



**TO:** Elizabeth A. Pauli, City Manager  
**FROM:** Steve Atkinson, Principal Planner, Planning and Development Services  
Peter Huffman, Director, Planning and Development Services  
**COPY:** City Council and City Clerk  
**SUBJECT:** Ordinance – Adopting a Six-Month Extension of the Tideflats Interim Regulations  
May 14, 2019  
**DATE:** April 25, 2019

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**SUMMARY:**

An ordinance approving a six-month extension of the Tideflats Interim Regulations as originally approved by Amended Ordinance No. 28470 and extended by Ordinance No. 28542.

**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. In addition, the Resolution requested that the Planning Commission 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, passed 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 Northeast Tacoma slopes; and
- Category 4: Temporary prohibition on certain types of new heavy industrial uses.

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



**ISSUE:**

The ordinance extending the interim regulations is set to expire on June 2, 2019. The Tacoma Municipal Code, consistent with State law, allows the City Council to consider re-authorization of the interim regulations every six months subsequent to the initial one-year authorization period. The proposed ordinance would extend the interim regulations prior to the expiration of the existing ordinance.

**ALTERNATIVES:**

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

**RECOMMENDATION:**

Staff recommends conducting the first reading of an ordinance on May 14, 2019, followed by the final reading on May 21, 2019, to approve an extension of the Tideflats Interim Regulations.

**FISCAL IMPACT:**

There is no fiscal impact.