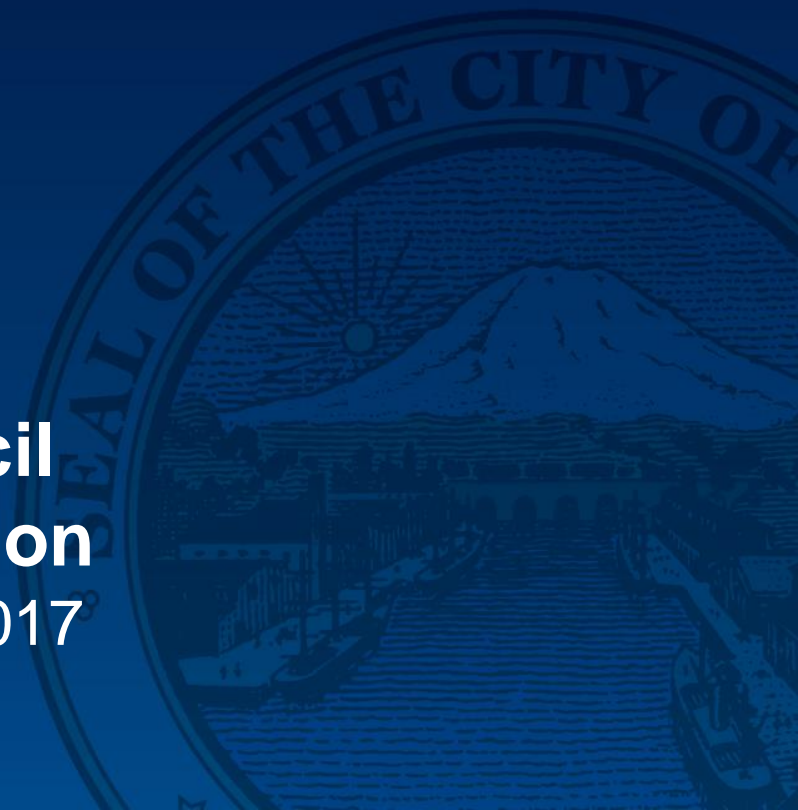


Tideflats Interim Regulations

Planning Commission Findings and
Recommendations

**City Council
Study Session**
October 17, 2017



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.

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

Review Materials

- Council Consideration Request
- North East Tacoma Application
- Director's Rule on Expanded Notification
- PSRC Industrial Lands Analysis
- PSRC Center Profile
- Recent permitting activity
- Buildable Lands Report (2014)
- Zoning and Development Standards

Other Findings

- MIC/Industrial Lands
- Critical Areas
- Encroachment
- Transportation
- Climate
- Off-site Impacts
- Emergency Response
- Emergency Ordinances



