



AGENDA

MEETING: Regular Meeting and Public Hearing (virtual)

DATE/TIME: Wednesday, March 3, 2021, 5:00 p.m.
(Public Hearing starting at approximately 5:30 p.m.)

Zoom Info: Link: <https://us02web.zoom.us/j/84089136377>
Dial-in: +1 253 215 8782
ID: 840 8913 6377

A. Call to Order and Quorum Call

B. Approval of Agenda and Approval of Minutes (of February 17, 2021)

C. Public Comments

- Written comments only; e-mailed to planning@cityoftacoma.org
- Comments on Discussion Item #1 due by 12:00 noon of meeting day
- Comments on Discussion Item #2 (Public Hearing) due by March 8, 2021, 5:00 p.m.

D. Discussion Items

1. VISION 2050 and Regional Planning

- Description: Receive an update from the Puget Sound Regional Council on VISION 2050 and other regional planning projects and programs.
- Action: Informational; Comment
- Staff Contact: Lihuang Wung (lwung@cityoftacoma.org)

2. Joint Public Hearing with Ecology – Tideflats and Industrial Land Use Regulations

- Description: Conduct a public hearing jointly with the Department of Ecology on proposed amendments to Tacoma Municipal Code Titles 13 Land Use Regulatory Code and 19 Shoreline Master Program.
- Action: Receive oral testimony; and accept written comments through March 8, 2021
- Staff Contact: Stephen Atkinson (satkinson@cityoftacoma.org)

E. Upcoming Meetings (Tentative Agendas)

- (1) March 17, 2021:
 - Tideflats and Industrial Land Use Regulations
- (2) April 7, 2021:
 - Stormwater Management Manual Update
 - Home In Tacoma Project (Public Hearing)

F. Communication Items

- (1) Status Reports by Commissioners – TOD Advisory Group, Housing Equity Task Force.



- (2) **Applications for 2022 Amendment Accepted** – The Planning Commission will accept private applications for “2022 Amendment”, which refers to Proposed Amendments to the *One Tacoma* Comprehensive Plan and/or the Land Use Regulatory Code to be processed during the annual amendment cycle of 2021-2022 and slated for the City Council’s adoption in June 2022. Applications must be submitted between January 1 and March 31, 2021, and may be subject to an application fee of \$1,400. For more information or to download the application, please visit www.cityoftacoma.org/2022Amendment.
- (3) The Infrastructure, Planning and Sustainability Committee’s next meeting (virtual) is scheduled for Wednesday, March 10, 2021, at 4:30 p.m.; agenda (tentative) includes: Stormwater Management Manual Update; and Decarbonization Resolution. (Webinar Link: www.zoom.us/j/87829056704, Passcode: 614650)

G. Adjournment



MINUTES (DRAFT)

DATE & TIME: Wednesday, February 17, 2021, 5:00 p.m.

PRESENT (virtually): Anna Petersen (Chair), Carolyn Edmonds, Ryan Givens, David Horne, Christopher Karnes, Brett Santhuff, Andrew Strobel, Alyssa Torrez

Transportation Commission: Gerrit Nyland (Co-Chair), Jane Moore (Co-Chair), Luis Alonzo, Erin Anderson, Richard Gardner, Justin Leighton, Evette Mason, Jacki Skaught, Matt Stevens

ABSENT: Jeff McInnis (Vice-Chair)

A. CALL TO ORDER AND QUORUM CALL

Chair Petersen called the meeting to order at 5:01 p.m. A quorum was declared.

Chair Petersen read the Land Acknowledgement.

B. APPROVAL OF AGENDA

The agenda for the meeting was approved.

The minutes for the January 20, 2021 and February 3, 2021 meetings were approved as submitted.

C. PUBLIC COMMENTS

Public comments were not accepted at the meeting.

One written comment had been received by 12:00 p.m. (noon), addressing the Home In Tacoma Project. The comment was on file at the Department and available on the Planning Commission webpage for review.

