



**TO:** Elizabeth Pauli, City Manager  
**FROM:** Brian Boudet, Planning Manager, Planning and Development Services  
Peter Huffman, Director, Planning and Development Services *PH*  
**COPY:** City Council and City Clerk  
**SUBJECT:** Ordinance – Adopting the Proposed Land Use Designations and Zoning Districts for the  
Manitou Potential Annexation Area – September 17, 2019  
**DATE:** August 23, 2019

**SUMMARY:**

An ordinance adopting the pre-annexation proposed land use designations and zoning districts for the Manitou Potential Annexation Area, as part of the proposed amendments to the Comprehensive Plan and Land Use Regulatory Code for 2019, as recommended by the Planning Commission on June 19, 2019.

**STRATEGIC POLICY PRIORITY:**

Adopting the proposed land use designations and zoning districts for the Manitou Potential Annexation Area, as part of the proposed amendments to the Comprehensive Plan and Land Use Regulatory Code, reflects the desire of engaged citizens and fulfills the requirements of the Washington State Growth Management Act and other relevant state laws, and is therefore best aligned with the following strategic policy priority:

- Encourage and promote an efficient and effective government, which is fiscally sustainable and guided by engaged residents.

**BACKGROUND:**

Prepared pursuant to the Growth Management Act, the proposed amendments to the Comprehensive Plan and Land Use Regulatory Code for 2019 (2019 Amendment) include the following six applications: (1) Future Land Use Map Implementation, (2) Shoreline Master Program Periodic Review, (3) Affordable Housing Action Strategy, (4) Historic Preservation Code Amendments, (5) Manitou Potential Annexation Area, and (6) Minor Plan and Code Amendments.

The Planning Commission completed its review of the 2019 Amendment through an extensive and inclusive public engagement process, including two public hearings conducted on May 1 and May 15, 2019. The public hearing on May 15, 2019, also included a joint public hearing with the State Department of Ecology concerning the application of Shoreline Master Program Periodic Review. The Commission recommended on June 19, 2019, that the 2019 Amendment be adopted by the City Council. The Commission also submitted, and filed with the City Clerk’s Office, the Planning Commission’s Findings of Fact and Recommendations Report for the 2019 Amendment, June 19, 2019. The report documents the public review and community engagement process and the Commission’s deliberations and decision-making concerning the six applications.

Pursuant to Tacoma Municipal Code (TMC) 13.02.045, the City Council shall hold a public hearing before enacting any proposed amendments to the Comprehensive Plan and the TMC. The City Council has fulfilled said requirement by conducting a public hearing on August 20, 2019, concerning all six applications for the 2019 Amendment.

**ISSUE:**

The Manitou Potential Annexation Area is an unincorporated Pierce County area located near the southwest corner of the City, as delineated in Exhibit A, that is designated in both Tacoma’s and Pierce



County's comprehensive plans as an Urban Growth Area set for future annexation to the City. The City Council adopted Resolution No. 40150 on October 30, 2018, initiating the negotiation of an interlocal annexation agreement with Pierce County in accordance with RCW 35.13.470, and requesting the Planning Commission conduct appropriate pre-annexation planning in accordance with TMC 13.02.040.

The proposed amendment, upon adoption by the City Council, will become effective if and when the annexation of the Manitou area to the City occurs, and will effectuate the following amendments to the One Tacoma Comprehensive Plan and the TMC: (a) updating the zoning classifications as delineated in the Official Zoning Map, which is referenced in the Land Use Regulatory Code (Title 13 of TMC); (b) updating the land use designations as depicted in the Future Land Use Map (Figure 2, Urban Form Element, One Tacoma Plan); (c) updating the potential annexation area designation as depicted in the Potential Annexation Areas Map (Figure 38, Public Facilities and Services Element, One Tacoma Plan); and (d) correcting any additional relevant references to the Manitou area found in the One Tacoma Plan and the Land Use Regulatory Code.

The proposal, as recommended by the Planning Commission:

- Fulfills the pre-annexation planning directive as set forth in Resolution No. 40150;
- Reflects the existing land uses and preserves the residential character of the Manitou area, and allows reasonable development opportunities for the area;
- Supports the growth of the Manitou area as one of the compact, complete and connected neighborhoods, and is consistent with the One Tacoma Comprehensive Plan;
- Was developed adhering to the principle of efficient and effective government, guided by engaged residents as called out in the Tacoma 2025 adopted by the City Council on January 27, 2015, per Resolution No. 39106; and
- Was developed through purposeful community outreach and engagement, which is one of the five goals called out in the Equity and Empowerment Initiative Framework adopted by the City Council on September 30, 2014, per Resolution No. 39019.

**ALTERNATIVES:**

While the Planning Commission considered three primary zoning options for this area, there are no alternatives under consideration at this time.

**RECOMMENDATION:**

Staff recommends the City Council adopt the proposed zoning and land use designations for the Manitou area, as recommended by the Planning Commission and as depicted in Exhibit A. Staff also recommends setting the legislation to be effective upon the future annexation of this area into the City of Tacoma.

**FISCAL IMPACT:**

There is no fiscal impact.