



ORDINANCE NO. 28671

1 AN ORDINANCE approving a six-month extension of the Tideflats Interim
2 Regulations, as approved by Amended Ordinance No. 28470 and
3 extended by Ordinance Nos. 28542, 28583, and 28619.

4 WHEREAS, on May 9, 2017, the City Council adopted Amended
5 Resolution No. 39723, initiating the subarea planning process for the Tideflats
6 area, and further, requesting that the Planning Commission consider the need for
7 interim regulations in the Tideflats area while the subarea planning process is
8 underway, and

9 WHEREAS the Planning Commission (“Commission”) determined that
10 interim regulations were warranted, and on October 4, 2017, the Commission
11 forwarded its recommendation to the City Council for consideration, and
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13 WHEREAS, in support of these deliberations, the Commission conducted a
14 public hearing at which 81 people testified, and reviewed over 200 written
15 comments, and

16 WHEREAS, following its own public hearing and substantial community
17 input and deliberation, the City Council, on November 21, 2017, passed
18 Amended Ordinance No. 28470, which included the following elements:

- 19 • Category 1: Expanded public notification of heavy industrial use permits;
- 20 • Category 2: A temporary prohibition of new non-industrial uses in the Port of
21 Tacoma Manufacturing and Industrial Center;
- 22 • Category 3: A temporary prohibition of new residential development along
23 Marine View Drive and NE Tacoma slopes; and
- 24 • Category 4: A temporary prohibition on certain types of new heavy industrial
25 uses,

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WHEREAS, on November 13, 2018, following another public hearing, substantial community input, and City Council deliberation, the City Council passed Ordinance No. 28542, extending the Tideflats Interim Regulations for an additional six-month period, and

WHEREAS, on May 21, 2019, following another public hearing and deliberations, the City Council passed Ordinance No. 28583, extending the Tideflats Interim Regulations for an additional six-month period, and

WHEREAS, on November 12, 2019, following another public hearing and deliberations, the City Council passed Ordinance No. 28619, extending the Tideflats Interim Regulations for an additional six-month period, and

WHEREAS, Ordinance No. 28619 is set to expire on June 2, 2020, and the Tacoma Municipal Code ("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, and

WHEREAS, the City Council has determined that it is necessary to extend the interim regulations for an additional six-month period; Now, Therefore,



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BE IT ORDAINED BY THE CITY OF TACOMA:

Section 1. That a six-month extension of the Tideflats Interim Regulations, as originally approved by Amended Ordinance No. 28470, passed November 21, 2017, extended by Ordinance No. 28542, passed on November 13, 2018, extended by Ordinance No. 28583, passed on May 21, 2019, and extended by Ordinance No. 28619, passed November 12, 2019, is hereby approved.

Section 2. That the City Council finds that this Ordinance is necessary, routine, and consistent with Governor Inslee’s emergency proclamation issued March 24, 2020, and recently extended, suspending portions of the Open Public Meetings Act through May 31, 2020.

Passed _____

Mayor

Attest:

City Clerk

Approved as to form:

City Attorney