



Legislation Passed August 10, 2021

The Tacoma City Council, at its regular City Council meeting of August 10, 2021, adopted the following resolutions and/or ordinances. The summary of the contents of said resolutions and/or ordinances are shown below. To view the full text of the document, click on the bookmark at the left of the page.

Resolution No. 40820

A resolution setting Tuesday, August 31, 2021, upon completion of Regular Agenda Items, no earlier than 5:15 p.m., as the date for a public hearing by the City Council on the draft Interlocal Agreement and Memorandum of Understanding with Pierce County on the proposed annexation of the Manitou Potential Annexation Area.

[Lihuang Wung, Senior Planner; Peter Huffman, Director, Planning and Development Services]

Resolution No. 40821

A resolution authorizing the execution of a Multi Family Housing Eight Year Limited Property Tax Exemption Agreement with Greenbuild Development, for the development of 149 multi family market rate rental housing units, located at 2542 South "G" Street, in the Downtown Regional Growth Center.

[Debbie Bingham, Project Manager; Jeff Robinson, Director, Community and Economic Development]



RESOLUTION NO. 40820

1 A RESOLUTION setting Tuesday, August 31, 2021, upon completion of Regular
2 Agenda Items, no earlier than 5:15 p.m., as the date for a public hearing by
3 the City Council on draft Interlocal Agreement and Memorandum of
4 Understanding between the City and Pierce County on the proposed
5 annexation of the Manitou Potential Annexation Area.

6 WHEREAS the 37-acre Manitou area is located near Lakewood Drive West
7 and 66th Street West, abutting the southwest corner of the City, and is one of the
8 potential annexation areas as designated in the comprehensive plans of both the
9 City of Tacoma and Pierce County, and

10 WHEREAS, surrounded by the cities of Tacoma and University Place on all
11 sides, the area is also an unincorporated "island" of Pierce County where future
12 annexation to the City is expected by the State Growth Management Act and
13 considered a high priority in regional and countywide planning policies, and

14 WHEREAS, pursuant to RCW 35.13.470, annexation of the Manitou area is
15 carried out through the Interlocal Agreement ("ILA") method, and

16 WHEREAS the Pierce County and Tacoma City Councils initiated the
17 annexation process and negotiation of the ILA in Fall 2018, and

18 WHEREAS the proposed ILA between the City and Pierce County governs
19 the proceeding of the annexation of the Manitou Potential Annexation Area
20 ("Manitou Area") to the City, and is accompanied by the proposed Memorandum of
21 Understanding ("MOU") that sets forth the transition of governmental services from
22 Pierce County to the City, and

23 WHEREAS Pierce County and City staff completed negotiation of the ILA
24 and MOU in June 2021, and



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WHEREAS Planning and Development Services staff collaborated with Pierce County, and conducted four community meetings in May and December 2018, April 2019, and June 2021, with meeting notices distributed to residents and businesses within the Manitou Area, the South Tacoma Neighborhood Council, City departments, and various service providers, with feedback from the community being generally supportive of the proposed annexation, and

WHEREAS, upon annexation, residents and businesses in the Manitou Area will enjoy the same services, facilities, infrastructure, employment opportunities, and government representation as Tacomans currently do, and

WHEREAS the Government Performance and Finance Committee reviewed the status of the Manitou Annexation efforts on July 20, 2021, and recommended that the City Council conduct a public hearing on the ILA and the MOU and subsequently proceed with all required steps to complete the annexation, and

WHEREAS, pursuant to RCW 35.13.470(3), the City Council is required to conduct a public hearing on the proposed ILA and MOU before they are executed; Now, Therefore,

BE IT RESOLVED BY THE COUNCIL OF THE CITY OF TACOMA:

Section 1. That Tuesday, August 31, 2021, upon completion of Regular Agenda Items, no earlier than 5:15 p.m., is hereby fixed as the time, and the City Council Chambers on the First Floor of the Tacoma Municipal Building, 747 Market Street, Tacoma, Washington, or alternatively, a call-in option will be



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provided until the end of the COVID-19 emergency, as the place when and where a public hearing shall be held on the draft Interlocal Agreement and the draft Memorandum of Understanding between the City and Pierce County on the proposed annexation of the Manitou Potential Annexation Area.

Section 2. That the City Clerk shall give proper notice of the time and place of said hearing.

Adopted _____

Mayor

Attest:

City Clerk

Approved as to form:

Deputy City Attorney



RESOLUTION NO. 40821

1 A RESOLUTION relating to the multi-family property tax exemption program;
 2 authorizing the execution of a Multi-Family Housing Eight-Year Limited
 3 Property Tax Exemption Agreement with Greenbuild Development, for the
 4 development of 149 multi-family market-rate rental housing units to be
 located at 2542 South "G" Street in the Downtown Regional Growth Center.

5 WHEREAS the City has, pursuant to chapter 84.14 of the Revised Code of
 6 Washington, designated several Residential Target Areas for the allowance of a
 7 limited property tax exemption for new multi-family residential housing, and

8 WHEREAS the City has, through Ordinance No. 25789, enacted a program
 9 whereby property owners in Residential Target Areas may qualify for a Final
 10 Certificate of Tax Exemption which certifies to the Pierce County
 11 Assessor-Treasurer that the owner is eligible to receive a limited property tax
 12 exemption, and

13 WHEREAS Greenbuild Development, is proposing to develop 149
 14 market-rate rental units to consist of:

Number of Units	Type of Unit	Average Size	Expected Rental Rate
Market Rate			
105	Studio	500 Square Feet	\$1,100
24	One bedroom, one bath	700 Square Feet	\$1,200
20	Two bedroom, one bath	800 Square Feet	\$1,500

15 as well as 86 on-site residential parking stalls, and

16 WHEREAS the Director of Community and Economic Development has
 17 reviewed the proposed property tax exemption and recommends that a conditional
 18 property tax exemption be awarded for the property located at 2542 South "G"
 19 Street in the Downtown Regional Growth Center, as more particularly described in
 20 the attached Exhibit "A"; Now, Therefore,



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BE IT RESOLVED BY THE COUNCIL OF THE CITY OF TACOMA:

Section 1. That the City Council does hereby approve and authorize a conditional property tax exemption, for a period of eight years, to Greenbuild Development, for the property located at 2542 South "G" Street in the Downtown Regional Growth Center, as more particularly described in the attached Exhibit "A."

Section 2. That the proper officers of the City are authorized to execute a Multi-Family Housing Eight-Year Limited Property Tax Exemption Agreement with Greenbuild Development, said document to be substantially in the form of the proposed agreement on file in the office of the City Clerk.

Adopted _____

Mayor

Attest:

City Clerk

Approved as to form:

Legal description approved:

Deputy City Attorney

Chief Surveyor
Public Works Department



EXHIBIT "A"

LEGAL DESCRIPTION

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Tax Parcels: 2025140090; 2025140130; 2025140120

Legal Description:

That portion of the Southeast Quarter of the Northeast Quarter of Section 08, Township 20 North, Range 03 East of the Willamette Meridian, more particularly described as follows:

Lots 15 through 22, inclusive, Block 2514, Reed's Addition to New Tacoma, Washington Territory, according to the plat thereof recorded in Volume 1 of Plats, Page 58, records of Pierce County, Washington.

Situate in the City of Tacoma, County of Pierce, State of Washington.