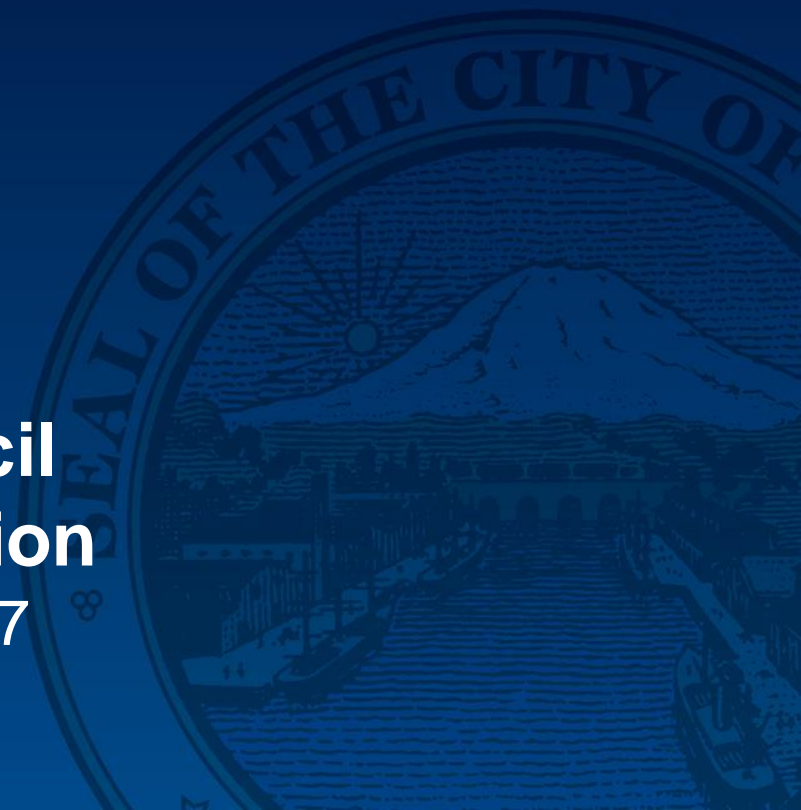


# **Tideflats Interim Regulations**

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Planning and Development Services

**City Council  
Study Session**  
July 18, 2017



# Resolution No. 39723

- Initiated the subarea planning process;
- Consolidated multiple related Comprehensive Plan and Land Use Code amendment applications;
- Formal invitation to the Puyallup Tribe of Indians;
- Directed Planning Commission to begin deliberation regarding Interim Regulations.

# Interim Regulations

- “(T)he Planning Commission is hereby requested to immediately begin discussion regarding, and consideration of the need for interim regulations related to the Container Port Element in the Tideflats Subarea while the subarea planning process is underway, and prior to the subarea Plan’s finalization.”

