



ORDINANCE NO. 28924

1 AN ORDINANCE authorizing the annexation of the Manitou Potential Annexation
2 Area, located near Lakewood Drive West and 66th Street West, to the City
3 of Tacoma, effective April 1, 2024, as set forth in the Interlocal Agreement
4 and Memorandum of Understanding with Pierce County executed on
5 December 15, 2021.

6 WHEREAS the 37-acre Manitou Potential Annexation Area (“Manitou”) is
7 bounded by Lakewood Drive West, 65th Street West, 70th Street West, and the
8 Pierce County-City of Tacoma Boundaries to the east of 52nd Avenue West,
9 abutting the southwest corner of the City of Tacoma, and is one of the City’s Urban
10 Growth Areas (“UGAs”) and Potential Annexation Areas (“PAAs”), as designated in
11 the City’s One Tacoma Comprehensive Plan and Pierce County’s (“County”)
12 Comprehensive Plan, pursuant to the State Growth Management Act (“Act”), and

13 WHEREAS as a designated UGA and PAA, Manitou’s annexation to the
14 City is expected by the Act, to ensure the urban growth in the area is properly and
15 effectively supported by urban governmental services, and being surrounded by
16 the cities of Tacoma and University Place on all sides, Manitou is also an
17 unincorporated “island” of the County where future annexation to the City is
18 considered a high priority in regional and countywide planning policies, and

19 WHEREAS as a designated UGA and with more than 60 percent of its
20 boundaries contiguous with the City, Manitou should be annexed to the City
21 through the Interlocal Agreement (“ILA”) method, pursuant to the Revised Code
22 of Washington (“RCW”) 35.13.470, and
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1 WHEREAS RCW 35.13.470 allows either the legislative body of a county
2 or city to initiate an annexation process by adopting a resolution commencing
3 negotiations for an ILA, and
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5 WHEREAS the County Council adopted Resolution No. R2018-97 on
6 September 4, 2018, and the City Council adopted Resolution No. 40150 on
7 October 30, 2018, to initiate the annexation process and commence the
8 negotiations for said ILA, and
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10 WHEREAS as directed by the City Council, per Resolution No. 40150, the
11 Tacoma Planning Commission conducted land use and zoning analysis for
12 Manitou and developed the proposed land use designations and zoning districts
13 for the area to be effective upon its annexation to the City; the proposal was
14 passed by the City Council on September 24, 2019, per Ordinance No. 28609,
15 and has been incorporated into the Memorandum of Understanding (“MOU”), and
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17 WHEREAS negotiations of the ILA, as well as an associated MOU, were
18 completed in June 2021, and
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20 WHEREAS the ILA governs the proceeding of the annexation of Manitou
21 and the MOU sets forth the transition of governmental services from the County to
22 the City, and
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24 WHEREAS it is expected that residents and businesses in Manitou, upon its
25 annexation to the City, will benefit from the same services, facilities, infrastructure,
26 employment opportunities, and government representation as current City residents,
and



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WHEREAS as required by RCW 35.13.470, the City Council conducted a public hearing on the ILA and the MOU on August 31, 2021, and the public hearing notice along with the ILA were published twice during the period of August 19, 2021, and August 26, 2021, both in the Tacoma Daily Index and The News Tribune, and

WHEREAS on October 12, 2021, the City Council adopted Resolution No. 40848, authorizing the execution of the ILA and the MOU with the County, and

WHEREAS the County also published the ILA twice during the period of September 8, 2021, and September 15, 2021, in The News Tribune, and the County Council conducted a public hearing on September 28, 2021, and approved Ordinance No. 2021-81s, authorizing the Pierce County Executive to execute the ILA and the MOU with the City, and

WHEREAS the ILA and the MOU were signed and officially executed on December 15, 2021, and with the ILA and the MOU, the County and the City are committed to completing the annexation and ensuring an effective transition of appropriate governmental services, and

WHEREAS, subsequently, the City and the County have executed two additional ILAs regarding the transition of stormwater and wastewater infrastructure from the County to the City, and

WHEREAS the City sent letters to Manitou stakeholders three times in 2022, and a postcard notification was mailed in mid-November 2023, to occupants and owners within and near the affected area to advise on the remaining timeline and the anticipated effective date of April 1, 2024, and



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WHEREAS additional outreach and communications are planned for early 2024 from the City as well as utility and service providers to ensure a smooth transition, including an in-person “Welcome to Tacoma” community information session planned for February 2024, and

WHEREAS the City must now pass an ordinance to set the annexation effective date, which staff recommends being set as April 1, 2024, and

WHEREAS it is in the best interest of the City to pass an ordinance to set an annexation effective date and proceed to accomplish the proposed annexation of Manitou in accordance with RCW 35.13.470; Now, Therefore,

BE IT ORDAINED BY THE CITY OF TACOMA:

Section 1. That the City Council hereby adopts the Recitals of this Ordinance as its formal legislative findings.

Section 2. That the annexation of the Manitou Potential Annexation Area, located near Lakewood Drive West and 66th Street West, to the City of Tacoma, is hereby authorized, as set forth in the Interlocal Agreement and Memorandum of Understanding with Pierce County executed on December 15, 2021, with an effective date of April 1, 2024.



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Section 3. That the City Clerk, in consultation with the City Attorney, is authorized to make necessary corrections to this ordinance, including, but not limited to, the correction of scrivener's/clerical errors, references, ordinance numbering, section/subsection numbers, and any references thereto.

Passed _____

Mayor

Attest:

City Clerk

Approved as to form:

Deputy City Attorney