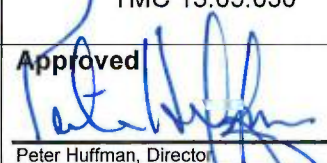




Applicant: City of Tacoma Planning and Development Services	Page 1 of 2	Supersedes:
	Publication: 3/21/2017	Effective: 3/21/2017
	Code & Section Reference: <ul style="list-style-type: none">• Land Use Permit Procedures 130.05.020• Environmental Code 13.12.610	
	Type of Rule: Expanded Notification for Large Industrial Projects	
	Ordinance Authority: TMC 13.05.030	
Index: Land Use; SEPA; Land Use Permit Procedures	Approved  Peter Huffman, Director	Date 3/21/17

A. Background

Recent proposals and community discussion have highlighted that the City's existing heavy industrial zoning allows for a wide variety of uses, and the existing notification and outreach requirements may not appropriately reflect the level of community interest in significant heavy industrial projects. For example, the basic planning and zoning structure within the City's heavy industrial zones (PMI and M-2) allows for an exceptionally wide variety of heavy industries, such as smelters, hazardous chemical manufacturing, and shipping terminals of all kinds. Further, the City's zoning structure allows surface mining as a conditional use in all zones.

However, the associated permitting process, when it requires community notification (e.g., for a zoning reclassification or shoreline substantial development permit), generally requires notification only to properties within 400 or 1000 feet of the project site, which because of the large size of properties and lower residential density in these areas often does not ensure broad notification or outreach even to nearby residential areas. Due to the scale of these types of proposals, and/or to real or perceived breadth of impacts of the proposal, this narrow notification may not be adequate.

The Director of Planning and Development Services recognizes this gap in public notification and directs staff to implement the following notice policy until such time as changes to the Tacoma Municipal Code can be instituted, or in no circumstances more than 18 months from the effective date of this rule. The following applies to all heavy industrial projects (as defined in TMC13.06.700.1) which require SEPA review ("designated projects").

B. Expanded e-mail notification

Currently a notification is sent to the Neighborhood Council and Business District in which the proposal is located; notification is sent to nearby jurisdictions when the project is adjacent or when the notice radius extends into another jurisdiction.

Effective immediately, notice for designated projects will be emailed to *all* Neighborhood Councils and Business Districts, as well as the Community Council. In addition, notice will be sent to the SEPA contact for all adjacent jurisdictions (Federal Way, Fife, Fircrest, Lakewood, Pierce County, and University Place). This is in addition to all typically-notified parties and the Puyallup Tribe of Indians.

C. Expanded mail notification distribution

Notification of designated projects will be mailed by first-class mail to the applicant; property owner (if different than the applicant); neighborhood councils and business districts; qualified neighborhood or community organizations; the Puyallup Tribe of Indians; Local Governments in Pierce County; and to owners of property and/or taxpayers of record, as indicated by the records of the Pierce County Assessor/Treasurer.

- Notification distance for a project within the Manufacturing/Industrial Center, as defined in the "Container Port Element" of *One Tacoma*, the City's Comprehensive Plan, will be 2,500 feet from the boundaries of that area. (This is the area shown in Figure 41 of the Element.)
- Notification distance for a project within the South Tacoma Manufacturing/Industrial Overlay District, as set forth in TMC13.06.400, will be 2,500 feet from the boundaries of the Overlay District.
- Notification distance for a project in any other zoning district, outside either of the above areas, will be 2,500 feet from the boundaries of the project site.

D. Early community meeting

Upon determination of a Complete Application, the City will hold a community meeting to provide notification to the community that a significant project has been applied for. Further, the meeting will provide clarity on the public process (from all permitting agencies) and opportunities for public review and comment.

- For projects with an associated land use permit and public notice, this meeting will take place two weeks after the start of the public notice period. Public notice will be extended to 30 days in the rare case that the TMC-required notice period is not already 30 days.
- For projects not associated with a land use permit, the meeting will take place after determination that a SEPA application is complete, but prior to issuance of a preliminary SEPA determination. The meeting will include a proposed SEPA timeline, including issuance of the preliminary determination, opportunity for comment, and the appeal process for this type of SEPA determination.

E. Additional information

Upon determination of a Complete Application, the City will post the permit package and all relevant studies under "public notices" on www.tacomapermits.org.

Additional notification may be done as necessary (i.e., social media posts or separate project web pages) or as appropriate for the project type.