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

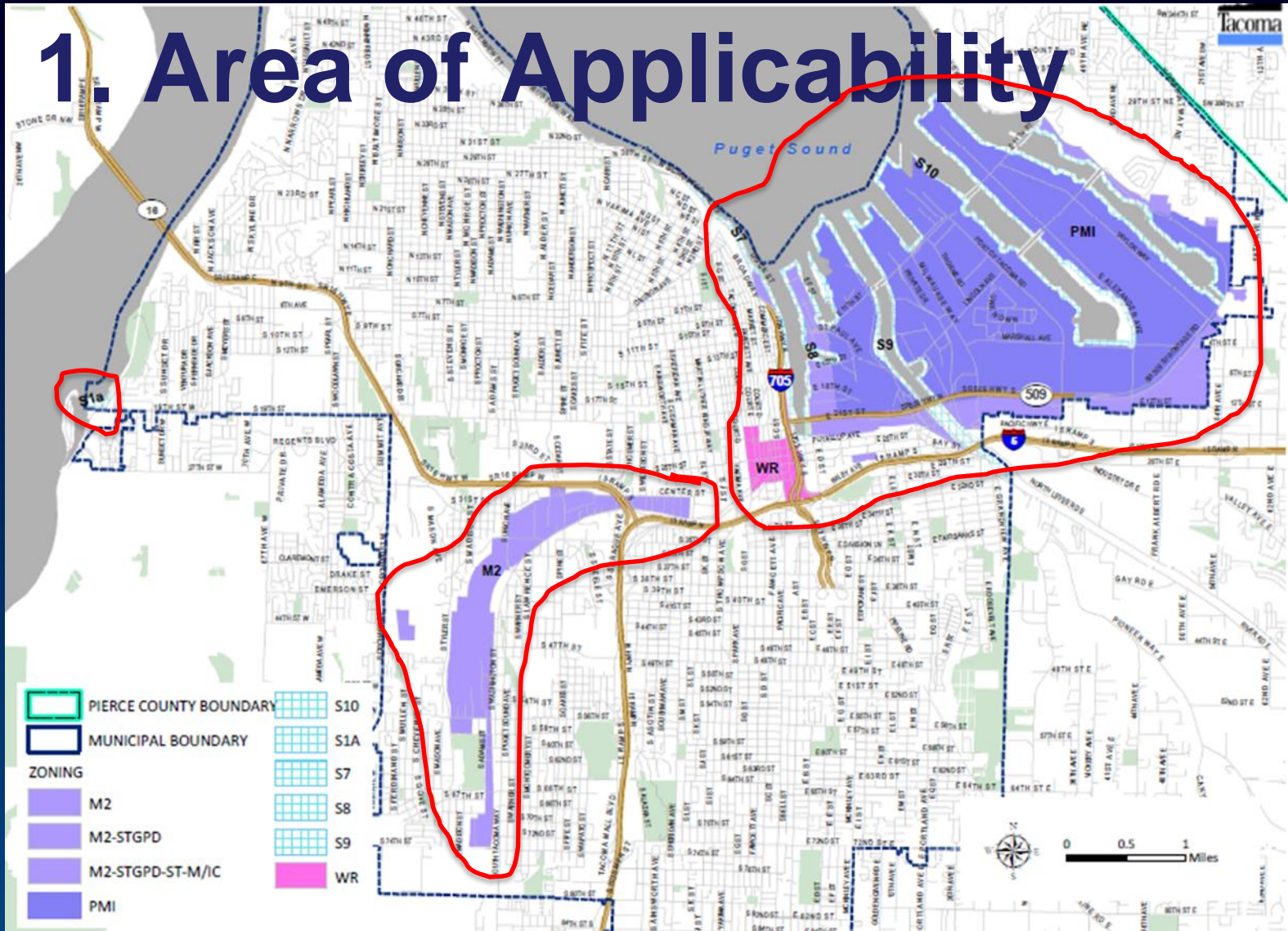
Recommendations

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

1. Expanded Notice

- Applies to:
 - Heavy Industrial Uses
 - Where a discretionary permit application or SEPA determination is required
 - Citywide
- What it would do:
 - Expand permit notification to 2,500-feet from Manufacturing and Industrial Center boundary, where applicable, or from project site
 - Includes a public meeting

