



RESOLUTION NO. 41751

1 BY REQUEST OF MAYOR WOODARDS AND COUNCIL MEMBER WALKER

2 A RESOLUTION setting Tuesday, October 28, 2025, upon completion of
3 Regular Agenda Items, no earlier than 5:15 p.m., as the date for a public
4 hearing by the City Council on the proposed Tideflats Subarea Plan,
5 as recommended by the Tideflats Steering Committee, and related
6 amendments to the One Tacoma Plan and Tacoma Municipal Codes
7 Title 13 Land Use Regulatory Code and Title 19 Shoreline Master
8 Program, as recommended by the Planning Commission.

9 WHEREAS Tacoma Municipal Code ("TMC") 13.05.030.D, which requires
10 the City Council to hold at least one public hearing on the adoption of the
11 Tideflats Subarea Plan ("Plan") and proposed amendments to TMC Title 13 Land
12 Use Regulatory Code and Title 19 Shoreline Master Program, and

13 WHEREAS the Plan is a shared long-term vision supported by goals and
14 policies that provide a roadmap to achieve the vision, and is intended to create a
15 more coordinated approach to development, environmental review, and strategic
16 capital investments in the Tideflats, and

17 WHEREAS the Plan was developed through intergovernmental collaboration
18 and community engagement and is guided by the vision and guiding principles that
19 came out of this process, and

20 WHEREAS the five participating governments who co-developed the Plan
21 with community are: City of Tacoma, Port of Tacoma, Puyallup Tribe of Indians,
22 City of Fife, and Pierce County, and

23 WHEREAS the Plan's vision, goals, and policies support economic
24 prosperity, strengthens existing center assets, expands transportation choices,
25 and improves environmental quality, and
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1 WHEREAS the Tideflats Steering Committee ("Committee") members
2 unanimously recommended the draft Plan on December 5, 2024; specific aspects
3 include:

4 (1) Balancing industrial success with environmental restoration: Plan
5 policies called for coordinated actions and investments to restore ecosystems,
6 improve water quality, and protect biodiversity alongside industrial development;

7 (2) Indigenous values: The Plan honors both the natural and cultural
8 landscapes of the region. Policies and action recognize the Puyallup Tribe's rights
9 and interests in the Tideflats and ensure that any development respects their
10 cultural, economic, and environmental connections to the land;

11 (3) Comprehensive climate action: The Plan's policies integrate climate
12 resilience strategies, with specific actions around decarbonization goals, adaptive
13 measures for sea-level rise, and restoration of natural habitats;

14 (4) Economic and industrial adaptation: The Plan supports economic
15 flexibility by preserving core industrial uses and encouraging industries that meet
16 environmental goals and facilitate innovation in clean energy. It demonstrates
17 how a world class Port can thrive alongside growing urban neighborhoods;

18 (5) Transportation and infrastructure innovations: The Plan takes a
19 holistic approach to transportation infrastructure, promoting proactive investments
20 in multimodal transportation systems that support both the industrial sector and the
21 surrounding community. It also incorporates green infrastructure solutions to
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1 mitigate pollution and improve the urban landscape as well as public access to the
2 waterfront; and

3 (6) Collaboration and stakeholder engagement: The Plan was
4 developed through a seven-year long collaborative process that set up ongoing
5 dialogue among local governments, tribes, businesses, and residents, fostering
6 shared accountability and coordinated problem-solving for long-term
7 implementation, and

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9 WHEREAS following the Committee's recommendation, the Planning
10 Commission conducted a public hearing on both the Plan and related amendments
11 to the One Tacoma Plan, Land Use Regulatory Code, and Shoreline Master
12 Program, and

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14 WHEREAS the Commission concluded their review on July 16, 2025, and
15 forwarded their recommendations to the City Council, and

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17 WHEREAS, pursuant to TMC 13.02, the City Council is required to conduct
18 a public hearing before enacting any amendments to the Land Use Regulatory
19 Code; Now, Therefore,

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

21 Section 1. That Tuesday, October 28, 2025, upon completion of Regular
22 Agenda Items, no earlier than 5:15 p.m., is hereby fixed as the time, and the
23 City Council Chambers on the First Floor of the Tacoma Municipal Building,
24 747 Market Street, Tacoma, Washington, and may be offered in a hybrid format
25 that includes a remote option, as the place when and where a public hearing
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1 shall be held on the proposed Tideflats Subarea Plan, and related amendments
2 to the One Tacoma Plan, Tacoma Municipal Code Title 13 Land Use
3 Regulatory Code, and Title 19 Shoreline Master Program, as recommended by
4 the Planning Commission.
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6 Section 2. That the City Clerk shall give proper notice of the time and place
7 of said hearing.
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9 Adopted _____
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12 Mayor

13 Attest:
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15 _____
16 City Clerk

17 Approved as to form:
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20 Chief Deputy City Attorney
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