

Manitou Area Pre-Annexation Planning

City of Tacoma | Planning and Development Services

**Community Meeting
December 10, 2018**



Agenda



- Follow-up of the previous Community Meeting, May 14, 2018
- Review:
 - Background
 - Process
 - Fiscal Impacts
 - Land Use and Zoning
 - Next Steps
- Questions and Comments





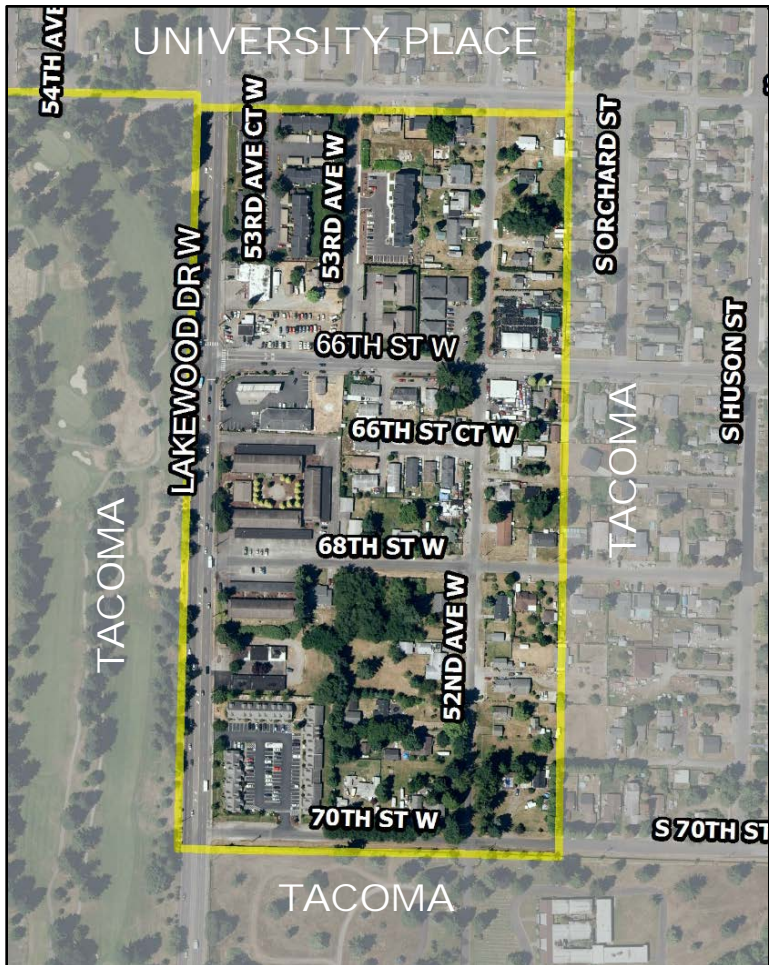
Questions/Comments Received



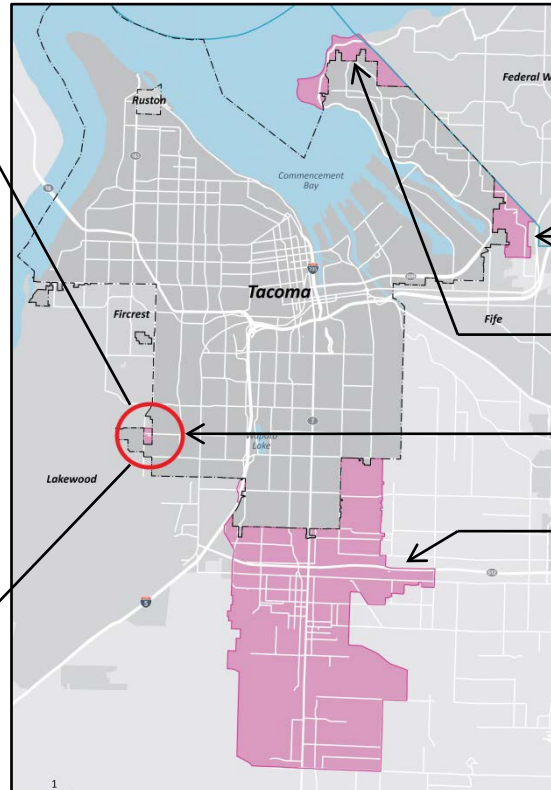
- Annexation – Purpose, Process and Timeline
- Land Use and Zoning, and Nonconforming
- Roadways and Traffic
- Sewer
- Street Names
- Safety
- Parks and Recreations
- Taxes