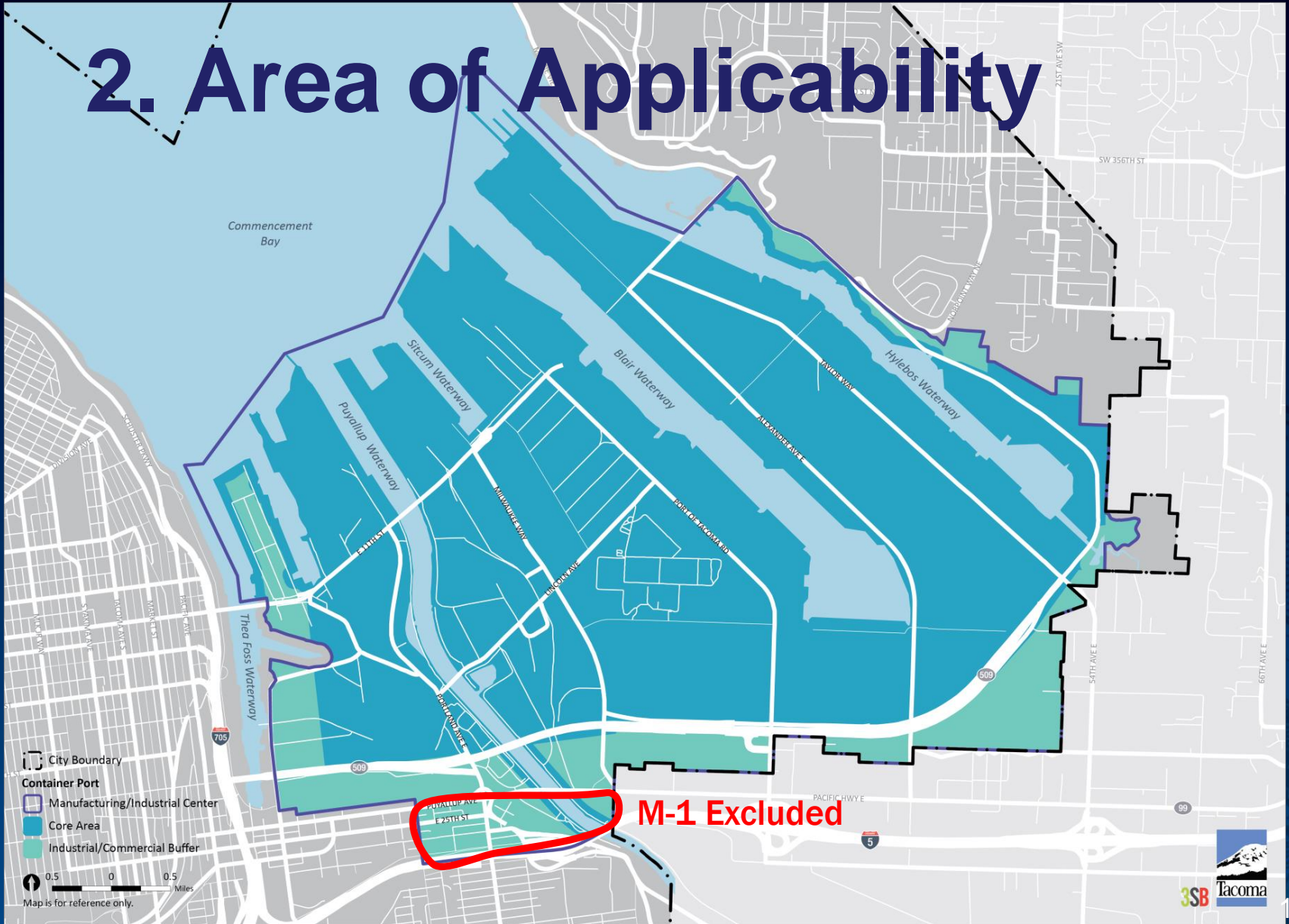
1. Area of Applicability



2. Non-Industrial Uses

- Applies to:
 - Within the Port of Tacoma M/IC
 - M-2 and PMI Zoning Districts
- What it would do:
 - Temporarily prohibit new, specified non-industrial uses, such as Agriculture, Hospitals, Schools, Stadiums, Cultural Institutions
 - Allows expansion of existing uses through established processes

