March 24, 2022

Residents, Property Owners and Stakeholders of the Manitou Area:

Greetings. I am writing with an update on the progress of the planned annexation of the Manitou Area to the City of Tacoma since the latest actions taken by the County Council and the City Council in fall 2021. 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 modification.

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 and as illustrated in the graphic:

- 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.

How can you comment?

The proposed modifications are being reviewed by the Tacoma Planning Commission through the process called “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 will conduct a public hearing (virtual) on the 2022 Amendment on Wednesday, April 6, 2022, 5:30 p.m. Planning staff will conduct an informational meeting (virtual) on Wednesday, March 30, 2022, 5:30 p.m. for community members interested in learning more about the hearing subject.

You are welcome to attend the meeting or the hearing, testify at the hearing, and/or provide written comments by Friday, April 8, 2022 via e-mails to Planning@cityoftacoma.org. 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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