



Tideflats Interim Regulations

City of Tacoma | Planning and Development Services

City Council Public Hearing
May 5, 2020



OVERVIEW



- On May 9, 2017, the City Council adopted Resolution No. 39723 initiating a subarea planning process for the Port/Tideflats area;
- November 21, 2017, adopted the Tideflats Interim Regulations by Amended Ordinance No. 28470;
- Three subsequent extensions;
- Consideration of additional 6-month extension.

● ● ● ISSUE 1: PUBLIC AWARENESS OF PERMITS



Interim Measure: Expand public notice to 2500' of Manufacturing/Industrial Center boundary

Findings:

- Public testimony from prior permit applications
- Public notice not reaching adjacent neighborhoods
- Broad potential impacts of projects

3

● ● ● ISSUE 2: CONVERSION OF INDUSTRIAL LANDS



Interim Measure: Prohibit specific types of non-industrial uses in Port/Tideflats.

Findings:

- Regional growth forecasts and scarcity of industrial lands
- Growing pressure to convert to nonindustrial uses
- Economic impact of industrial uses
- City's zoning allows significant non-industrial uses

4

● ● ● ISSUE 3: RESIDENTIAL ENCROACHMENT



Interim Measure: Prohibit new platting and subdivision of land along Marine View Drive/ NE Tacoma hillside.

Findings:

- Platting activity
- Growing housing market
- Lack of regulations to limit development
- Buildable lands report
- Public comment from business and residents

5

● ● ● ISSUE 4: HEAVY INDUSTRIAL IMPACTS/RISKS



Interim Measure: Temporarily prohibit new a) oil and liquefied fossil fuel storage, processing, refining; b) coal terminals and storage; c) chemical manufacturing; d) smelting; e) mining and quarrying.

Findings:

- Lack of use restrictions and development standards in Zoning Code.
- Environmentally sensitive areas, environmental risks
- Market changes and legal changes
- Existing uses/prior permit applications
- Proximity to residential areas
- Climate impacts/ policies

6

COMMISSION CONCLUSION



- City is conducting a Subarea Plan and Environmental Impact Statement for the Port/Tideflats
 - Expected to take 2 years
- Likelihood of development during the planning process
 - Residential and industrial
- New development could pre-empt the Plan
- Interim regulations are warranted to maintain the baseline conditions until the Plan is complete

- Council Amendment: Apply regulations only to new uses and development

7

INTERIM PERMIT ACTIVITY



- Several projects vested prior to Interim Regulations taking effect:
 - U.S. Oil biofuels
 - PSE LNG facility
- Overall permit activity has been limited
 - Very little permit activity associated with chemical manufacturing
- Seaport Sound Terminal project (formerly TARGA)
 - Rail and dock expansion
- Change in ownership of Seaport Sound Terminal and U.S. Oil

8

NEXT STEPS



May 12: First Reading of Ordinance

May 19: Final Reading of Ordinance

June 2: Current Ordinance Expires

9

PUBLIC HEARING



1. Expanded Permit Notification
2. Pause on new non-industrial uses
3. Pause on new residential development along Marine View Drive
4. Pause on certain new industrial activities, including smelting, chemical manufacturing, coal facilities, mining and quarrying, and oil and other liquefied fossil fuel industries.

To provide testimony: join the Q&A at the bottom of the Zoom screen

10



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