Area of Applicability



Urban Growth Areas (UGAs)
Potential Annexation Areas (PAAs)

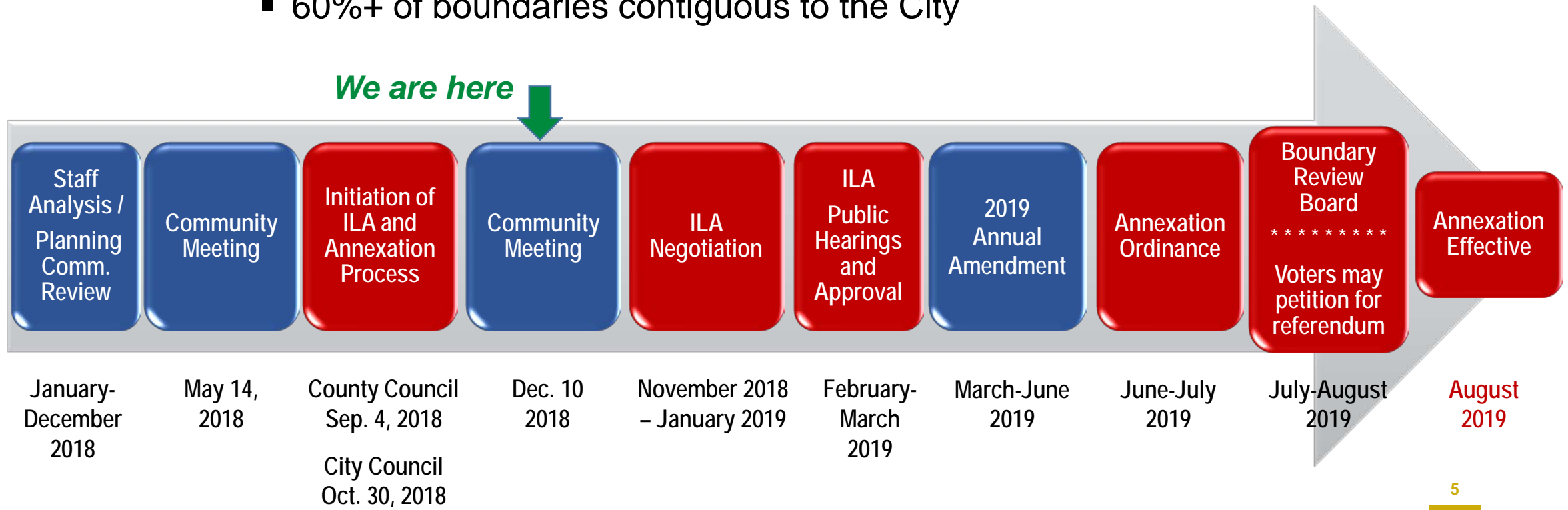


- Fife Heights
- Browns Point/Dash Point
- Manitou
- Parkland/Spanaway



Process and Timeline

- Annexation Method – Interlocal Agreement (ILA) (RCW 35.13.470(1))
 - Designated UGA
 - 60%+ of boundaries contiguous to the City



Fiscal Impact – Property Owners



- Property Tax 
- Water 
- Solid Waste 
- Electricity 
- Natural Gas 
- Wastewater 
- Stormwater 
- Business License Fee 
- Business & Occupation Tax 
- Sales Tax 

Property Tax Comparison (\$)				
Land Use Type	2018 Taxable Value (Median)	2018 Tax (Current)	2018 Tax (If Annexed)	Difference
Single family	240,400	3,899	3,789	(110)
Multi-family (Apts)	1,245,900	20,207	19,638	(569)
Mobile Home	68,300	1,108	1,077	(31)
Office Condo	277,500	4,501	4,374	(127)
Commercial	423,000	6,861	6,667	(193)