D. DISCUSSION ITEMS

1. Joint Session with the Transportation Commission – Impact Fees Program

Jennifer Kammerzell, Public Works, began with an outline of her presentation, featuring the project background, scope and schedule, community research findings, and next steps. She explained the impact fees program and its intended goals. The program was in its phase 2 of additional feasibility and research evaluating the scope, timeline, and community engagement.

Kendra Breiland, Ferh & Peers, provided an overview of impact fees and the four types of infrastructures that could be funded by impact fees – Fire, Transportation, Parks, and Schools. She also presented the scope and timeline of the project. The scope of work comprised of reviewing how neighboring jurisdictions handled impact fees, technical considerations and research, collaboration with the City's Commissions and community groups, and making final recommendations for the framework. Findings from peer community research were presented. Finally, she invited feedback and questions from Commissioners.

Commissioner Edmonds had questions regarding uses (specifically Accessory Dwelling Units (ADUs)) being subject to impact fees, the City's role in the program, and how the fees would be calculated. In

reference to the fees being charged based on trip generation, Commissioner Karnes asked about charges based on the number of parking spaces. Commissioner Givens had the similar comments as Commissioners Edmonds and Karnes. He would also like more credits for urban scale or multimodal transit-oriented development, frontage improvement, and governmental entities also paying the fees when applicable. In terms of community engagement, Commissioner Alonzo (Transportation Commission) advised looking at other Latinx groups such as the Latinx Unidos of the South Sound. Commissioner Leighton (Transportation Commission) requested additional information on when other jurisdictions enacted their impact fees programs to understand how long they were in place. Commissioner Mason (Transportation Commission) suggested also reaching out to business groups. Chair Petersen wanted more clarifying details on the impact fees for each type of applicable infrastructure, and echoed the comments made with regards to charges for parking. She further commented on service areas, concerned that designating service areas might exacerbate local area differences (redlining).

Via the written message function of the meeting platform, Commissioner Stevens (Transportation Commission) indicated that he would also like information on enacted dates, as well as rates for various impact fees for both nearby jurisdictions and similar-sized jurisdictions even outside of the state with different state laws.

The Transportation Commission exited the meeting to start their own.

The meeting was recessed at 5:45 p.m. and resumed at 5:50 p.m.

2. Home In Tacoma Project

Elliott Barnett, Planning Services Division, reviewed the objectives of this discussion, which was to release the public review package at policy direction level and to set the public hearing date for April 7, 2021. He went over input received from the community and groups that had been involved in the engagement process to date. The content of the public review package was also presented.

Commissioner Karnes suggested adding green space as a layer to the map and removing proposed parcels from View Sensitive Districts. He also would like full-block transition instead of mid-block. Commissioner Givens commented on mid-block mapping, housing growth scenarios, code changes and use charts. Commissioner Edmonds had questions regarding the senior housings and SEPA review for the project at this large scale. Chair Petersen wanted to know if the proposed legislation by the Association of Washington Cities (AWC) concerning Accessory Dwelling Units (ADUs) and incentives would be a factor of consideration in this project. She also wanted further information on the definition of senior housing to determine the parking elements. In terms of feedback to request from the public, Commissioner Karnes asked for the types of quantitative criteria that should be used to evaluate the project. Commissioner Strobel hoped to present the materials in such a way that would prompt the public to comment on what they would like to see from each model and potentially create a hybrid option of the two proposed models. Commissioner Givens added that there should be clarifying information regarding Missing Middle housing in the presented maps. Moreover, Commissioner Santhuff commented that some edits to the policy had altered its intention and the edits should be re-visited at an appropriate future discussion.

Commissioner Karnes moved to approve the release of the public review package and set the public hearing date for April 7, 2021, at 5:30 p.m. Commissioner Torrez seconded the motion. Commissioner Givens stated that he would support the motion with no yellow along designated corridors. Mr. Barnett provided clarification in response to Commissioner Givens' comment. The motion passed unanimously.

Mr. Barnett invited the Commission to partake in drafting an introduction statement and to attend the City Council Study Session for the project. Several Commissioners volunteered.