2. Area of Applicability

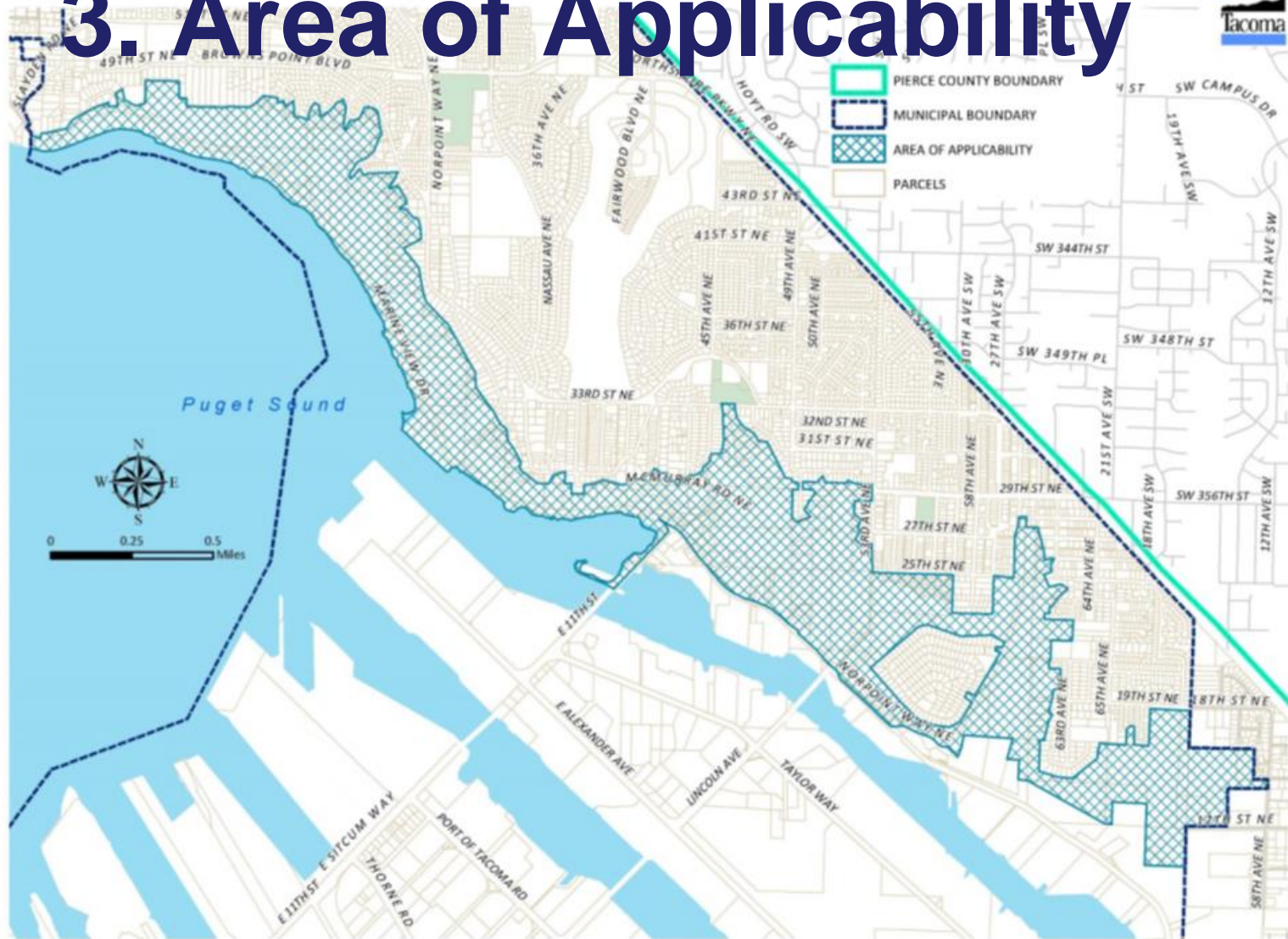


3. Marine View Drive Residential Restrictions

- Pause new platting and subdivisions
- Allow one new unit on existing lots
- Require notice on title regarding adjacent industrial zoning



3. Area of Applicability



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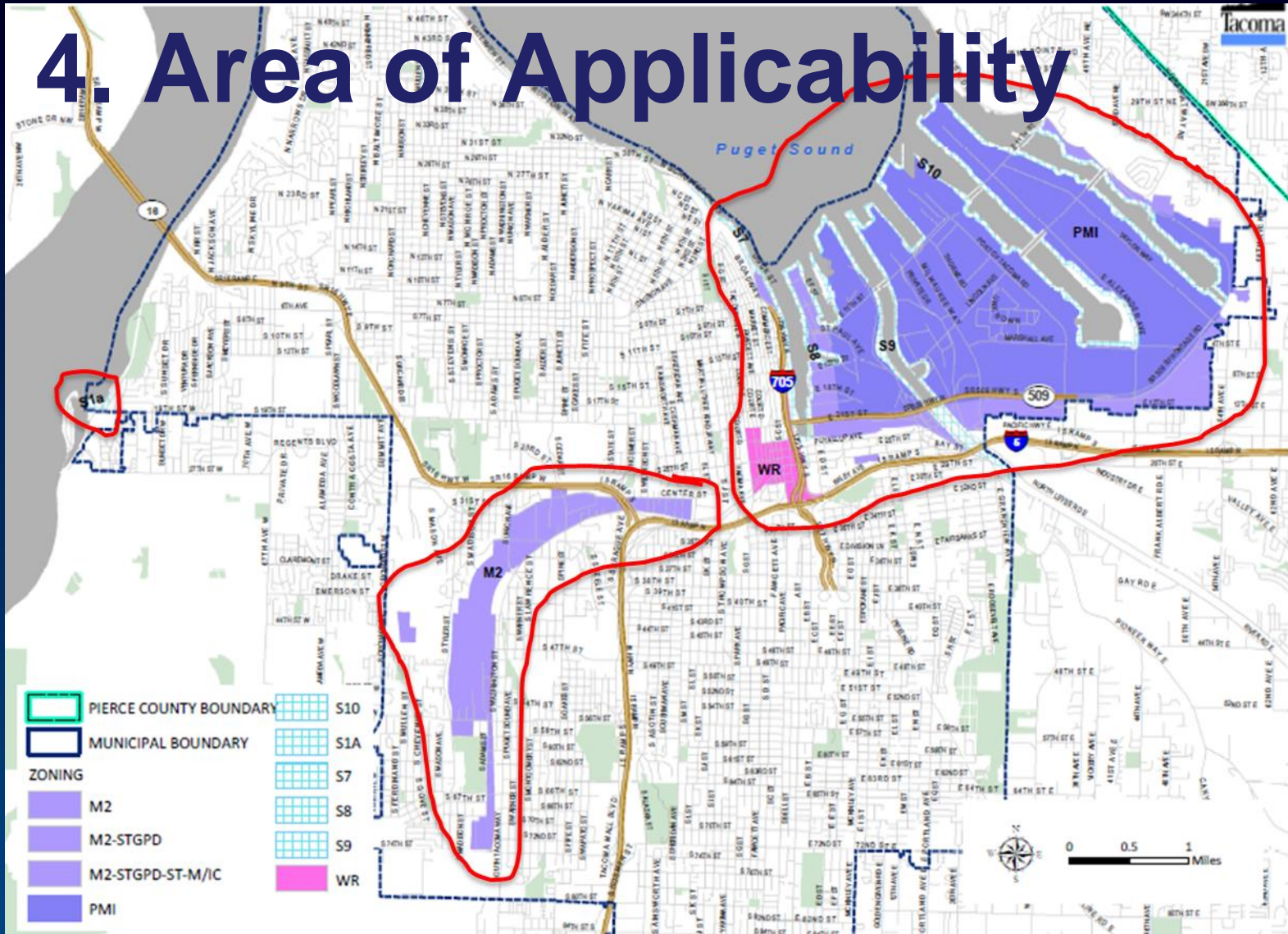
4. Heavy Industrial Uses

