



Tideflats Interim Regulations

Potential 6-Month Extension

City of Tacoma | Planning and Development Services
City Council Public Hearing
October 1, 2019



BACKGROUND



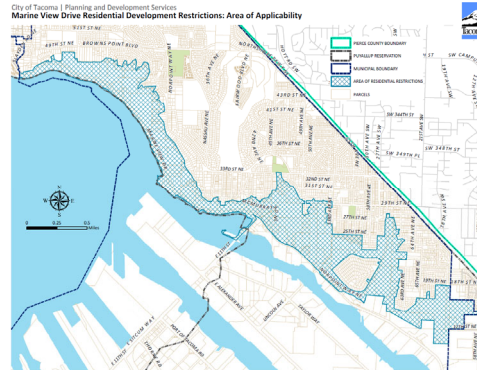
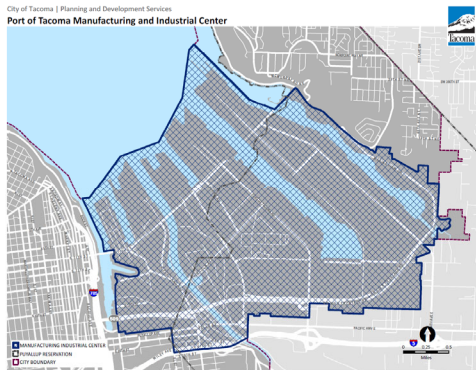
- Planning Commission recommendation (*October 2017*)
- Amended Ordinance No. 28470 (*November 2017*)
 - Implemented Interim Regulations
 - Initial 1-year duration
- Extended in November, 2018
- Extended in May, 2019

ISSUES



- Non-Industrial Uses

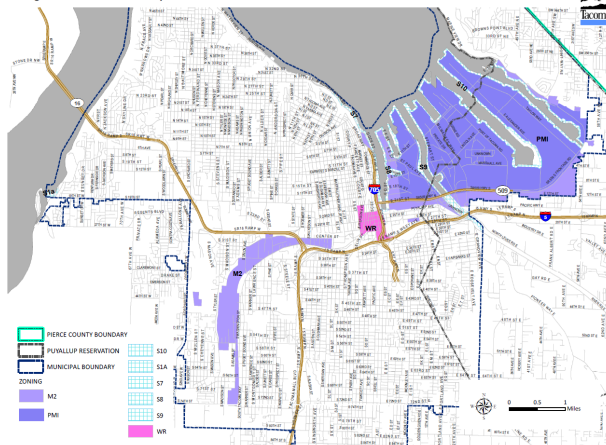
- Residential Encroachment



ISSUES



City of Tacoma | Planning and Development Services
Zoning Districts that Allow Heavy Industrial Uses



- Expanded Notice
- Heavy Industrial Use Restrictions
 - Smelting
 - Mining and Quarrying
 - Chemical Manufacture
 - Coal terminals
 - Oil and liquefied fossil fuel uses

TIDEFLATS SUBAREA PLAN



- Consultant Selection Process underway
- Steering Committee Meeting – Nov. 7, 2019
 - Request to consider options to address permanent regulations earlier in the Subarea Planning Process.

Next Steps:

- Consultant Contract
- Tideflats Advisory Group Kick-off
- Public Engagement Plan

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NEXT STEPS



Date	Event
October 1	City Council – Study Session and Public Hearing
October 8	City Council – First reading of Ordinance
October 15	City Council – Final reading of Ordinance
December 2	Current Interim Regulations expire
April 2020	Next extension consideration

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