



## **Tideflats Interim Regulations Proposed 6-Month Extension**

City of Tacoma | Planning and Development Services  
City Council Committee of the Whole  
October 8, 2019



### **TENTATIVE SCHEDULE**



- October 1: Study Session and Public Hearing
- October 8: First Reading of Ordinance
- October 15: Final Reading of Ordinance
- December 2: *Current interim regulations set to expire*

## PUBLIC HEARING

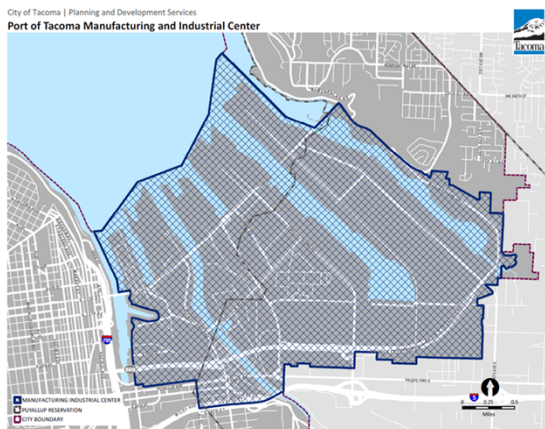


Public Hearing conducted on October 1:

- Approximately 29 letters submitted
- 38 People testified
- Letters from Puyallup Tribe of Indians/Port of Tacoma

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## ELEMENTS



- Expanded Notification
- New Heavy Industrial Use
- New Non-Industrial Uses
- Residential Encroachment

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## PUBLIC TESTIMONY



- Interim Regulations are unnecessary
- Concern over the duration of the Subarea Plan
- Maintain as-is
  - Predictability for business
  - Supports continued investment
- Strengthen – apply to existing uses
  - Maintain environmental baseline
  - Protect subarea planning process
  - Reflect changing conditions
- Support for Planning Commission Recommendation

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## ORDINANCE HISTORY



- Commission Recommendation:
  - Limited Expansion for Existing Uses
    - Heavy Industrial uses limited to no more than 10% cumulative expansion (capacity), via Conditional Use Permit.
    - Non-Industrial uses limited per existing non-conforming use standards.
- Council Adoption (Nov. 2017)
  - Added Smelters to list of Heavy Industrial uses.
  - Removed limitations on expansion of existing uses (for both industrial and non-industrial uses).
- Council Extension #1 (Nov. 2018)
  - Substitute Ordinance considered, but not approved.
  - Would have required a Conditional Use Permit for expansion.

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## COMMISSION'S FINDINGS



- Interim Regulations are warranted to maintain the integrity of the subarea planning process
  - Likelihood of development
  - Length of process
  - Regional issues
- Subarea planning is the appropriate process to comprehensively address issues
- Proposal does not pre-determine outcomes

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