




TO: Elizabeth A. Pauli, City Manager
FROM: Peter Huffman, Director, Planning and Development Services 
Steve Atkinson, Principal Planner, Planning and Development Services
COPY: City Council and City Clerk
SUBJECT: Resolution – Set Public Hearing for Potential Tideflats Interim Regulations Extension –
April 9, 2019
DATE: March 25, 2019

SUMMARY:

A resolution setting Tuesday, April 23, 2019, as the date for a public hearing before the City Council on the potential reauthorization and extension of the Tideflats Interim Regulations passed by Amended Ordinance No. 28470 on November 21, 2017.

STRATEGIC POLICY PRIORITY:

- Assure outstanding stewardship of the natural and built environment.

The interim regulations establish and maintain the baseline conditions in the Port/Tideflats while the Subarea Plan and related environmental review are conducted for the Tideflats area.

BACKGROUND:

On May 9, 2017, the City Council adopted Resolution No. 39723 initiating a subarea planning process for the Port/Tideflats area. In addition, the Resolution requested that the Planning Commission consider the need for interim regulations in the Tideflats area while the subarea planning process is under way.

The Planning Commission determined 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 passed Amended Ordinance No. 28470 on November 21, 2017, which adopted the Tideflats Interim Regulations, and 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 northeast Tacoma slopes; and
- Category 4: Temporary prohibition on certain types of new heavy industrial uses.

On November 13, 2018, following another public hearing and substantial community input and deliberation, the Council passed Ordinance No. 28542, which extended the Tideflats Interim Regulations for another six-months.

ISSUE:

Pursuant to Tacoma Municipal Code (TMC) 13.02.055 the City Council shall hold a public hearing on the proposed extension of the adopted interim regulations. The previously adopted ordinances established the



interim regulations and extended them through June 2, 2019. The TMC, consistent with State law, allows the City Council to consider reauthorization of the interim regulations every six months subsequent to the initial one-year authorization period.

ALTERNATIVES:

At the time of reauthorization, the City Council may consider amendments to the ordinance. However, there are no alternatives under consideration at this time.

RECOMMENDATION:

Staff recommends the City Council set Tuesday, April 23, 2019, as the date for a public hearing on the potential reauthorization and extension of the Tideflats Interim Regulations.

FISCAL IMPACT:

There is no fiscal impact.