



## 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  
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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  
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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  
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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  
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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  
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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  
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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 September 30,  
4 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.  
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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.  
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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,  
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including, but not limited to, the correction of scrivener's errors, references,  
ordinance numbering, section numbering, and any references thereto.

Passed SEP 24 2019

*W. Woodards*  
Mayor

Attest:

*Davis Seum*  
City Clerk

Approved as to form:

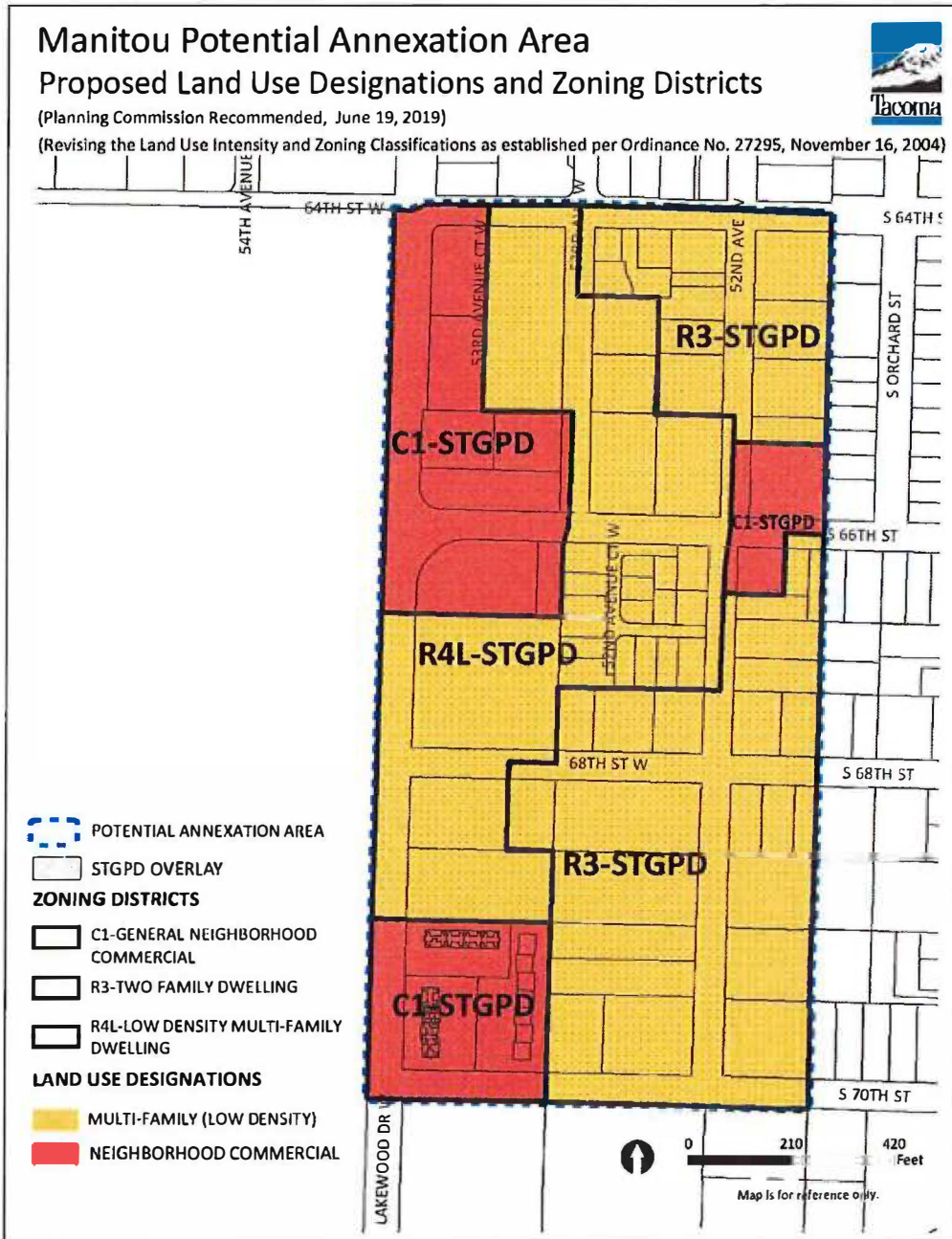
*[Signature]*  
Deputy City Attorney





## 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.)



Ordinance No. 28609

First Reading of Ordinance: SEP 17 2019

Final Reading of Ordinance: SEP 24 2019

Passed: SEP 24 2019

Roll Call Vote:

MEMBERS	AYES	NAYS	ABSTAIN	ABSENT
Mr. Beale	X			
Mr. Blocker	X			
Ms. Hunter	X			
Mr. Ibsen	X			
Mr. McCarthy				X
Mr. Mello	X			
Mr. Thoms	X			
Ms. Ushka	X			
Mayor Woodards	X			

Voice Vote:

MEMBERS	AYES	NAYS	ABSTAIN	ABSENT
Mr. Beale				
Mr. Blocker				
Ms. Hunter				
Mr. Ibsen				
Mr. McCarthy				
Mr. Mello				
Mr. Thoms				
Ms. Ushka				
Mayor Woodards				



**TO:** Elizabeth Pauli, City Manager  
**FROM:** Brian Boudet, Planning Manager, Planning and Development Services  
Peter Huffman, Director, Planning and Development Services *PW*  
**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

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**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.