



Tideflats Interim Regulations

City of Tacoma | Planning and Development Services

City Council Study Session

September 25, 2018

ITEM #3



OVERVIEW



- Tideflats Interim Regulations adopted on November 21, 2017
- Established for an initial 1-year period
- Request to set a hearing on possible extension.

BACKGROUND



Resolution No. 39723 (*May 2017*)

- Initiated the subarea planning process
- Directed Planning Commission to begin deliberation regarding Interim Regulations

Planning Commission recommendation (*October 2017*)

Amended Ordinance No. 28470 (*November 2017*)

- Implemented Interim Regulations
- Initial 1-year duration

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INTERIM REGULATIONS



- Notification for Significant Heavy Industrial Projects
- Non-industrial Uses in the Tideflats
- Significant Residential Development on the Slopes above Marine View Drive
- Heavy Industrial Uses

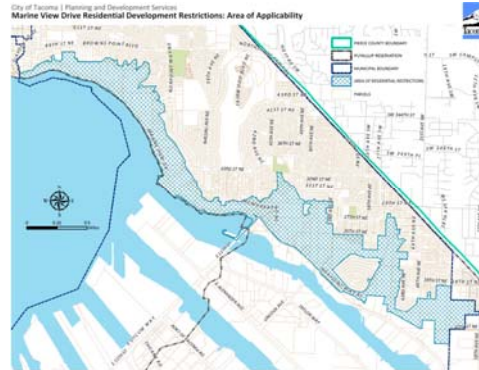
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AREA OF APPLICABILITY



- Non-Industrial Uses

- Residential Encroachment

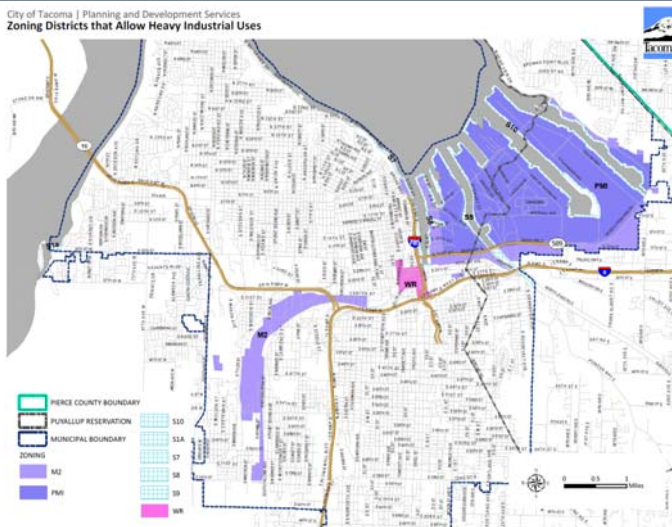


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APPLICABILITY



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Zoning Districts that Allow Heavy Industrial Uses



- Expanded Notice
- Heavy Industrial Use Restrictions

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WHAT WE'VE SEEN



Expanded Outreach

- One expanded notice was issued

Permit Activity

- Multiple inquiries relating to residential platting along NE Tacoma slopes.
- Majority of permits for minor ongoing work, utilities, stormwater, remodels, or for non-heavy industrial uses.

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SUBAREA PLAN UPDATE



Current Status

- Cost sharing Intergovernmental Agreement for Council Consideration.
- Work Plan to follow approval of agreement.

Previously

- Joint Study Session in December, 2017
- Resolution inviting the participation of the Port of Tacoma and Puyallup Tribe as planning partners, May 2017.

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NEXT STEPS



Date	Event
September 25	City Council – Study Session to review (a) findings of fact supporting the renewal of the current interim regulations, and (b) potential modifications to the interim regulations.
October 9	City Council – Resolution to set the public hearing
October 23	City Council – Public Hearing on the proposed 6-month extension of and any modifications to the current interim regulations
October 30	City Council – Study Session to review public testimony and provide guidance on any Ordinance modifications City Council – First reading of Ordinance
November 6	City Council – Final reading of Ordinance
December 2	Current Interim Regulations expire

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RECOMMENDATIONS



- Set a Public Hearing for October 23, 2018 on potential 6-month extension of the Tideflats Interim Regulations

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