E. TOPICS OF THE UPCOMING MEETINGS

- 1) Agenda for March 3, 2021 meeting includes:
 - VISION 2050
 - Tideflats and Industrial Land Use Regulations (Public Hearing, jointly with DOE)
- 2) Agenda for March 17, 2021 meeting includes:
 - Tideflats and Industrial Land Use Regulations

F. COMMUNICATION ITEMS

The Commission acknowledged receipt of communication items on the agenda.

- 1) Status Reports by Commissioners
 - Commissioner Karnes reported to the Commission that the Housing Equity Taskforce did not have a quorum at their last meeting, thus conducted an informal discussion.
 - Commissioner Karnes also reported that the Transit-Oriented Development Advisory Group was working on sending their letter of recommendation regarding the Puyallup Avenue Design Project to the Transportation Commission.

Stephen Atkinson, Planning Services Division, provided updates on the Tideflats and Industrial Land Use Regulation project, pertaining to the upcoming public hearing and informational meeting and the City Council's review schedule.

Chair Petersen suggested compiling a list of books on relevant topics for Commissioners and staff.

G. ADJOURNMENT

The meeting was adjourned at 7:00 p.m.

****These minutes are not a direct transcription of the meeting, but rather a brief capture. For full-length audio recording of the meeting, please visit:***

http://www.cityoftacoma.org/government/committees_boards_commissions/planning_commission/agendas_and_minutes/



To: Planning Commission
From: Lihuang Wung, Planning Services Division
Subject: **VISION 2050 and Regional Planning**
Meeting Date: March 3, 2021
Memo Date: February 24, 2021

Action Requested:
Informational; Comment.

Discussion:

At the next meeting on March 3, 2021, the Planning Commission will receive a briefing from the Puget Sound Regional Council (PSRC), and provide comments as appropriate, on [VISION 2050](#) and its implementation. Other recent and ongoing work being done by PSRC will also be discussed, including the [Puget Sound Passenger-Only Ferry Study](#) and [transportation funding opportunities](#).

Project Summary:

VISION 2050 was adopted by PSRC in October 2020 as the region's plan for how to manage growth out to the year 2050, when the central Puget Sound is expected to grow to nearly 6 million people. Over the last three years, PSRC has worked with the region's cities, counties, tribes, ports, agencies, businesses, and communities to develop VISION 2050. The regional plan provides a long-range vision for accommodating growth and achieving multiple environmental, social, and economic objectives.

VISION 2050 is implemented through the collective work of PSRC, counties, cities, and other agency partners. The plan includes actions to guide regional and local implementation. This includes PSRC's current planning projects such as the Regional Transportation Plan, the Regional Housing Strategy, and the Regional Equity Strategy. VISION 2050 also sets the stage for updates to countywide planning policies and local comprehensive plans done by cities and counties.

Staff Contact:

Lihuang Wung, lwung@cityoftacoma.org

c. Peter Huffman, Director





To: Planning Commission
From: Stephen Atkinson, Planning Services Division
Subject: **Public Hearing – Tideflats and Industrial Land Use Amendments**
Meeting Date: March 3, 2021
Memo Date: February 24, 2021

Action Requested:

Conduct a joint public hearing with the Department of Ecology and keep record open through March 8, 2021 to accept written comments.

Discussion:

At the next meeting on March 3, 2021, the Planning Commission will conduct a public hearing on the proposed Tideflats and Industrial Land Use Amendments, which address four subjects: (1) Permit and Land Use Notifications, (2) Conversion of Industrial Lands in the Port of Tacoma Manufacturing and Industrial Center, (3) Residential Encroachment on the Port of Tacoma Manufacturing and Industrial Center, and (4) Siting of Potentially High Risk/High Impact Heavy Industrial Uses. The Commission will continue to accept written comments through March 8, 2021, at 5:00 PM.

Tentatively, next steps for the proposed amendments include the following dates and actions:

- March 17 – Commission review of public comments and recommendations to the City Council
- April 20 – City Council public hearing
- May 11 – City Council adoption

Public Review Document

The complete text of the proposed amendments and the associated staff analysis and environmental review have been compiled in a Public Review Document, which is posted on the Planning Division's webpage at www.cityoftacoma.org/tideflatsinterim. (See Attachment 1 for the Executive Summary.)

