



City of Tacoma  
Planning and Development Services

**Tideflats and Industrial Land Use Regulations  
Tuesday, October 5, 2021, no earlier than 5:15 p.m.  
Virtual City Council Meeting**

**Summary**

The City Council, on November 21, 2017, passed Amended Ordinance No. 28470, establishing interim regulations for the Tideflats and other heavy industrial zoning districts. On October 20, 2020, Amended Ordinance No. 28696 directed the Planning Commission to review the Interim Regulations and to recommend a non-interim ordinance to replace the Interim Regulations, in advance of the completion of the Tideflats Subarea Plan. The Planning Commission forwarded a recommendation on April 7, 2021 which was the subject of a City Council public hearing on April 27, 2021. Following the public hearing, the City Council referred the proposed amendments to the Infrastructure, Planning, and Sustainability Committee (IPS) for review.

On August 30, 2021, the IPS Committee recommended modifications to the Planning Commission proposal. The modifications are available at [www.cityoftacoma.org/tideflatsinterim](http://www.cityoftacoma.org/tideflatsinterim), relating to the following subjects:

1. New and Expanded Cleaner Fuel Facilities Permitted.
2. Petroleum Fuel Facility Projects for Maintenance, Safety, Security, or Required to Meet Regulatory Changes.
3. National Security Petroleum Fuel Facilities.
4. Projects which have undergone Environmental Review and Mitigated Impacts.
5. Financial Assurance.
6. High Impact Uses.
7. Residential – Northeast Tacoma Slope.
8. Residential Use in the M-1 District.

The current interim ordinance will expire on December 2, 2021.

**Additional Information**

The following documents are available for review at [www.cityoftacoma.org/tideflatsinterim](http://www.cityoftacoma.org/tideflatsinterim):

- Infrastructure, Planning and Sustainability Committee Recommendation
- The Planning Commission Findings of Fact and Recommendations Report
- Amended Ordinance No. 28470 that established the Tideflats Interim Regulations

For more information or questions about the proposed Interim Regulations, please contact Mr. Stephen Atkinson, Principal Planner, at [satkinson@cityoftacoma.org](mailto:satkinson@cityoftacoma.org).