



TO: Elizabeth Pauli, City Manager
FROM: Peter Huffman, Director, Planning and Development Services Department
COPY: City Council and City Clerk
SUBJECT: Resolution – Interlocal Agreement with the City of Ruston – February 6, 2018
DATE: February 2, 2018

SUMMARY:

Resolution to approve a negotiated Interlocal Agreement with the City of Ruston for the purpose of enhancing the coordination of permitting for the Pt. Ruston Development. The formalized permitting partnership will enhance efficiencies in processing permits and to successfully implement land use and building code requirements, environmental documentation and permitting timelines for the development project.

COUNCIL SPONSORS:

Mayor Woodards and Council Member Mello

STRATEGIC POLICY PRIORITY:

Approving an Interlocal Agreement best aligns with the following City Council strategic policy priorities:

- Foster a vibrant and diverse economy with good jobs for all Tacoma residents.
- Assure outstanding stewardship of the natural and built environment.
- Encourage and promote an efficient and effective government, which is fiscally sustainable and guided by engaged residents.

BACKGROUND:

In 2015, staff from the City’s Planning and Development Services Department worked with City of Ruston staff on the creation of an Interlocal Agreement (ILA) between the two jurisdictions for the purpose of enhancing the coordination of permitting for the Pt. Ruston Development. These discussions were initiated in response to the City of Ruston’s expressed interest (Resolution 599 dated March 3, 2015) to enter into such an agreement. The formalized permitting partnership was requested due to challenges faced by the City of Ruston in processing permits and the interest in successfully aligning land use and building code requirements, environmental documentation and permitting timelines for the development project. Ultimately, the City of Ruston determined that an ILA was not needed at that time.

After further discussions this year, the City of Tacoma and the City of Ruston representatives reviewed and revised the draft ILA so it could be moved forward to the respective City Councils for consideration. The ILA will assist in ensuring that development at Pt. Ruston is completed not only in a timely and collaborative manner, but done in such a way to meet both community’s long-term economic development, planning and environmental policy objectives.

ISSUE:

The City of Tacoma and City of Ruston have both expressed an interest in renegotiating the ILA to meet both the Cities’ and the developer’s objectives.

ALTERNATIVES:

The City Council could reject the resolution to approve the ILA.



RECOMMENDATION:

Because the ILA is critical to ensuring that development at Pt. Ruston is completed not only in a timely and collaborative manner, but done in such a way to meet both our community's long-term economic development, planning and environmental policy, staff recommends the City Council approve adopt the resolution to approve the ILA with the City of Ruston.

FISCAL IMPACT:

There is no fiscal impact associated with the adoption of this resolution to approve the ILA with the City of Ruston.