



Tideflats Interim Regulations Proposed 6-month Extension

City of Tacoma | Planning and Development Services

**City Council Study Session
October 30, 2018**





OVERVIEW



- Review Public Testimony
 - Expansion of Existing Uses
 - Metal Recycling
 - Economic Impacts
 - Joint-Base Lewis-McChord
- Reference Map of Tideflats
- Consider Amendment Options



PUBLIC HEARING



- Approximately 65 people testified:
 - Support for the extension
 - Strengthen the regulations
 - Opposition/regulations are unnecessary
 - Support for Subarea Plan



PUBLIC COMMENTS



Comment Theme 1: Expansion of Existing Uses Should be Addressed.

- Current Ordinance: Exempts existing uses
- There is ongoing concern that existing uses may expand significantly while the planning process is underway.
- This issue had been considered during the adoption of the original ordinance.



PUBLIC COMMENTS



Comment Theme 2: Include Metal Recycling within the Interim Ordinance

- Planning Commission had considered, but did not recommend metal recycling in initial ordinance.
- Existing facilities in Tideflats:
 - Schnitzer Steel Industries
 - Calbag
 - Simon Metals
 - Tacoma Metals



PUBLIC COMMENTS



Comment Theme 3: Economic Impact

Concerns that Interim Regulations could:

- Discourage long term investment
- Discourage new businesses
- Have unintended consequences

Other Comments:

- Does not need to be jobs vs. environment
- Could have positive economic impact
- No demonstration of adverse impacts



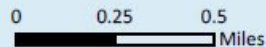
PUBLIC COMMENTS



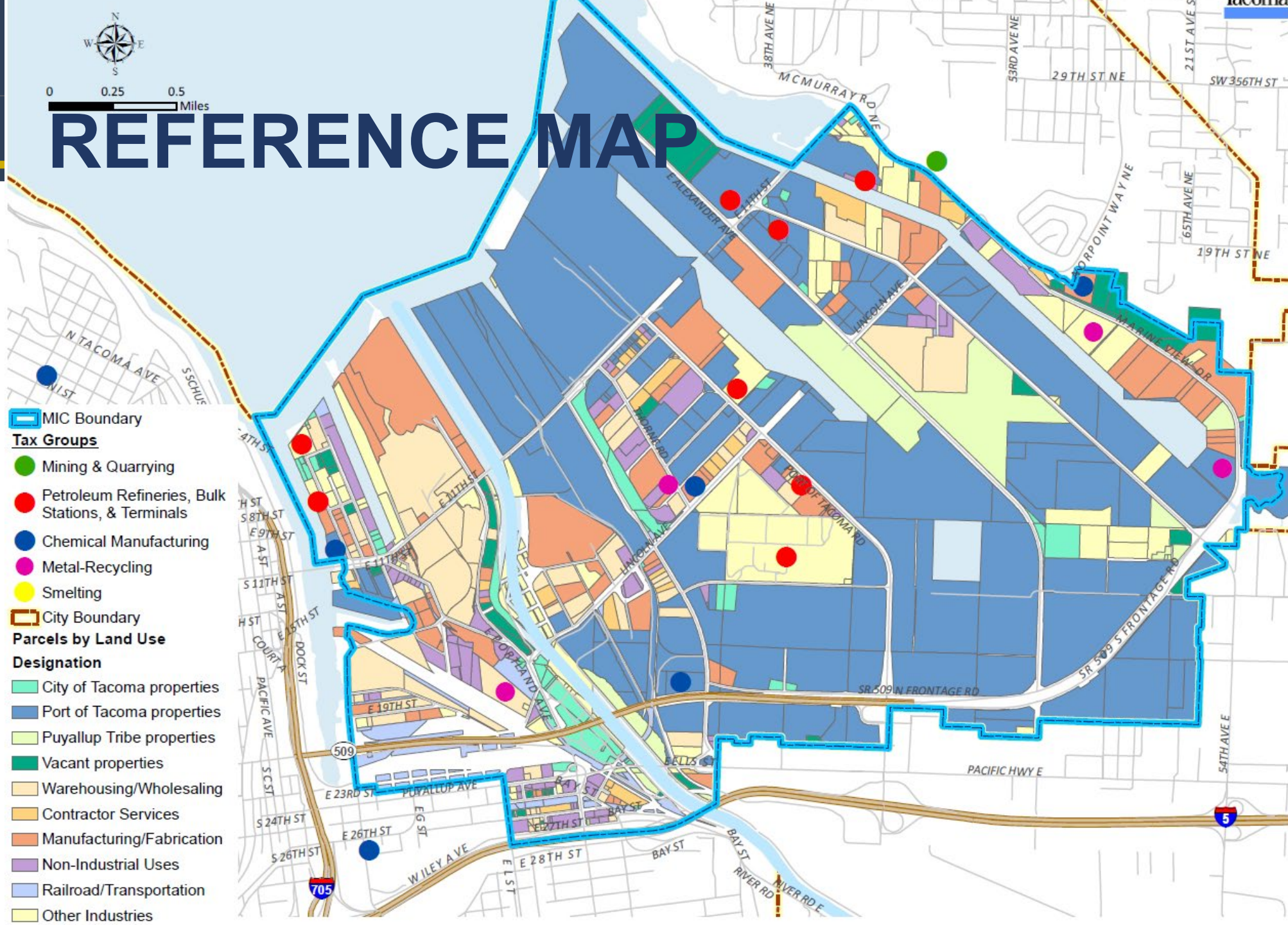
Comment Theme 4: Joint-Base Lewis-McChord could be adversely impacted.

- Considerations:

- Increase in output does not always require expansion of facilities;
- Interim regulations do not currently apply to existing oil refineries and bulk stations;
- Interim regulations can also be amended or repealed in the case of a national emergency.



REFERENCE MAP





AMENDMENT OPTIONS



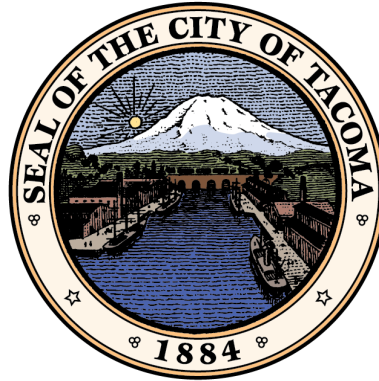
1. Apply Interim Regulations to Existing Uses
 - Two ways to address this:
 - Limit expansion
 - Conditional use permit for expansion (with or without a cap)
 - Commission had recommended 10% limit and conditional use permit
2. Other potential amendments for First Reading?



NEXT STEPS



- Tentative Schedule:
 - October 30 – First Reading of Ordinance
 - November 6 – Final Reading of Ordinance
 - December 2 – Current Interim Regulations Expire



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