Tideflats and Industrial Land Use Amendments

City of Tacoma | Planning and Development Services

City Council Study Session
October 5, 2021

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AGENDA

1. **Tideflats Subarea Plan – Progress Update and Next Milestone**
2. **Tideflats Non-Interim Regulations – Overview of Infrastructure, Planning and Sustainability Committee Process and Recommendations**

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TACOMA TIDEFLATS

SUBAREA PLAN

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RECENT ACCOMPLISHMENTS

Community Visioning

- Visioning Report documents methods of engagement, public participation, and engagement outcomes

Baseline Conditions Report

- Documents existing policies, programs, regulations as well as baseline conditions for topics to be addressed in the Environmental Impact Statement.

Public Engagement Plan

- Steering Committee Reviewed and Approved on July 9, 2020

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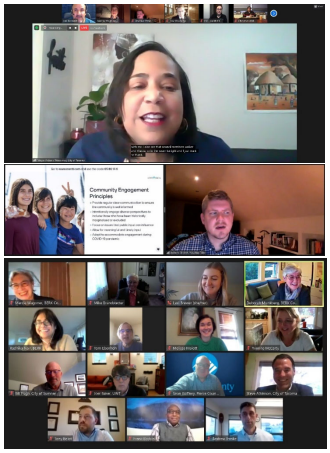
ENGAGEMENT PARTICIPATION

Engagement Type	Participants
StoryMap & Online Survey	602
5 TAG Meetings	19
1 Community Kickoff	56
2 Focus Groups	27
18 Meetings in a Box	310
3 Panels	87
1 Community Report Out	13
TOTAL	**1114**



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MILESTONE PROGRESS

- ✓Public Engagement Plan
- ✓Baseline Conditions Analysis
- ✓Community Visioning
- ❑Plan and Environmental Impact Statement (EIS) Alternatives (In Progress)
- ❑Draft Plan and EIS
- ❑Final EIS and Plan Adoption

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ENGAGEMENT PROGRESS

- ✓Steering Committee (ongoing)
- ✓Tideflats Advisory Group (ongoing)
- ✓Community Visioning Process
- ❑Public Comment on Proposed Alternatives
- ❑EIS Public Scoping
- ❑Comments on Draft EIS

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EIS OVERVIEW

- Provides involvement for the public, other agencies, and tribes to participate in developing and analyzing information.
- Improves proposals from an environmental perspective [WAC 197-11-400(4)].
- Provides decision-makers with environmental information.
- Environmental impacts considered area-wide, earlier in planning process.

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EIS ALTERNATIVES

- Identify proposal guiding principles
- Think of alternatives as different ways to meet principles (can weight them differently)
- Distinct and different, capture full range of options:
  - No Action + Two Action Alternatives

Elements of the Alternatives
Development Assumptions and Growth Targets
Land Use and Economic Development
Sea Level Rise and Adaptation Measures
Transportation Systems and Investments
Restoration and Remediation

