



ORDINANCE NO. 28609

1 AN ORDINANCE relating to the City's Comprehensive Plan Future Land Use Map
2 and Official Zoning Map; adopting the pre-annexation proposed land use
3 designations and zoning districts for the Manitou Potential Annexation Area,
4 as part of the proposed amendments to the Comprehensive Plan and Land
5 Use Regulatory Code for 2019, as recommended by the Planning
6 Commission.

7 WHEREAS the state's Growth Management Act ("Act"), RCW 36.70A,
8 requires that any amendments to the City's Comprehensive Plan and/or
9 development regulations conform to the requirements of the Act, and that all
10 proposed amendments, with certain limited exceptions, be considered concurrently
11 so the cumulative effect of the various changes can be ascertained, and

12 WHEREAS proposed amendments must also be consistent with state,
13 regional, and local planning mandates, and

14 WHEREAS the 2019 Amendment to the Comprehensive Plan and Land Use
15 Regulatory Code ("2019 Amendment") includes the following six applications:

16 (1) Future Land Use Map Implementation; (2) Shoreline Master Program Periodic
17 Review; (3) Affordable Housing Action Strategy; (4) Historic Preservation Code
18 amendments; (5) Manitou Potential Annexation Area; and (6) Minor Plan and Code
19 amendments, and

20 WHEREAS the 2019 Amendment was reviewed by the Planning
21 Commission through an extensive and inclusive public engagement process,
22 including two public hearings conducted on May 1 and May 15, 2019, and

23 WHEREAS the City provided early, broad and inclusive public notification of
24 these policy initiatives, including public notices, community presentations, notice of
25
26



1 its intent to adopt amendments to the State Department of Commerce and Joint
2 Base Lewis-McChord as required by RCW 36.70A, and an invitation for
3 consultation from the Puyallup Tribe of Indians, and

4 WHEREAS, on June 19, 2019, the Planning Commission put forward its
5 recommendations, as documented in the Commission's Findings of Fact and
6 Recommendations Report, and

7 WHEREAS the City Attorney's office reviewed the 2019 Amendment
8 proposals and determined that there is no evidence that the amendments would
9 result in an unlawful, permanent, physical occupation of private property, and
10

11 WHEREAS, pursuant to the State Environmental Policy Act ("SEPA"), the
12 City issued a preliminary Determination of Environmental Nonsignificance ("DNS")
13 based on review of an environmental checklist and other information, on April 19,
14 2019, which became final on May 24, 2019, determining that the project does not
15 have a probable significant adverse impact on the environment, and
16

17 WHEREAS, the Manitou Potential Annexation Area is an unincorporated
18 Pierce County area located near the southwest corner of the City that is
19 designated in both Tacoma's and Pierce County's comprehensive plans as an
20 Urban Growth Area set for future annexation to the City, and
21

22 WHEREAS the City Council adopted Resolution No. 40150 on October 30,
23 2018, initiating the negotiation of an interlocal annexation agreement with Pierce
24 County in accordance with RCW 35.13.470, and requesting the Planning
25 Commission conduct appropriate pre-annexation planning in accordance with TMC
26 13.02.040, and



1 WHEREAS the Planning Commission's recommendations on the 2019
2 Amendment include the proposed land use designations and zoning districts for
3 the Manitou Potential Annexation Area, as set forth in the attached Exhibit "A",
4 which, upon adoption by the City Council, will become effective if and when the
5 annexation of the Manitou area to the City occurs, and will effectuate the following
6 amendments to the One Tacoma Comprehensive Plan and the TMC: (a) updating
7 the zoning classifications as delineated in the Official Zoning Map, which is
8 referenced in the Land Use Regulatory Code (Title 13 of TMC); (b) updating the
9 land use designations as depicted in the Future Land Use Map (Figure 2, Urban
10 Form Element, One Tacoma Plan); (c) updating the potential annexation area
11 designation as depicted in the Potential Annexation Areas Map (Figure 38, Public
12 Facilities and Services Element, Once Tacoma Plan); and (d) correcting any
13 additional relevant references to the Manitou area found in the One Tacoma Plan
14 and the Land Use Regulatory Code, and
15

16
17 WHEREAS, in addition, the proposal, as recommended by the Planning
18 Commission: (1) fulfills the pre-annexation planning directive as set forth in
19 Resolution No. 40150; (2) reflects the existing land uses and preserves the
20 residential character of the Manitou area, and allows the reasonable development
21 opportunities for the area; (3) supports the growth of the Manitou areas as one of
22 the compact, complete and connected neighborhoods, and is consistent with the
23 One Tacoma Comprehensive Plan; (4) was developed adhering to the principle of
24 efficient and effective government, guided by engaged residents as called out in
25 the Tacoma 2025 adopted by the City Council on January 27, 2015, per Resolution
26



1 No. 39106; and (5) was developed through purposeful community outreach and
2 engagement, which is one of the five goals called out in the Equity and
3 Empowerment Initiative Framework adopted by the City Council on
4 September 30, 2014, per Resolution No. 39019, and

5 WHEREAS the proposed amendments are consistent with the goals of the
6 One Tacoma Comprehensive Plan, the Tacoma 2025 Strategic Plan, and the
7 City's health, equity and sustainability policies and initiatives, and

8 WHEREAS, on August 20, 2019, in accordance with Tacoma Municipal
9 Code 13.02, the City Council conducted a public hearing to receive public
10 comments on the Planning Commission's recommendations; Now, Therefore,
11

12 BE IT ORDAINED BY THE CITY OF TACOMA:

13 Section 1. That the recitals set forth above are hereby adopted as the
14 Findings of the City Council and are by this reference incorporated herein as if set
15 forth in their entirety.
16

17 Section 2. That the pre-annexation proposed land use designations and
18 zoning districts for the Manitou Potential Annexation Area, as recommended by the
19 Planning Commission and as set forth in the attached Exhibit "A," is hereby
20 approved, to become effective upon future annexation of this area into the City of
21 Tacoma.
22

23 Section 3. That the City Clerk is authorized to make minor corrections to
24 this ordinance and the exhibit as necessary to rectify any inconsistencies or errors,
25
26



1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25
26

including, but not limited to, the correction of scrivener's errors, references,
ordinance numbering, section numbering, and any references thereto.

Passed _____

Mayor

Attest:

City Clerk

Approved as to form:

Deputy City Attorney



MANITOU POTENTIAL ANNEXATION AREA
PROPOSED LAND USE DESIGNATIONS AND ZONING DISTRICTS

(The 37-acre subject area is bounded by 64th Street West, Lakewood Drive West, 70th Street West, and the County-City borderline to the east of 52nd Avenue West.)

