



## RESOLUTION NO. 39723

1 BY REQUEST OF COUNCIL MEMBERS CAMPBELL, IBSEN, AND WALKER LEE

2 A RESOLUTION relating to land use; requesting that the Planning Commission  
3 consolidate consideration of (a) creating a Northeast Tacoma Buffer Zone,  
4 (b) implementing the Container Port Element of the City's Comprehensive  
5 Plan; and (c) codifying the Director's Rule relating to Expanded  
6 Notification for Large Industrial Projects into the Tideflats Subarea  
7 planning process.

8 WHEREAS the City and Port of Tacoma ("Port") have agreed that a  
9 subarea planning process is the best course of action to comprehensively  
10 address land use issues associated with the future of the tideflats/port area in  
11 Tacoma ("Tideflats Area"), and

12 WHEREAS the City has received multiple applications/requests for zoning  
13 and land use process changes in the Tideflats Area, including the Northeast  
14 Tacoma Buffer Zone application, the implementation of the Container Port  
15 Element of the City's Comprehensive Plan, and the Director's Rule relating to  
16 Expanded Notification for Large Industrial Projects, and

17 WHEREAS consolidating these requests into a subarea plan will  
18 contribute to the Port and City and the community as a whole by facilitating a  
19 well-defined, comprehensive community discussion about creating clear policy  
20 and a long-term vision for the Tideflats Area that addresses issues such as land  
21 use and zoning, capital facilities including transportation and infrastructure,  
22 environmental protection and review, and economics, and

23 WHEREAS the City has identified the following overall goals and  
24 guidelines for the Tideflats Subarea Plan: (1) the plan will support the creation,  
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1 enrichment and preservation of desirable, healthy residential neighborhoods and  
2 this community's role as a growing metropolitan city; (2) the plan will support  
3 continued growth of this community's economy and employment base, and the  
4 important role of the Tideflats area as an economic engine for the City, Pierce  
5 County, and the region; (3) the plan will support the protection and improvement  
6 of our environment and the health and safety of our community and Puget  
7 Sound; and (4) the plan will be consistent with state and regional policies while  
8 also reflecting Tacoma's character and values, and

9 WHEREAS because the City values transparency, open government, and  
10 public involvement, the City Council insists the subarea plan be the product of a  
11 process that is grounded in community engagement and involvement,  
12 incorporating early, continuous, broad, respectful and informed public input, and  
13 integrating direct representation from, at a minimum, the Northeast Tacoma and  
14 New Tacoma Neighborhood Councils, the Port of Tacoma and its tenants, other  
15 businesses within the Tideflats area, environmental stakeholders, and adjacent  
16 jurisdictions, and  
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19 WHEREAS the City recognizes the Puyallup Tribe's critical stake in this  
20 area and invites the Tribe to be highly involved throughout this community  
21 planning process, and  
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23 WHEREAS the City Council desires to partner with the Port of Tacoma  
24 and the Puyallup Tribe on this subarea plan and begin negotiation of an Interlocal  
25 Agreement ("ILA") with both that would outline this partnership, including roles of  
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1 the City, the Port, and the Puyallup Tribe, responsibilities and funding for the  
2 project, and would be approved by all governing bodies; Now, Therefore,

3 BE IT RESOLVED BY THE COUNCIL OF THE CITY OF TACOMA:

4 Section 1. That the City Council hereby requests the Planning  
5 Commission to consolidate consideration of a Northeast Tacoma Buffer Zone,  
6 the implementation of the Container Port Element of the City's Comprehensive  
7 Plan, and of the Director's Rule relating to Expanded Notification for Large  
8 Industrial Projects into the Tideflats Subarea planning process.

9 Section 2. That the Planning Commission is hereby requested to  
10 immediately begin discussion regarding, and consideration of the need for interim  
11 regulations related to the Container Port Element in the Tideflats Subarea while  
12 the Subarea planning process is underway, and prior to the Subarea Plan's  
13 finalization.  
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15 Section 3. That the City Council hereby requests the Interim City Manager  
16 to identify resources necessary to move forward in a timely manner on the  
17 Tideflats Subarea Plan.  
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19 Section 4. That the City Council hereby requests the Interim City Manager  
20 to initiate discussions about an Interlocal Agreement among the City, the Port,  
21 and the Puyallup Tribe, which would come back for approval by all three  
22 legislative bodies.  
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24 Section 5. That the City Council hereby requests that all negotiations  
25 concerning a proposed Interlocal Agreement between the City, the Port, and the  
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Tribe be held only in public meetings, and all documents concerning such an agreement be open and available to the public; provided that each entity's staff may exchange initial drafts of the Interlocal Agreement without having to do so in a public meeting setting.


Adopted \_\_\_\_\_

\_\_\_\_\_  
Mayor

Attest:

\_\_\_\_\_  
City Clerk

Approved as to form:

  
\_\_\_\_\_  
Deputy City Attorney