Environmental Evaluation

Pursuant to Washington Administrative Code (WAC) 197-11 and Tacoma's SEPA procedures, a Preliminary Determination of Environmental Nonsignificance (DNS) was issued on February 19, 2021 (SEPA File #LU21-0035), based upon a review of an environmental checklist. The City will reconsider the DNS based on timely public comments received by 5:00 p.m. on March 8, 2021. Unless modified, the DNS will become final on March 15, 2021.

Notification

Notification for the public hearing has been conducted to reach a broad-based audience, through the following efforts:

1. **Public Notices** (see Attachment 2) – The notice for the public hearing and informational meeting was mailed to approximately 40,000 taxpayers, occupants, and entities within, and within 2,500 feet of the Port of Tacoma MIC, South Tacoma MIC, and heavy industrial zoning districts citywide. The notice was e-mailed to more than 700 individuals on the Planning Commission's interested parties list that includes the City Council, Neighborhood Councils, business district associations, the Puyallup Tribal Nation, adjacent jurisdictions, City and State departments, and others.



2. **60-Day Notices** – A “Notice of Intent to Adopt Amendment 60 Days Prior to Adoption” was sent to the State Department of Commerce (per RCW 36.70A.106) on February 17, 2021. A similar notice was sent to the Joint Base Lewis-McChord (per RCW 36.70A.530(4)) on February 17, 2021, asking for comments within 60 days of receipt of the notice.
3. **Tribal Consultation** – A letter was sent to the chairman of the Puyallup Tribe of Indians on February 18, 2021 to formally invite the Tribe’s consultation on the proposed amendments.

Project Summary:

On October 20, 2020 the City Council approved Amended Ordinance No. 28696, which approved a 6-month extension of the Tideflats Interim Regulations and also directed the Planning Commission and staff to begin a process to develop new recommendations for a non-interim ordinance to replace the interim regulations.

This project will review land use regulations in the Port of Tacoma Manufacturing and Industrial Center and Industrial Zoning Districts City-wide to address the following issues:

- Public notification requirements for permits and land use amendments;
- Conversion of industrial lands to non-industrial uses;
- Encroachment of residential developments on industrial lands;
- Siting of potentially high risk/high impact heavy industrial uses.

The process will result, at a minimum, in proposed amendments to the Tacoma Municipal Code, Title 19 Shoreline Master Program and Title 13 Land Use Regulatory Code, and will be conducted in accordance with the procedural requirements of the State Shoreline Management Act, Growth Management Act, State Environmental Policy Act, and Tacoma Municipal Code.

Prior Actions:

On February 3, 2021, the Planning Commission reviewed data, policies, and proposed development standards for fossil fuel production facilities and renewable fuel production facilities, and set a public hearing for March 3, 2021.

On January 20, 2021, the Planning Commission reviewed key data and findings related to Issue 4 Siting of Potentially High Risk/High Impact Heavy Industrial Uses, and reviewed regulatory options for 1. Mining and Quarrying, 2. Smelting, 3. Coal Facilities, and 4. Chemical Manufacturing.

On January 13, 2021, the Planning Commission conducted a listening session with panelists representing environment and health, neighborhoods, and port/labor/industry perspectives.

On January 6, 2021, the Planning Commission reviewed proposed regulatory options for 1. Permit Notification, 2. Conversion of Industrial Lands, and 3. Residential Encroachment.

On December 2, 2020, the Planning Commission conducted a public scoping hearing and accepted written comments on the draft scope of work. Following the hearing, the Commission discussed the public testimony and approved modifications to the scope of work.

On November 18, 2020, the Planning Commission reviewed Amended Ordinance No. 28696 and a Draft Scope of Work for the Non-interim Industrial Land Use Regulations and set a public scoping hearing for December 2, 2020. The Commission modified the scope of work to include additional potential engagement opportunities.

