



City of Tacoma Planning and Development Services

May 25, 2022

Residents, Property Owners and Stakeholders of the Manitou Area:

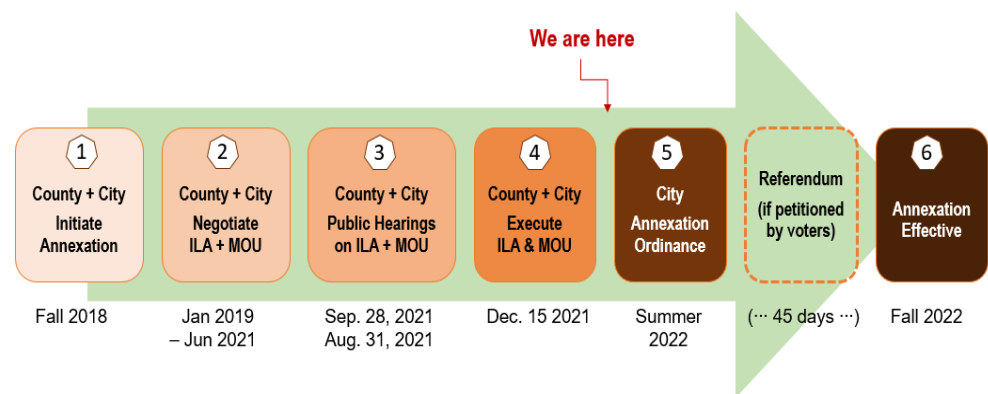
The status of the proposed annexation of the Manitou Area to the City of Tacoma is exactly the same as what I provided you in the previous letter dated March 24, 2022. All information provided in this letter is the same as in March, except where noted as "**information updated.**"

Please be advised that:

1. The annexation is anticipated to happen in fall 2022.
2. The proposed land use designations for the Manitou Area are being modified, and you are welcome to comment on the proposed modifications. (**Information updated; see the section of "How you can comment?" on next page.**)



Manitou Annexation Process (Interlocal Agreement Method) (per RCW 35.13.470)



1. Status of Annexation:

Pierce County and the City of Tacoma have been working collaboratively on the planned annexation of the Manitou Potential Annexation Area, an unincorporated Pierce County “island” near 66th St. W. and Lakewood Drive W. abutting the southwest corner of the City (see location map above).

The annexation is required by the State Growth Management Act, to ensure the area’s urban development is appropriately supported by urban governmental services. The annexation is carried out through the Interlocal Annexation Agreement method per Revised Code of Washington (RCW) 35.13.470.

In December 2021, the County and the City entered into an Interlocal Agreement (ILA), which included a Memorandum of Understanding (MOU). With the ILA, the County and the City are committed to making the annexation happen. The MOU will ensure the transition of governmental services are effective and smooth when the annexation takes place.

As illustrated in the graphic above, the next step is for the City Council to consider adopting an Annexation Ordinance sometime in summer 2022 to set the annexation effective date, which is anticipated to be in fall 2022. There is a referendum process allowed by the state law available for eligible voters of the area, if properly petitioned, to determine if the Annexation Ordinance should be approved.

I will keep you informed.

2. Proposed Modifications to Land Use Designations:

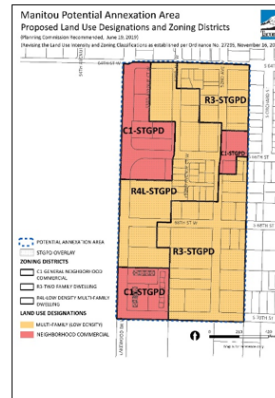
What are the Proposed Modifications?

In September 2019, the City Council adopted Ordinance No. 28609, establishing the land use designations and zoning districts for the Manitou Area that would become effective upon the area's annexation to the City. Some of the land use designations need to be modified to be aligned with the new residential land use designations established through the Home In Tacoma Project Phase 1 recently adopted by the City Council in December 2021 per Ordinance No. 28793.

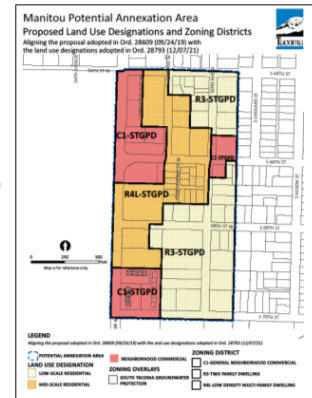
The proposed modifications are as follows:

- For multi-family and mobile home parcels, the "Multifamily (Low Density)" designation would be changed to the new designation of "Mid-Scale Residential" (and no change to R4-L zoning);
- For single-family parcels, the "Multifamily (Low Density)" designation would be changed to the new designation of "Low-Scale Residential" (and no change to R-3 zoning); and
- For commercial parcels, no change to the "Neighborhood Commercial" designation and C-1 zoning.

(Pursuant to Ord. 28609)



(Aligned with Ord. 28793)



How can you comment? (Information updated)

The proposed modifications are being reviewed by the City of Tacoma through the process of 2022 Annual Amendment to the Comprehensive Plan and Land Use Regulatory Code (2022 Amendment). They are identified as Issue #15 in the application of "Minor Plan and Code Amendments" included in the 2022 Amendment package. The Planning Commission has completed its review of the 2022 Amendment and made recommendations to the City Council. The above-mentioned proposed modifications are included in the Commission's recommendations.

The City Council will review, and consider adopting, the Commission's recommendations at the meetings listed below. You are welcome to attend the meetings, and/or provide comments where appropriate.

Council Meeting	Date and Time	Webinar Link	How to comment?
Study Session	Tuesday, June 7, 2022, 12:00 noon	www.zoom.us/j/89496171192 Meeting ID 894 9617 1192 Passcode: 896569	No comment accepted.
Public Hearing	Tuesday, June 7, 2022, no earlier than 5:15 p.m.	www.zoom.us/j/84834233126 Meeting ID 848 3423 3126 Passcode: 349099	Raise Hand to testify during the "Public Hearing" segment, and/or e-mail written comments to CityClerk@cityoftacoma.org by June 7, 12:00 noon.
First Reading of Ordinances	Tuesday, June 14, 2022, 5:00 p.m.	Sam as above	Raise Hand to comment during the "Public Comment" segment, and/or e-mail written comments to CityClerk@cityoftacoma.org by June 14, 4:00 p.m.
Final Reading of Ordinances	Tuesday, June 21, 2022, 5:00 p.m.	Sam as above	Raise Hand to comment during the "Public Comment" segment, and/or e-mail written comments to CityClerk@cityoftacoma.org by June 21, 4:00 p.m.

For more information about the 2022 Amendment, please visit www.cityoftacoma.org/2022Amendment. For more information about the Manitou Annexation, please visit www.cityoftacoma.org/Manitou.

Regards,

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