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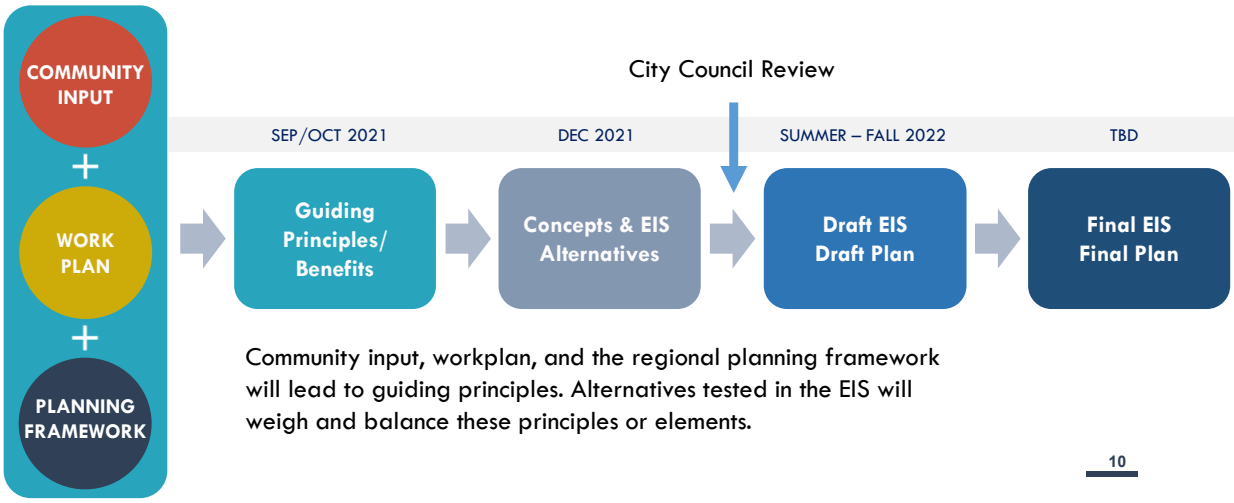
PROCESS



Community input, workplan, and the regional planning framework will lead to guiding principles. Alternatives tested in the EIS will weigh and balance these principles or elements.

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Tideflats and Industrial Land Use Amendments –

Infrastructure, Planning, and Sustainability (IPS) Committee Recommendations

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SCOPE OF INTERIM ORDINANCE

Four issue areas were addressed:

1. **Permit and Land Use Notifications**
2. **Conversion of Industrial Lands**
3. **Residential Encroachment**
4. **Siting of Heavy Industrial Uses**

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BACKGROUND

- Interim Ordinance passed in November 2017;
  - Extended six times
- Amended Ordinance No. 28696, extending the Interim Ordinance, directed the Planning Commission to consider a "Non-Interim" recommendation;
- Following a Public Hearing on April 27, 2021, the City Council referred the proposed ordinance to the IPS Committee;
- IPS Committee concluded review and finalized recommendations on August 30, 2021;
- Public Hearing scheduled for October 5, 2021.

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IPS COMMITTEE PROCESS

- Conducted 9 meetings between May 26 and August 30, 2021;
- Accepted written comments on agenda materials;
- Meetings included opportunities for stakeholder presentations and discussion with the Committee, including:
  - Business and industry representatives
  - Environmental organizations
  - Affected property owners
  - Puget Sound Clean Air Agency
  - Port of Tacoma
  - South Sound Military and Communities Partnership

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IPS COMMITTEE RECOMMENDATIONS

1. New and Expanded Cleaner Fuel Facilities Permitted.
2. Petroleum Fuel Facility Projects for Maintenance, Safety, Security, or Required to Meet Regulatory Changes.
3. National Security Petroleum Fuel Facilities.
4. Projects which have undergone Environmental Review and Mitigated Impacts.
5. Financial Assurance.
6. High Impact Uses.
7. Residential – Northeast Tacoma Slope.
8. Residential Use in the M-1 District.

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ADDITIONAL INFORMATION

The following documents are available for review at www.cityoftacoma.org/tideflatsinterim:

- Infrastructure, Planning and Sustainability Committee Recommendation
- The Planning Commission Findings of Fact and Recommendations Report
- Amended Ordinance No. 28470 that established the Tideflats Interim Regulations (with mark-up of pre-interim municipal code)
- SEPA Determination of Non-significance and Checklist

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SCHEDULE FOR CONSIDERATION

Date	Topic
October 5, 2021	**City Council** – Study Session: Review of IPS Committee Recommendations **City Council** – Public Hearing on IPS Committee Recommendations
October 12, 2021	**City Council** – Study Session: Discussion of public comments and testimony and potential amendments to the IPS Recommendation.
October 19, 2021	**City Council** – First Reading of Ordinance
October 26, 2021	**City Council** – Final Reading of Ordinance
Post-adoption	**Department of Ecology** – State Approval Process for Shoreline Amendments

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