On October 4, 2017, the Planning Commission forwarded a Findings and Recommendations Report to the City Council, in response to Resolution No. 39723, suggesting that interim regulations were warranted. In support of these deliberations the Commission had conducted a public hearing, at which 81 people testified, and reviewed over 200 written comments.

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

Staff Contacts:

- Stephen Atkinson, satkinson@cityoftacoma.org
- Larry Harala, lharala@cityoftacoma.org

Attachments:

1. Executive Summary of the Proposed Amendments to the Tacoma Municipal Code, Title 13 Land Use Regulatory Code and Title 19 Shoreline Master Program.
2. Public Hearing Notice

c. Peter Huffman, Director

EXECUTIVE SUMMARY

About This Document

This is the **Public Review Document** prepared for the Planning Commission's public hearing concerning the Tideflats and Industrial Land Use Amendments to the Land Use Regulatory Code and Shoreline Master Program. This document is posted online at www.cityoftacoma.org/tideflatsinterim.

Summary of Proposed Amendments

The proposal includes four primary topics as directed by Amended Ordinance No. 28696 and approved in the Planning Commission's Scope of Work. See **Chapter 2** of this document for the complete text, staff analyses, and pertinent background information associated with these applications.

Topic 1: Expanded Notification for Heavy Industrial Permits and Land Use Amendments

(See **Chapter 2 - Section A** of this document)

Permit and land use notifications are intended to ensure that potentially impacted parties are aware of permit applications or other land use amendments and have an opportunity to participate in the review and decision-making process. Due to the size of the City's industrial areas in South Tacoma and the Tideflats, permit notification distances for direct mailing were found insufficient to notify potentially impacted communities of the projects under consideration.

- The proposed amendments address TMC 13.05 Land Use Permits and Procedures and TMC 13.02 Planning Commission.
- The amendments identify specific permit types that are subject to expanded notification: heavy industrial uses requiring SEPA determinations, conditional use permits, and all types of shoreline permits.
- Public hearing notice procedures would be amended to:
 - Extend notices to occupants as well as taxpayers;
 - Extend notification distances to 2500' of a subject property for all land use designation changes and area-wide zoning reclassifications;
 - Extend notification distances for designated Regional Growth Centers and Manufacturing and Industrial Centers to 2500' of the center boundary for land use designation changes and area-wide zoning reclassifications.
- Other proposed modifications would expand the pool of persons notified beyond taxpayers to include residents/occupants, as well as adjacent cities and the Puyallup Tribe of Indians:

Topic 2: Conversion of Industrial Lands in the Port of Tacoma M/IC

(See **Chapter 2 - Section B** of this document)

Regional and local policy supports the retention of industrial lands and protection of such lands from incompatible non-industrial uses; see the Puget Sound Regional Council's VISION 2050 / Manufacturing Industrial Center polices, Growth Management Act Container Port Element requirements, and the Shoreline Management Act use preferences. If the baseline zoning were left in place, significant non-industrial uses could locate in the Port M/IC thereby reducing the available land supply for industrial use and creating long-term conflicts with prioritized uses and activities.

The following code amendments are proposed to:

- Implement use priorities consistent with the Shoreline Management Act and Container Port Element of the Comprehensive Plan;
- Structure allowed, conditional, and prohibited uses based on the defined Core Area (S-10 Shoreline District and the Port Maritime Industrial District (PMI)) and Commercial/Industrial Buffer Area (M-2 Heavy Industrial and M-1 Light Industrial Zones);
- Broadly prohibit non-industrial uses that would have significant impacts on core container shipping activities or that would convert a significant industrial land area to non-industrial use, including Agriculture, Airports, Juvenile Community Facilities, Marijuana Retailers, High Intensity and Destination Park and Recreation facilities, Work Release Centers, and public and private General K-12 Educational Facilities;
- Establish a conditional use permit and criteria for specific non-industrial uses to ensure a site specific review of the potential impacts on existing and planned industrial uses.

