



TO: Elizabeth Pauli, City Manager
FROM: Peter Huffman, Director, Planning and Development Services Department
COPY: Government Performance and Finance; Andy Cherullo
PRESENTER: Lihuang Wung, Senior Planner, Planning and Development Services Department
SUBJECT: Manitou Annexation
DATE: August 21, 2018

PRESENTATION TYPE:
Informational Briefing

SUMMARY:

Planning and Development Services staff will review the scope of the pre-annexation planning for the Manitou Potential Annexation Area, and as appropriate, provide a recommendation for the City Council to officially initiate (by resolution in September) the planning process and the negotiation of an interlocal agreement with the Pierce County Council.

BACKGROUND:

The 37-acre Manitou Potential Annexation Area is located at the southwest corner of the City of Tacoma near Lakewood Drive West and 66th Street West (see Exhibit A). This is one of the unincorporated "islands" in Pierce County where future annexation to the City is expected by the State Growth Management Act and considered a high priority in regional policies and Pierce County's Comprehensive Plan. It is also one of the City's Urban Growth Areas – effectively the Potential Annexation Areas – as designated in the One Tacoma Comprehensive Plan.

Pierce County has approached the City to launch a collaborative planning effort for the potential annexation of the Manitou area, to be carried out through the Interlocal Annexation Agreement method as allowed by State laws (i.e., RCW 35.13.470 and .480). This planning process will be initiated by both the Pierce County Council and the City Council via resolutions, expected to occur in September 2018.

County and City staff have already conducted a community meeting on May 14, 2018, to inform the affected parties and engage the community. The Planning Commission has received a briefing of the matter at its meeting on July 18, 2018, and is ready to conduct the pre-annexation planning as set forth in the Tacoma Municipal Code 13.02.040.K.

Since the pre-annexation planning is expected to result in changes to the One Tacoma Plan, this project has been added to the docket of the 2019 Annual Amendment to the Comprehensive Plan and Land Use Regulatory Code slated for completion in June 2019. Additional information about the subject can be viewed at www.cityoftacoma.org/Manitou.

ISSUE:

Issues associated with the potential annexation of the Manitou area can be best illustrated in the Manitou Annexation Fact Sheet (Exhibit B) and the Manitou Annexation Community meeting comments and responses (Exhibit C).

ALTERNATIVES:

Staff's recommendation is to proceed with the pre-annexation planning for the Manitou area and no alternatives are being contemplated.



FISCAL IMPACT:

There is no fiscal impact on the initiation of the pre-annexation planning; fiscal impacts of the annexation will be identified and evaluated during the planning process.

RECOMMENDATION:

Planning and Development Services recommends the City Council consider a resolution on September 11 or 18, 2018, to officially initiate the pre-annexation planning process and the negotiation of an interlocal agreement with the Pierce County Council.

EXHIBITS:

- A. Manitou Potential Annexation Area Location Map
- B. Manitou Annexation Fact Sheet (June 21, 2018 draft)
- C. Manitou Annexation Community Meeting Comments and Responses (June 18, 2018 draft)