and the Commission conducted significant community notification and outreach of the proposed amendments, including two public hearings, over 80,000 notices mailed to taxpayers and occupants, e-mail notification to over 700 individuals and organizations, listening sessions, and informational meetings and direct outreach to interest groups, and

WHEREAS, due to delays to the Subarea Plan process and subsequent impacts from the COVID-19 pandemic, the City Council initiated this non-interim process to provide greater certainty to businesses, as well as interested and potentially impacted community members, while the Subarea Plan process proceeds, and

WHEREAS, pursuant to Tacoma Municipal Code 13.02, the City Council is required to conduct a public hearing before enacting any amendments to the Land Use Regulatory Code, and

WHEREAS the City desires to fix a time and date for public hearing for the purpose of considering the proposed amendments, as recommended by the Commission; Now, Therefore,



BE IT RESOLVED BY THE COUNCIL OF THE CITY OF TACOMA:

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Section 1. That Tuesday, April 27, 2021, upon completion of Regular Agenda Items, no earlier than 5:15 p.m., is hereby fixed as the time, and the City Council Chambers on the First Floor of the Tacoma Municipal Building, 747 Market Street, Tacoma, Washington, or alternatively, a call-in option will be provided until the end of the COVID-19 emergency, as the place when and where a public hearing shall be held on the Planning Commission’s recommended amendments to Titles 13 and 19 of the Tacoma Municipal Code, entitled Land Use Regulatory Code and Shoreline Master Program, to replace Amended Ordinance No. 28470, Tideflats Interim Regulations, as extended by Ordinance Nos. 28542, 28583, 28619, 28671, and 28696.

Section 2. That the City Clerk shall give proper notice of the time and place of said hearing.

Adopted _____

Mayor

Attest:

City Clerk

Approved as to form:

Deputy City Attorney