Fiscal Impact – City of Tacoma



Expected Revenues

- Property Tax: \$97,600
- Sales Tax: \$2,500
- Trans. Benefit Dist.: \$3,900 (1 vehicle per household)
- Water (reduction): (\$2,800)
- B&O Tax: \$30,000 (starting in the 4th year)

\$101,000 (first 3 years)

\$131,200 (starting in the 4th year)

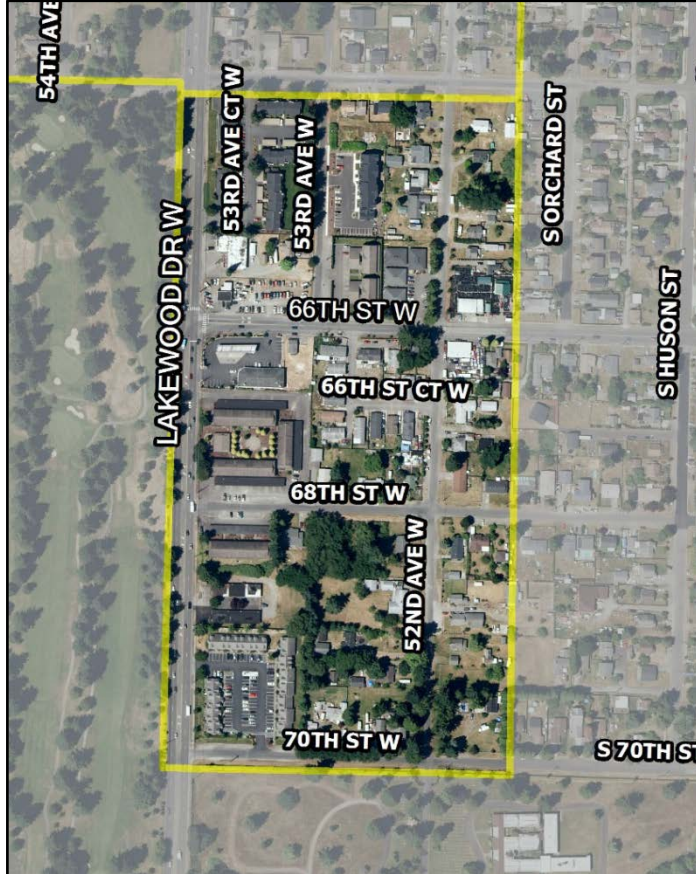
●●● Fiscal Impact – City of Tacoma



Expected Expenditures

- Major New Services – Police, Fire, Sewer, and Roadways
 - Fiscal impacts to be determined
 - Capable of maintaining quality service with current staffing level
- Cost of Community Services (COCS) – Determining the fiscal impacts of different land use types.
 - COCS Ratio for Residential 1:1.50
 - COCS Ratio for Commercial 1:0.50

Fiscal Impact – Scale of Manitou



- Size (acres): 37 (0.1% of Tacoma)
- Population: 425 (0.2% of Tacoma)
- Parcels: 97
- Households: 197
- Businesses: 26
- Traffic Lights: 1
- Streets: 3.5 Lane Miles
- Land Uses: Residential and Commercial



Fiscal Impact – Conclusions (Preliminary)

