



TO: Elizabeth Pauli, City Manager
FROM: Stephen Atkinson, Principal Planner, Planning and Development Services
Peter Huffman, Director, Planning and Development Services
COPY: City Council and City Clerk
SUBJECT: Ordinance – Adopting a Six-Month Extension of the Tideflats Interim Regulations
Amended Ordinance No. 28470 – October 8, 2019
DATE: September 23, 2019

SUMMARY:

An ordinance approving a six-month extension of the Tideflats Interim Regulations, as approved by Amended Ordinance No. 28470 and extended by Ordinance Nos. 28542 and 28583.

STRATEGIC POLICY PRIORITY:

This action is most closely associated with the strategic policy priority to “assure outstanding stewardship of the natural and built environment,” as the interim regulations establish and maintain the baseline conditions in the Port/Tideflats while the Subarea Plan and related environmental review are conducted for the Tideflats area.

BACKGROUND:

On May 9, 2017, the Tacoma City Council adopted Resolution No. 39723 initiating a subarea planning process for the Port/Tideflats. In addition, the resolution requested that the Planning Commission consider the need for interim regulations in the Tideflats area while the subarea planning process is under way.

The Planning Commission determined that interim regulations were warranted and, on October 4, 2017, forwarded its recommendation to the City Council for consideration. In support of these deliberations the Commission conducted a public hearing, at which 81 people testified, and reviewed over 200 written comments.

Following its own public hearing, and substantial community input and deliberation, the City Council, on November 21, 2017, passed Amended Ordinance No. 28470, which includes the following elements:

- Category 1: Expanded public notification of heavy industrial use permits;
- Category 2: Temporary prohibition of new non-industrial uses in the Port of Tacoma Manufacturing and Industrial Center;
- Category 3: Temporary prohibition of new residential development along Marine View Drive and NE Tacoma slopes; and
- Category 4: Temporary prohibition on certain types of new heavy industrial uses.

On November 13, 2018, following another public hearing, substantial community input and deliberation, the City Council passed Ordinance No. 28542, which extended the Tideflats Interim Regulations for an additional six months. Following another public hearing and deliberations, the City Council passed Ordinance No. 28583 on May 21, 2019, providing for another six-month extension.



ISSUE:

Ordinance No. 28583 is set to expire on December 2, 2019. The Tacoma Municipal Code, consistent with State law, allows the City Council to consider re-authorization of the interim regulations every six months subsequent to the initial one-year authorization period. The proposed ordinance would extend the interim regulations prior to the expiration of the existing ordinance.

ALTERNATIVES:

At the time of re-authorization, the City Council may consider amendments to the ordinance. However, there are no alternatives under consideration at this time.

RECOMMENDATION:

Staff recommends the City Council approve an extension of the Tideflats Interim Regulations, with the first reading of the ordinance on October 8, 2019, followed by final reading on October 15, 2019.

FISCAL IMPACT:

There is no fiscal impact.