Topic 3: Residential Encroachment on the Port of Tacoma M/IC

(See **Chapter 2 - Section C** of this document)

In 2014, the City adopted a Container Port Element in the Comprehensive Plan, consistent with Growth Management Act requirements. The policies in the Container Port Element called for buffers to limit encroachment of incompatible land uses on the Port of Tacoma Manufacturing and Industrial, specifically identifying slopes and other topographical features as natural buffers to be maintained. However, zoning and land use regulations for this area in northeast Tacoma, were not amended to fully implement the adopted policies. Instead, the area remained zoned primarily for single family residential dwellings, with a 5,000 square foot minimum lot size.

The proposed amendments would establish a new Overlay District to limit residential encroachment on the Port of Tacoma Manufacturing and Industrial Center (Port M/IC). The proposal would apply the overlay to the hillside in NE Tacoma. In addition:

- The Overlay District would establish minimum lot sizes that would reduce development capacity to a density of 1 unit per acre.
- The Overlay District would require Notice on Title for any new residential unit construction identifying the proximity to an established industrial area.
- Existing critical area regulations for wetlands, fish and wildlife habitat, and steep slopes would continue to apply to this area.

Topic 4: Siting of Potential High Impact/High Risk Heavy Industrial Uses

(See **Chapter 2 - Section D** of this document)

Current zoning and land use regulations consolidate a broad spectrum of industrial use and activity within a single heavy industrial use category despite a diverse differentiation of potential impacts and risks associated with such uses. In addition, current regulations permit heavy industrial use outright within the M-2 Heavy Industrial District and PMI Port Maritime Industrial District without special use standards tailored to address the disparate potential impacts of use and activity that fall under this category. In recent years, the City has adopted new policies pertaining to use prioritization, climate change mitigation and adaptation, critical areas, and economic development, without conducting a broad review of use allowances within the City's industrial zoning districts to ensure internal consistency with established policies. The following amendments are proposed to ensure greater internal consistency between the One Tacoma Plan (including the Shoreline Master Program) and implementing zoning and land use regulations.

The City's proposal addresses seven general use categories, all of which affect different zoning districts throughout the City:

- Mining and Quarrying – This use would be prohibited citywide.
- Smelting – This use would be prohibited citywide.
- Coal Storage and Export – This use would be prohibited citywide.
- Chemical Manufacturing
 - Petrochemical, explosives, and fertilizer manufacturing would be prohibited citywide.
 - Chemical manufacturing of hazardous materials would require a conditional use permit in the PMI and M-2 Zones.
 - Chemical manufacturing would be prohibited in Shoreline Districts, except for water-dependent facilities.
 - Chemical manufacturing would be prohibited in the Downtown Regional Growth Center.
 - In the M-2 Heavy Industrial District, Chemical Manufacturing would require a conditional use permit.
- Major Fossil Fuel Facilities – New facilities would be prohibited and existing facilities would be prohibited from improvements that would expand existing facility capacity. Non-capacity expansions would be subject to special use standards.
- Renewable Fuel Production Facilities – These uses would be considered a conditional use in the PMI and M-2 districts subject to special use standards and conditional use criteria.
- High Impact Uses – High impact uses are defined by the use, storage, or processing of hazardous materials. These uses would generally require a conditional use permit, with the exception of the PMI district, where they would be permitted outright.

Environmental Review

Based on a review of an environmental checklist, the City has issued a Preliminary Determination of Environmental Nonsignificance (DNS), which is subject to public comments through March 8, 2021. The DNS and the Environmental Checklist are included in **Chapter III** of this document. The City may reconsider or modify the preliminary determination in light of timely comments. Unless modified, the preliminary determination would become final on March 15, 2021.

Public Hearing and Informational Meeting

The Planning Commission will conduct a public hearing on March 3, 2021 to receive public comments on the proposed amendments. An informational meeting will be conducted by Planning staff on February 25, 2021. The Informational Meeting and Public Hearing will be conducted virtually. For information on how to participate, visit www.cityoftacoma.org/tideflatsinterim for directions.