- What uses would be subject to the temporary restrictions?
 - Coal terminals and bulk storage
 - Oil, or other liquid or gaseous fossil fuel terminals, bulk storage, manufacturing, production, processing or refining
 - Chemical production, processing, and bulk storage
 - Mining and quarrying

4. Heavy Industrial Uses

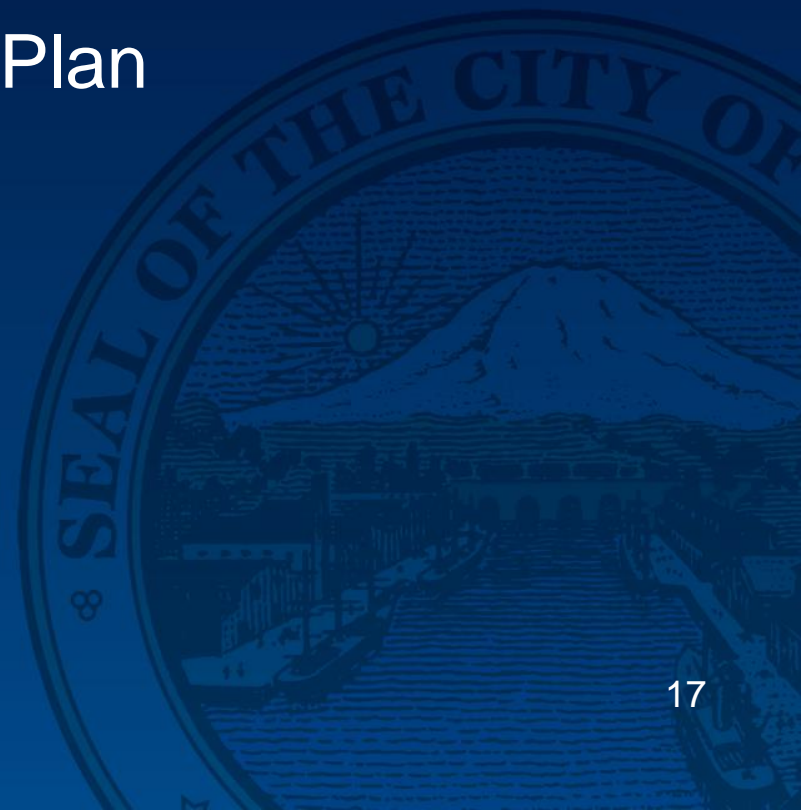
- Applicability:
 - Citywide (where heavy industry is allowed)
- What it would do:
 - Prohibit the establishment of new uses
 - Allows expansion of existing uses through established processes, up to a maximum of a 10% increase in capacity
 - Allow existing uses to perform normal maintenance, other expansions (that don't increase capacity), accessory uses, utilities, building code and environmental upgrades

4. Area of Applicability



Other Recommendations

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



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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