



January 31, 2019

To Residents, Property Owners and Stakeholders of the Manitou Area:

You have been receiving letters from me about the pre-annexation planning efforts that are being conducted collaboratively by Pierce County and the City of Tacoma regarding the proposed annexation of the Manitou Area (see the area map below).

Please be advised that the Tacoma Planning Commission will review this matter at their next meeting, of which the time and location are as shown below:

- **Date/Time:** Wednesday, February 6, 2019, 5:00 p.m.
- **Location:** Room 16, Tacoma Municipal Building North, 733 Market Street, Tacoma, WA 98402

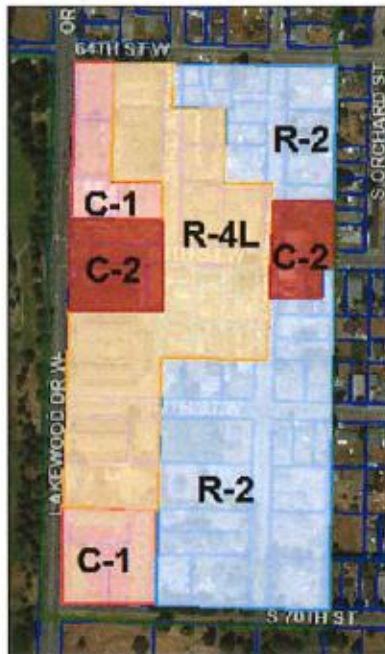
What Is This Meeting about?

This will be the Commission's 3rd review of the matter and the review will focus on the proposed land use designations and zoning classifications (hereinafter referred to as the "Proposed Zoning") for the Manitou area. Specifically, the Planning Commission will review two options of the Proposed Zoning, as shown below:

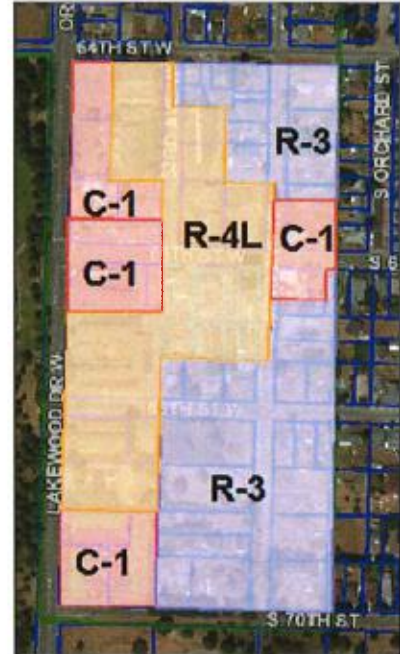
Area Map



Proposed Zoning – Option 1



Proposed Zoning – Option 2



(Continued on the Back)

What Is the Proposed Zoning about?

The Proposed Zoning is being established as part of the pre-annexation planning efforts, and is intended to provide the foundation for regulating and accommodating land use and development of the Manitou area in the event the area is annexed to the City. The County and the City are currently working on an interlocal agreement for the proposed annexation. We anticipate the annexation to become effective in August 2019.

Establishing the Proposed Zoning prompts amendments to the City's *One Tacoma* Comprehensive Plan and Zoning Map. Such amendments will be processed as one of the applications for the 2019 Annual Amendment to the Comprehensive Plan and Land Use Regulatory Code ("2019 Amendment").

What Will the Planning Commission Be Doing?

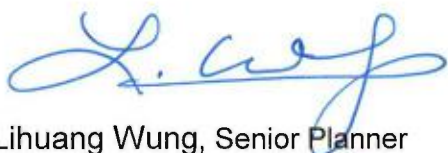
The Planning Commission will review the two options of the Proposed Zoning on February 6th, make modifications to either option as appropriate, release both options (as may be modified) along with other applications for the 2019 Amendment for public review, conduct a public hearing on the 2019 Amendment (tentatively scheduled to occur in April 2019), and make a recommendation on the 2019 Amendment to the City Council in May 2019. The City Council is scheduled to adopt the 2019 Amendment in June 2019.

How Can You Get Involved?

There are a number of ways that you can learn more about the Proposed Zoning and/or provide comments:

1. Review the Planning Commission's agenda packet for the February 6, 2019 meeting, which includes all pertinent background information about the Proposed Zoning (to review the packet, visit www.cityoftacoma.org/Planning and click your way through "Planning Commission" > "Agendas and Minutes" > "2019" > "February 6, 2019");
2. Attend the Planning Commission's meeting on February 6, 2019, and if you wish, provide comments;
3. Visit the website for the Manitou Annexation project at www.cityoftacoma.org/Manitou;
4. Attend the Planning Commission's public hearing on the 2019 Amendment, tentatively scheduled to occur in April 2019 (visit www.cityoftacoma.org/2019Amendments); and/or
5. Contact me at (253) 591-5682 or lwung@cityoftacoma.org.

Regards,



Lihuang Wung, Senior Planner

City of Tacoma
Planning and Development Services Department