



Tideflats Interim Regulations

City of Tacoma | Planning and Development Services

City Council
Study Session
October 13, 2020



BACKGROUND



Purpose:

- Maintain the integrity of the planning process
- Maintain baseline conditions until Subarea Plan is complete

Legislative Background:

- November 21, 2017, City Council adopted the Tideflats Interim Regulations by Amended Ordinance No. 28470;
- Four subsequent extensions.



SUMMARY OF THE ORDINANCE



1. Temporarily expands notification for heavy industrial permits
2. Temporarily prohibits new non-industrial uses in the Port of Tacoma Manufacturing and Industrial Center
3. Temporarily prohibits new platting and subdivision along the hillside in North East Tacoma
4. Temporarily prohibits certain new heavy industrial uses citywide

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PRIOR COUNCIL REVIEW



September 22: Study Session

- Permit activity
- Fossil fuel trends

September 29: Public Hearing

- 85 letters submitted
- 33 speakers
- Letters from Puyallup Tribe of Indians and Port of Tacoma
- Diverse community perspectives

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COMMENT THEMES



Comment: Support the extension of interim regulations

- Strengthen
 - Include existing uses
 - Expand applicability to nuclear facilities and metal recycling
- As-is

Comment: Consider permanent regulations

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COMMENT THEMES



Comments:

- Urgency of climate change
- Predictability for business
- Potential ongoing impacts from expansions
- Current regulations are inequitable
- Impacts from COVID-19
- Concern over the “interim” length of time
- Land use compatibility with adjacent areas
- Risk of accident/spill and vulnerability to natural disasters

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NEXT STEPS



October 13: First Reading of Ordinance

October 20: Final Reading of Ordinance

December 2: Current Ordinance Expires

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SUBAREA PLAN STATUS



- **Upcoming Meetings:**

- October 15 - Sustainable Tacoma Commission
- October 28 - Tideflats Advisory Group
- November 12 - Steering Committee

- **Next Milestones:**

- January - Complete Environmental Baseline
- February – Community Kickoff Event
- March – Community Visioning
- Spring/Summer – Future Alternatives

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