RESOLUTION NO. 39723

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

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

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

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

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

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

WHEREAS because the City values transparency, open government, and
public involvement, the City Council insists the subarea plan be the product of a
process that is grounded in community engagement and involvement,
incorporating early, continuous, broad, respectful and informed public input, and
integrating direct representation from, at a minimum, the Northeast Tacoma and
New Tacoma Neighborhood Councils, the Port of Tacoma and its tenants, other
businesses within the Tideflats area, environmental stakeholders, and adjacent
jurisdictions, and

WHEREAS the City recognizes the Puyallup Tribe’s critical stake in this
area and invites the Tribe to be highly involved throughout this community
planning process, and

WHEREAS the City Council desires to partner with the Port of Tacoma
and the Puyallup Tribe on this subarea plan and begin negotiation of an Interlocal
Agreement ("ILA") with both that would outline this partnership, including roles of
the City, the Port, and the Puyallup Tribe, responsibilities and funding for the
project, and would be approved by all governing bodies; Now, Therefore,

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

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

Section 2. That the Planning Commission is hereby requested to
immediately begin discussion regarding, and consideration of the need for interim
regulations related to the Container Port Element in the Tidflats Subarea while
the Subarea planning process is underway, and prior to the Subarea Plan’s
finalization.

Section 3. That the City Council hereby requests the Interim City Manager
to identify resources necessary to move forward in a timely manner on the
Tidflats Subarea Plan.

Section 4. That the City Council hereby requests the Interim City Manager
to initiate discussions about an Interlocal Agreement among the City, the Port,
and the Puyallup Tribe, which would come back for approval by all three
legislative bodies.

Section 5. That the City Council hereby requests that all negotiations
concerning a proposed Interlocal Agreement between the City, the Port, and the
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:

[Signature]
Deputy City Attorney