Comprehensive Plan and Land Use Regulatory Code

The *One Tacoma Plan*, adopted in 2015 by Ordinance No. 28335, is Tacoma's comprehensive plan as required by the State Growth Management Act (GMA). As the City's official statement concerning future growth and development, the Comprehensive Plan sets forth goals, policies and strategies for the health, welfare and quality of life of Tacoma's residents. The *One Tacoma Plan* is a blueprint for the future character of our City. The plan can be viewed online at www.cityoftacoma.org/OneTacoma.

The Land Use Regulatory Code, Title 13 of the Tacoma Municipal Code (TMC), is the key regulatory mechanism that implements the *One Tacoma Plan*. Title 13 contains regulations and procedures for controlling land use, platting, shorelines, environment, critical areas, and historic preservation, among others. The Tacoma Municipal Code can be viewed online at www.cityoftacoma.org/Planning (and click on "Tacoma Municipal Code").

Shoreline Master Program

The City of Tacoma Shoreline Master Program (TSMP or the Program) is a result of Washington State legislation requiring all jurisdictions to adequately manage and protect shorelines of the state. Washington's Shoreline Management Act (SMA or Act) (Revised Code of Washington [RCW] 90.48) was passed by the Legislature in 1971 and adopted by the public in a 1972 referendum. The goal of the SMA is "to prevent the inherent harm of uncoordinated and piecemeal development of the state's shorelines."

The Act specifically states: "It is the policy of the State to provide for the management of the shorelines of the State by planning for and fostering all reasonable and appropriate uses. This policy is designed to insure the development of these shorelines in a manner, which, while allowing for limited reduction of rights of the public in the navigable waters, will promote and enhance the public interest. This policy contemplates protecting against adverse effects to the public health, the land and its vegetation and wildlife, and the waters of the State and their aquatic life, while protecting generally public rights of navigation and corollary rights incidental thereto."

The Shoreline Master Program was developed to be consistent with and implement the State Shoreline Management Act. The TSMP provides goals, policies, and regulations for shoreline use and protection and establishes a permit system for administering the Program. The goals, policies, and regulations are tailored to the specific geographic, economic, and environmental needs of the City of Tacoma.

PUBLIC HEARING

The Tacoma Planning Commission is seeking comments on proposed amendments to the Tacoma Shoreline Master Program (SMP) and Land Use Regulatory Code addressing the following topics: 1) permit and land use notification; 2) conversion of industrial lands; 3) residential encroachment on industrial lands; and, 4) use and development standards for potentially high risk/high impact industrial uses.



City of Tacoma
Planning Services
747 Market Street – Room 345
Tacoma, WA 98402

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TIDEFLATS AND INDUSTRIAL LAND USE REGULATIONS

Public Review Documents

Public review documents are available at www.cityoftacoma.org/tideflatsinterim.

How to Provide Comments

- Testify at the **Public Hearing**: March 3, 2021 at approximately 5:30 PM.
- Join staff at an **Informational Meeting** prior to the Public Hearing, beginning at 4:00 PM on February 25, 2021.
- **Written comments or questions** may be submitted to planning@cityoftacoma.org or mailed to Planning Commission, 747 Market Street, Room 345, Tacoma, WA 98402. Please provide written comments by 5:00 PM on March 8, 2021.
- To participate in the virtual public hearing or informational meeting, please visit www.cityoftacoma.org/tideflatsinterim for details to access the Zoom webinar or to join telephonically.

What Uses and Activities May be Affected?

1. Public notification requirements for heavy industrial use permits and area-wide zoning Citywide;
2. Non-industrial uses within the Port of Tacoma Manufacturing and Industrial Center, specifically agriculture, airports, hospitals, cultural facilities, schools, and high-intensity parks and recreation facilities.
3. Residential platting and subdivision along Marine View Drive and slopes in North East Tacoma;
4. Major fossil fuel production facilities including refining, processing, and storage; chemical manufacturing; smelting; mining and quarrying; and coal facilities.

What Areas are Potentially Affected?

The scope of work applies broadly to zoning districts citywide that allow certain industrial uses. These areas are primarily located in the Tacoma Tideflats, South Tacoma, and South Downtown but smaller areas may be also affected.