



TO: Elizabeth Pauli, Interim City Manager
FROM: Brad Forbes , City Council Assistant, City Manager’s Office
COPY: City Council and City Clerk
SUBJECT: Resolution requesting the Planning Commission consolidate consideration of three applications into the Tideflats Subarea planning process – May 9, 2017
DATE: May 4, 2017

SUMMARY:

A resolution requesting that the Planning Commission consolidate consideration of three applications for amendments to the One Tacoma Comprehensive Plan and Land Use Regulatory Code into one Tideflats Subarea Plan process: 1) creating a Northeast Tacoma Buffer Zone, 2) implementing the Container Port Element of the City’s Comprehensive Plan, and, 3) codifying the Director’s Rule relating to Expanded Notification for Large Industrial Projects; and, requesting that the Interim City Manager identify resources necessary to move forward in a timely manner on the Tideflats Subarea Plan and to initiate discussions about an Interlocal Agreement between the City and Port, which would come back for approval by both legislative bodies.

COUNCIL SPONSORS:

Mayor Strickland, Deputy Mayor Thoms and Council Member McCarthy

STRATEGIC POLICY PRIORITY:

- Strengthen and support a safe city with healthy residents.
- Foster a vibrant and diverse economy with good jobs for all Tacoma residents.
- Assure outstanding stewardship of the natural and built environment.

BACKGROUND:

The City of Tacoma and Port of Tacoma have agreed to begin negotiations for an Interlocal Agreement (ILA) to develop a Tacoma Tideflats subarea plan. The Tideflats subarea plan will offer the City, Port, and community an opportunity to discuss and address opportunities and concerns about future activities in the Tideflats. The Northeast Tacoma Buffer Zone, the implementation of the Container Port Element of the City’s Comprehensive Plan, and codifying the Director’s Rule relating to Expanded Notification for Large Industrial Projects are appropriate topics to fold into a subarea planning process.

ISSUE:

The forthcoming Tideflats Subarea planning process should include the Northeast Tacoma Buffer, implementation of the Container Port Element of the City’s Comprehensive Plan, and codifying the Director’s Rule to Expanded Notification for Large Industrial Projects, as these issues are inextricably linked to Tideflats activity.

ALTERNATIVES:

Council can elect to not adopt this resolution and address each of the three items that this resolution folds into the subarea plan separately. This alternative could create a less complete Tideflats subarea planning process since each of these items pertains to the future use of the Tideflats.

RECOMMENDATION:

Recommending the City Council adopt the resolution and consider each of the three items enumerated above in the summary as part of the Tideflats Subarea plan. This may lead to these issuing being



considered later in the year rather than if they were addressed individually by the Planning Commission and the City Council. The subarea planning process is an efficient and appropriate venue for consideration of these three applications for amendments to the One Tacoma Comprehensive Plan and Land Use Regulatory Code.

It is also recommended that the City Council requests the Interim City Manager to identify resources necessary to move forward in a timely manner on the Tideflats Subarea Plan and to initiate discussions about an Interlocal Agreement between the City and Port, which would come back for approval by both legislative bodies.

FISCAL IMPACT:

None.

FISCAL IMPACT TO CURRENT BIENNIAL BUDGET: \$0

ARE THE EXPENDITURES AND REVENUES PLANNED AND BUDGETED? N/A