



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

4 WHEREAS the County Council adopted Resolution No. R2018-97 on
5 September 4, 2018, and the City Council adopted Resolution No. 40150 on
6 October 30, 2018, to initiate the annexation process and commence the
7 negotiations for said ILA, and

8 WHEREAS as directed by the City Council, per Resolution No. 40150, the
9 Tacoma Planning Commission conducted land use and zoning analysis for
10 Manitou and developed the proposed land use designations and zoning districts
11 for the area to be effective upon its annexation to the City; the proposal was
12 passed by the City Council on September 24, 2019, per Ordinance No. 28609,
13 and has been incorporated into the Memorandum of Understanding ("MOU"), and

14 WHEREAS negotiations of the ILA, as well as an associated MOU, were
15 completed in June 2021, and

16 WHEREAS the ILA governs the proceeding of the annexation of Manitou
17 and the MOU sets forth the transition of governmental services from the County to
18 the City, and

19 WHEREAS it is expected that residents and businesses in Manitou, upon its
20 annexation to the City, will benefit from the same services, facilities, infrastructure,
21 employment opportunities, and government representation as current City residents,
22 and



1 WHEREAS as required by RCW 35.13.470, the City Council conducted a
2 public hearing on the ILA and the MOU on August 31, 2021, and the public hearing
3 notice along with the ILA were published twice during the period of August 19, 2021,
4 and August 26, 2021, both in the Tacoma Daily Index and The News Tribune, and
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6 WHEREAS on October 12, 2021, the City Council adopted Resolution
7 No. 40848, authorizing the execution of the ILA and the MOU with the County, and
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9 WHEREAS the County also published the ILA twice during the period of
10 September 8, 2021, and September 15, 2021, in The News Tribune, and the
11 County Council conducted a public hearing on September 28, 2021, and approved
12 Ordinance No. 2021-81s, authorizing the Pierce County Executive to execute the
13 ILA and the MOU with the City, and
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15 WHEREAS the ILA and the MOU were signed and officially executed on
16 December 15, 2021, and with the ILA and the MOU, the County and the City are
17 committed to completing the annexation and ensuring an effective transition of
18 appropriate governmental services, and
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20 WHEREAS, subsequently, the City and the County have executed two
21 additional ILAs regarding the transition of stormwater and wastewater infrastructure
22 from the County to the City, and
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24 WHEREAS the City sent letters to Manitou stakeholders three times in 2022,
25 and a postcard notification was mailed in mid-November 2023, to occupants and
26 owners within and near the affected area to advise on the remaining timeline and
the anticipated effective date of April 1, 2024, and



1 WHEREAS additional outreach and communications are planned for early
2 2024 from the City as well as utility and service providers to ensure a smooth
3 transition, including an in-person “Welcome to Tacoma” community information
4 session planned for February 2024, and
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6 WHEREAS the City must now pass an ordinance to set the annexation
7 effective date, which staff recommends being set as April 1, 2024, and

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

11 BE IT ORDAINED BY THE CITY OF TACOMA:

12 Section 1. That the City Council hereby adopts the Recitals of this
13 Ordinance as its formal legislative findings.
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15 Section 2. That the annexation of the Manitou Potential Annexation Area,
16 located near Lakewood Drive West and 66th Street West, to the City of Tacoma; is
17 hereby authorized, as set forth in the Interlocal Agreement and Memorandum of
18 Understanding with Pierce County executed on December 15, 2021, with an
19 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 December 12, 2023

M Woodards
Mayor

Attest:

Ben
City Clerk

Approved as to form:

Steve Pika
Deputy City Attorney