# Planning Commission

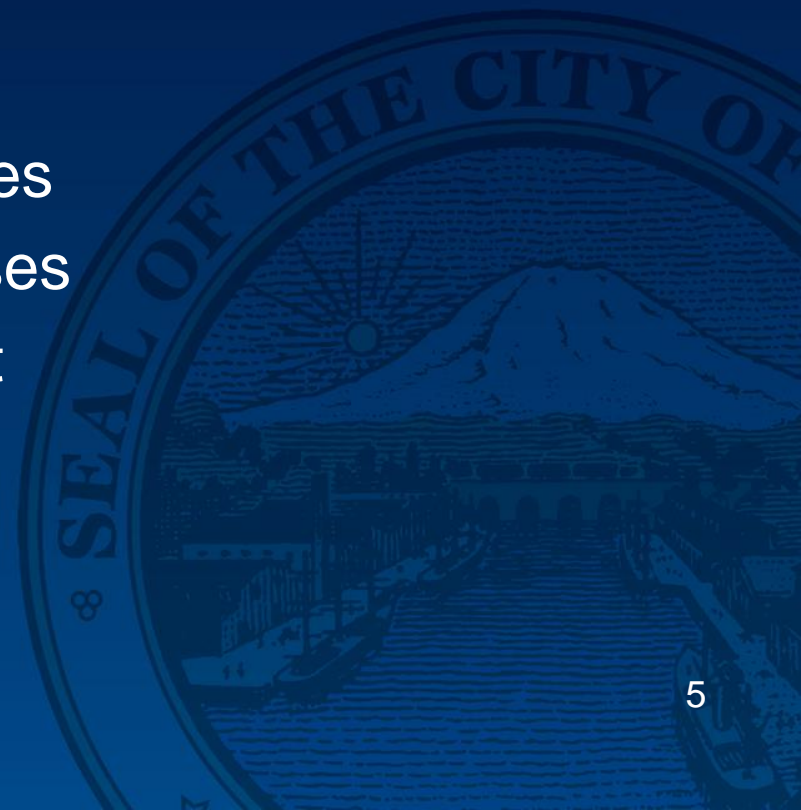
## Initial Review – June 21, 2017

- Interim regulations are warranted
- Guiding Parameters:
  - Don't pre-determine outcomes of subarea plan
  - Don't pre-empt the subarea planning process
  - Press pause to do the plan right
  - Consider broader applicability (South Tacoma)
- Craft Initial Staff Recommendation

# Staff Recommendation

## Initial Concepts

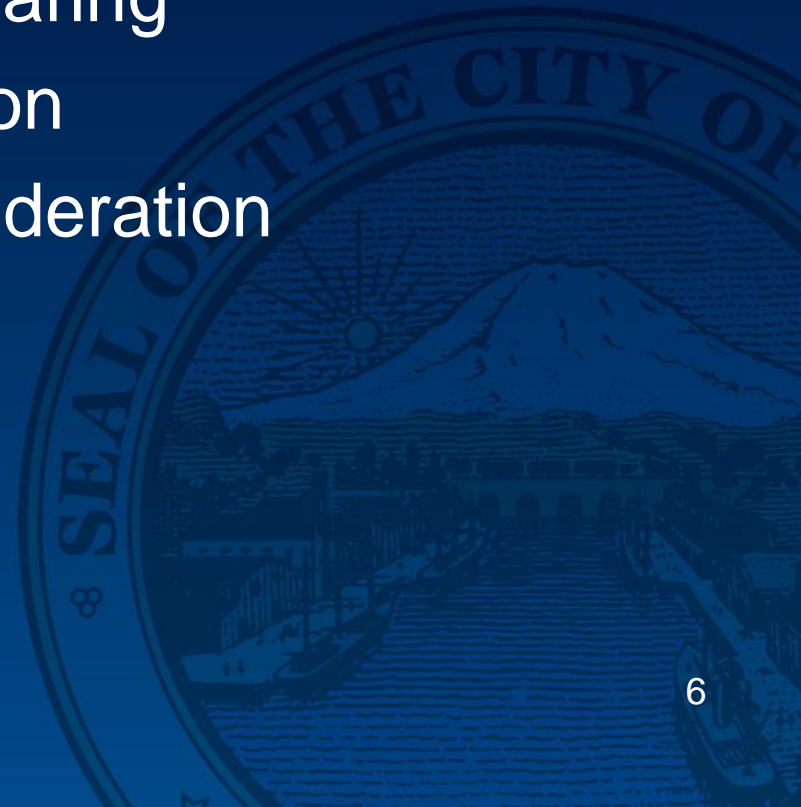
- Interim Regulations are Warranted
- Key Criteria:
  - Industrial Lands Retention
  - High Impact/High Risk Uses
  - Accommodate Existing Uses
  - Residential Encroachment
  - Unlisted Uses
  - Notification



# Planning Commission

## Tentative Schedule

- August: Review Draft and Set Hearing
- September 20: Public Hearing
- October: Recommendation
- November: Council consideration





# **Tideflats Interim Regulations**

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