



City of Tacoma City Council Study Session Minutes

733 Market Street, Tacoma WA 98402

Conference Room 16

October 17, 2017

12:00 PM

Call to Order

Mayor Strickland called the study session to order at 12:08 p.m.

Present: 9 - Blocker, Campbell, Ibsen, Lonergan, McCarthy, Mello, Thoms, Walker Lee and Mayor Strickland

Briefing Items

1. [17-1048](#) Tideflats Interim Regulations

At approximately 12:09 p.m., Steve Atkinson, Senior Planner, Planning and Development Services (PDS), stated the City Council will be briefed on the Planning Commission's findings and recommendations and introduced Stephen Wamback, Chair, and Andrew Strobel, Commission Member, Planning Commission; Brian Boudet, Planning Division Manager; and Steve Victor, Deputy City Attorney. Mr. Atkinson began the presentation by providing background information regarding the Tideflats interim regulations, and provided a breakdown of the Planning Commission's deliberation process and timeline, noting approximately 300 people attended the Public Hearing held by the Planning Commission on September 13, 2017, and received about 200 written comments and heard from 81 testimony. He provided detailed information on reviewed materials, focusing on the zoning and development standards, and reviewed other findings, noting significant amount of policy updates and analysis conducted but have not been comprehensively tied together, and the public notice distribution process. He then provided information on the recommendations of the Planning Commission, including expanded notifications, non-industrial uses, Marine View Drive residential restrictions, heavy industrial uses, and areas of applicability. He stated the other recommendations regarding the timeline, ongoing tracking and reporting, and resources and made closing remarks referencing the Planning Commission and the Commission's stance on the Tideflats interim regulations.

Discussion ensued regarding the criteria for an expanded notification boundary and the process for determining the criteria, clarification on what citywide means, what it means to allow expansion of existing non-industrial uses through established processes, the need for providing the number of privately-owned properties that have not been platted on Marine View Drive, the Planning Commission's recommended timeline, the City's authority to enact the interim regulations, conditional use permit process versus outright permit process, the Planning Commission's decision making process on the issuance of outright permits for smelters, identifying other industrial uses besides fossil fuel, competing for the same scarce industrial lands, providing the Planning Commissioners' votes on each component, and the need for breaking down the projects into smaller pieces. Discussion continued regarding the structure of the proposed ordinance, the need for providing the number of existing businesses impacted by heavy industrial uses interim regulations and researching these businesses in depth, an analysis on anticipated impacts on residents and businesses, the need for identifying the legal risks, the Planning Commission's take on citizens' concerns, the reason for expanding the notification boundary, alternative methods for distributing notifications, notification language, cost of mailing, a breakdown of permit fees, examples of projects or businesses required to obtain the conditional use permit, the basis of the conditional use permit requirements, biofuels permits, the basis of 10 percent allowable expansion on heavy industrial uses, the need for providing the frequently asked questions document, the Planning Commission's vision, and the purpose of the interim regulations.

Other Items of Interest

[17-1069](#) Proposed Amendment to Amended Ordinance No. 28460

Deputy Mayor Thoms presented a proposed amendment to Ordinance No. 28460, to increase the notice distance for a temporary shelters permit from 400 feet to 1,000 feet.

Discussion ensued regarding the need for keeping the temporary shelter regulations simple, and the reason for pulling the amendment from the October 10, 2017 City Council meeting.

Committee Reports

There were no Committee Reports given.

Agenda Review and City Manager's Weekly Report

2. [17-1049](#) Weekly Report to the City Council, October 12, 2017

Elizabeth Pauli, City Manager, stated there are no ceremonials and one expected change to Ordinance No. 28460 by Deputy Mayor Thoms, and additional housekeeping modifications to Temporary Shelters interim regulations.

Adjournment

On proper motion, the study session was adjourned at 2:07 p.m.

Marilyn Strickland, Mayor

Doris Sorum, City Clerk