

Tideflats Interim Regulations

Review of Public Comments

**City Council
Study Session**
November 7, 2017



Upcoming Schedule

- November 14 – 1st Reading of Ordinance
- November 21 – Final Reading of Ordinance



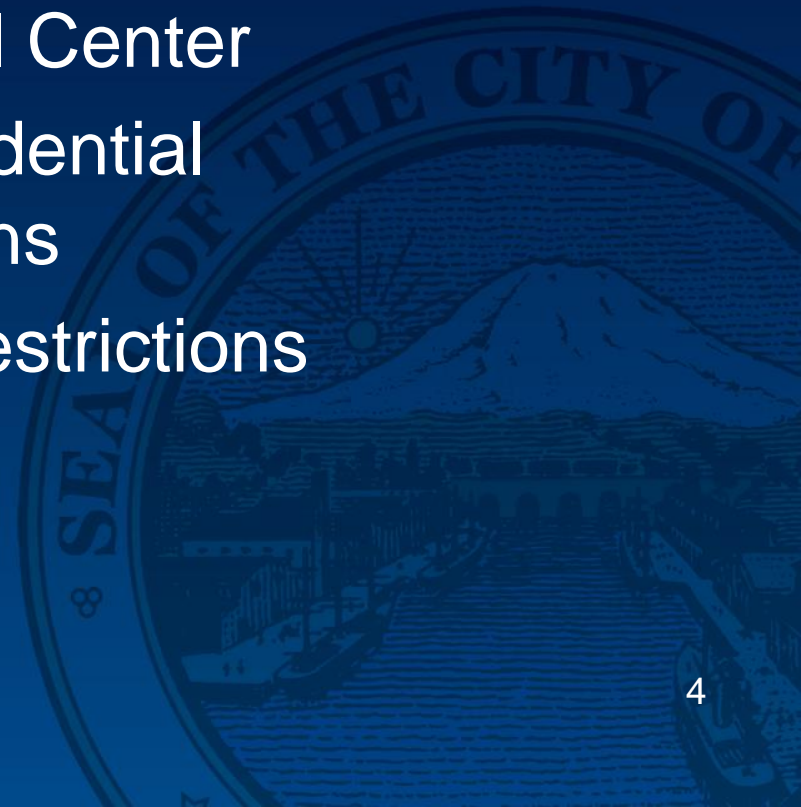
Public Testimony

- Approximately 70 people testified at the public hearing
- 270 pages of public comments



Recommendations

1. Expanded Notification for Heavy Industrial Uses
2. Pause on Non-industrial Uses in the Port Manufacturing/Industrial Center
3. Marine View Drive Residential Development Restrictions
4. Heavy Industrial Use Restrictions



Comments: Expanded Notice

- Support for the notice
- Distance
- Cost and impact



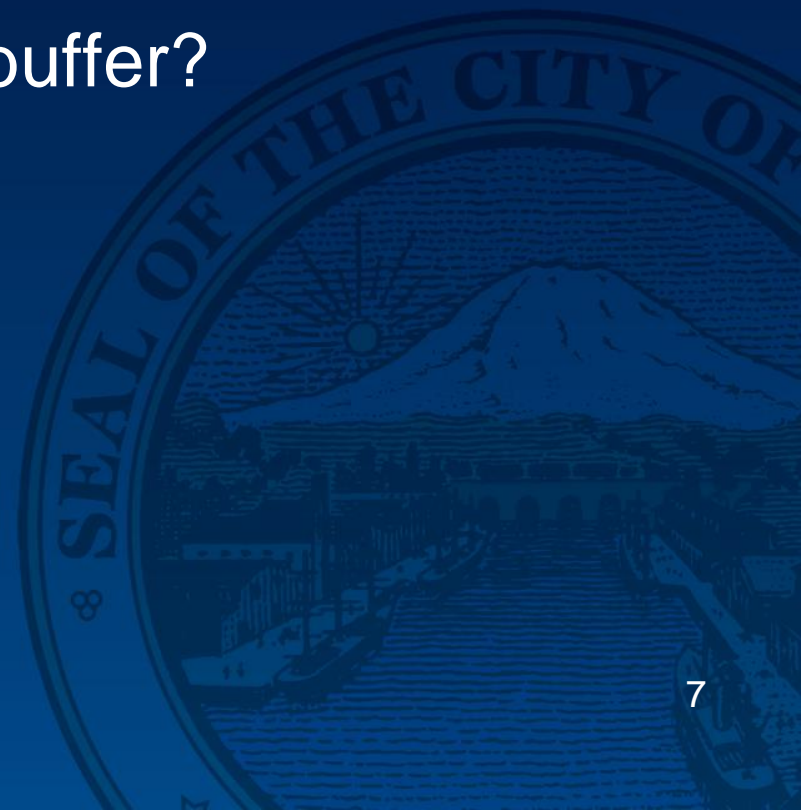
Comments: Non-Industrial Uses

- Some opposition/concern
- Specific uses:
 - Airports
 - Detention Center
- No Market/No Emergency



Comments: Marine View Drive Residential Development

- Takings concerns and opposition
- Support for the proposal
- Who should provide the buffer?



Comments: Pause on certain Heavy Industry

- Opposition/Support
- Scope of uses
- Impacts
- Existing Use Expansion



Comments: Pause on certain Heavy Industry

- Expansion of existing facilities
 - Based on 10% increase in capacity subject to Conditional Use Permit
 - Allows normal maintenance and repair
 - Allows upgrades per building code and environmental standards

Other Comments

- Purpose of interim regulations
- Not adequately notified
- Concerns about existing uses
- Timeframe for Interim Regulations
- Support for Subarea Planning



Questions or Comments?

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