



## RESOLUTION NO. 40113

1 BY REQUEST OF MAYOR WOODARDS AND COUNCIL MEMBERS McCARTHY  
2 AND MELLO

3 A RESOLUTION relating to zoning; authorizing the approval of an  
4 Intergovernmental Agreement concerning cost sharing for the Tideflats  
5 Subarea planning, and directing the City Manager to work with the indicated  
6 partners to develop a mutually satisfactory subarea planning and approval  
7 process no later than 60 days after the agreement is signed by all parties.

8 WHEREAS the Tacoma Tideflats area is of great significance to the City,  
9 Puyallup Tribe ("Tribe"), Port of Tacoma ("Port"), and Pierce County ("County"), as  
10 well as the entire region and state, for reasons of economics, employment, and the  
11 preservation and protection of natural and cultural resources, and

12 WHEREAS the Tideflats area is one of nine designated Manufacturing  
13 Industrial Centers in the Puget Sound Regional Council's regional development  
14 plan, VISION 2040, and

15 WHEREAS the State Growth Management Act requires that local  
16 comprehensive plans comply with VISION 2040, and directs local jurisdictions  
17 having one or more regionally designated centers to prepare a subarea plan for  
18 each such center, and

19 WHEREAS the 1990 Land Claims Settlement requires the City to consult  
20 with the Tribe on land use matters such as the Tideflats Subarea Planning  
21 process; additionally, the Port Container Element statute (RCW 36.70A.085)  
22 requires a level of collaboration between the City and Port on land use planning  
23 within the Port area, and  
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1 WHEREAS, on May 9, 2017, the City Council adopted Amended Resolution  
2 No. 39723, initiating a subarea planning process for the Port of Tacoma/Tideflats  
3 area; since that time, the City has been in discussions with the Port and Tribe  
4 regarding an agreement that would outline the project partnership, including roles,  
5 responsibilities, and funding for the project, and

6 WHEREAS, as part of these discussions, Mayor Woodards convened the  
7 Port, Tribe, and County in a public meeting on September 10, 2018, where an  
8 Intergovernmental Agreement ("Agreement") among the Port, City and Tribe  
9 concerning cost sharing for the subarea plan in the Tacoma Tideflats area was  
10 refined, and  
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12 WHEREAS a subarea plan will allow for the establishment of a shared,  
13 long-term vision and a more coordinated approach to development, environmental  
14 review, and strategic capital investments in a focused area, and  
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16 WHEREAS the completion of a subarea plan will support the ongoing  
17 eligibility for and prioritization of transportation funding in the Port of Tacoma  
18 Manufacturing/Industrial Center, and  
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20 WHEREAS the parties acknowledge that a well-developed plan for the  
21 Tideflats will provide mutual benefit, and desire to share in the plan costs, and  
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23 WHEREAS the proposed Agreement is contingent on development of a  
24 mutually satisfactory subarea planning and approval process ("Work Plan") no later  
25 than 60 days after the agreement is signed by all parties, and the Work Plan will  
26 include, at a minimum, a timeline, budget, deliverables, and an input/outreach  
process, and



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WHEREAS the proposed Agreement replaces the ILA previously discussed by the Port and Tribe, and will spur the creation of a mutually agreeable Work Plan for moving forward on the planning process for the Tideflats Subarea Plan, and

WHEREAS the proposed Agreement proposes that the City and the Port each provide funding in an amount up to \$500,000, and the Tribe provide funding in an amount up to \$200,000, for a total of up to \$1,200,000, for a subarea process and plan that meets the requirements of the Puget Sound Regional Council and the Growth Management Act, and

WHEREAS the City Council has already approved the City's portion of this partnership funding pursuant to Substitute Ordinance No. 28427, passed May 9, 2017; expenditures and revenues are anticipated to occur in the 2019-2020 biennium, and

WHEREAS the proposed Agreement was presented as a discussion item at the Study Session of September 18, 2018; Now, Therefore,

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

Section. 1. That the proper officers of the City are hereby authorized to enter into an Intergovernmental Agreement with the Puyallup Tribe and Port of Tacoma concerning cost sharing for the Tideflats Subarea planning process, said document to be substantially in the form of the agreement on file in the office of the City Clerk.

Section 2. That the City Manager is hereby directed to work with the Puyallup Tribe, Port of Tacoma, City of Fife, and Pierce County to develop a



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mutually satisfactory subarea planning and approval process no later than 60 days after the Intergovernmental Agreement is signed by all parties.

Adopted \_\_\_\_\_

\_\_\_\_\_  
Mayor

Attest:

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

Approved as to form:

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