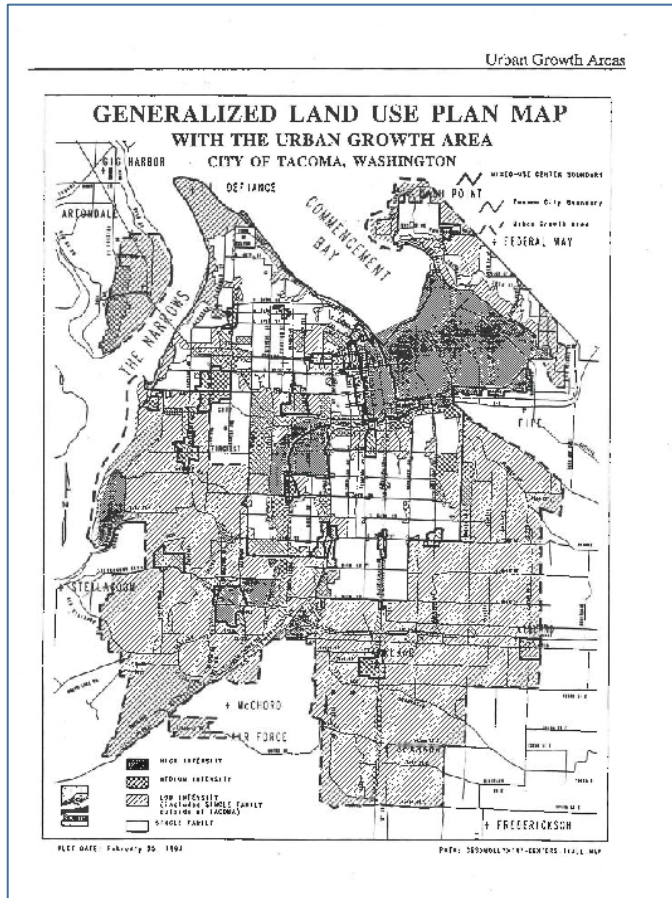


- Fiscal impacts to the City of Tacoma are expected to be minimal and manageable (relatively speaking), but should be further evaluated.
- The City of Tacoma has the physical and financial capability to provide the required services in the Manitou area.
- Keep in mind what people want and expect:
 - Police and fire services of assured quality
 - Streetlights and sidewalks
 - Sewer connection opportunities
 - Manageable cost of doing business

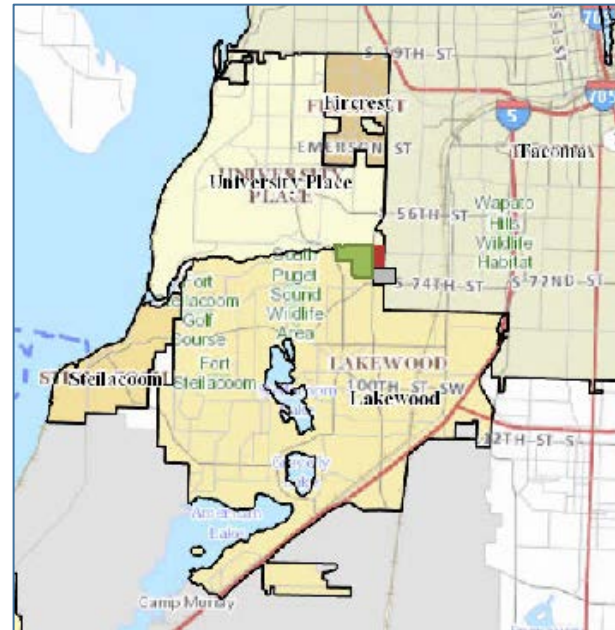
How Manitou Became an “Island”









1993-1994
Urban Growth Areas



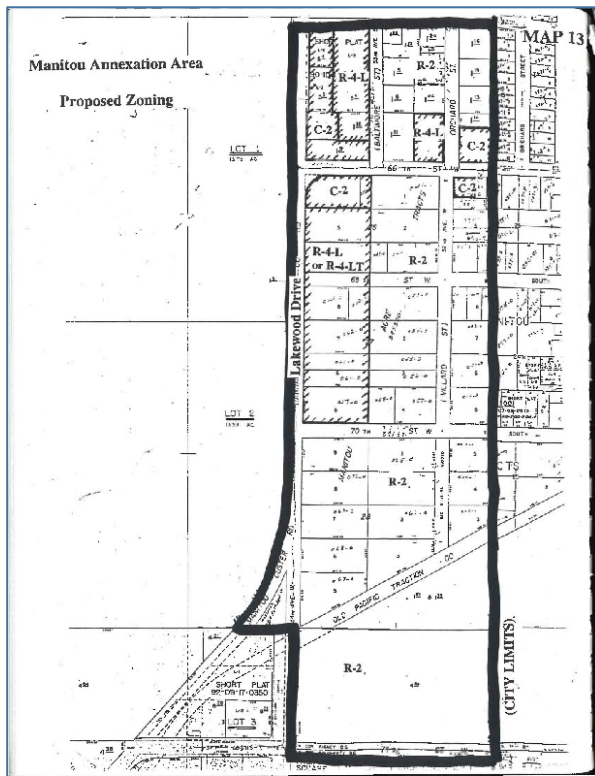
2018
Jurisdictions



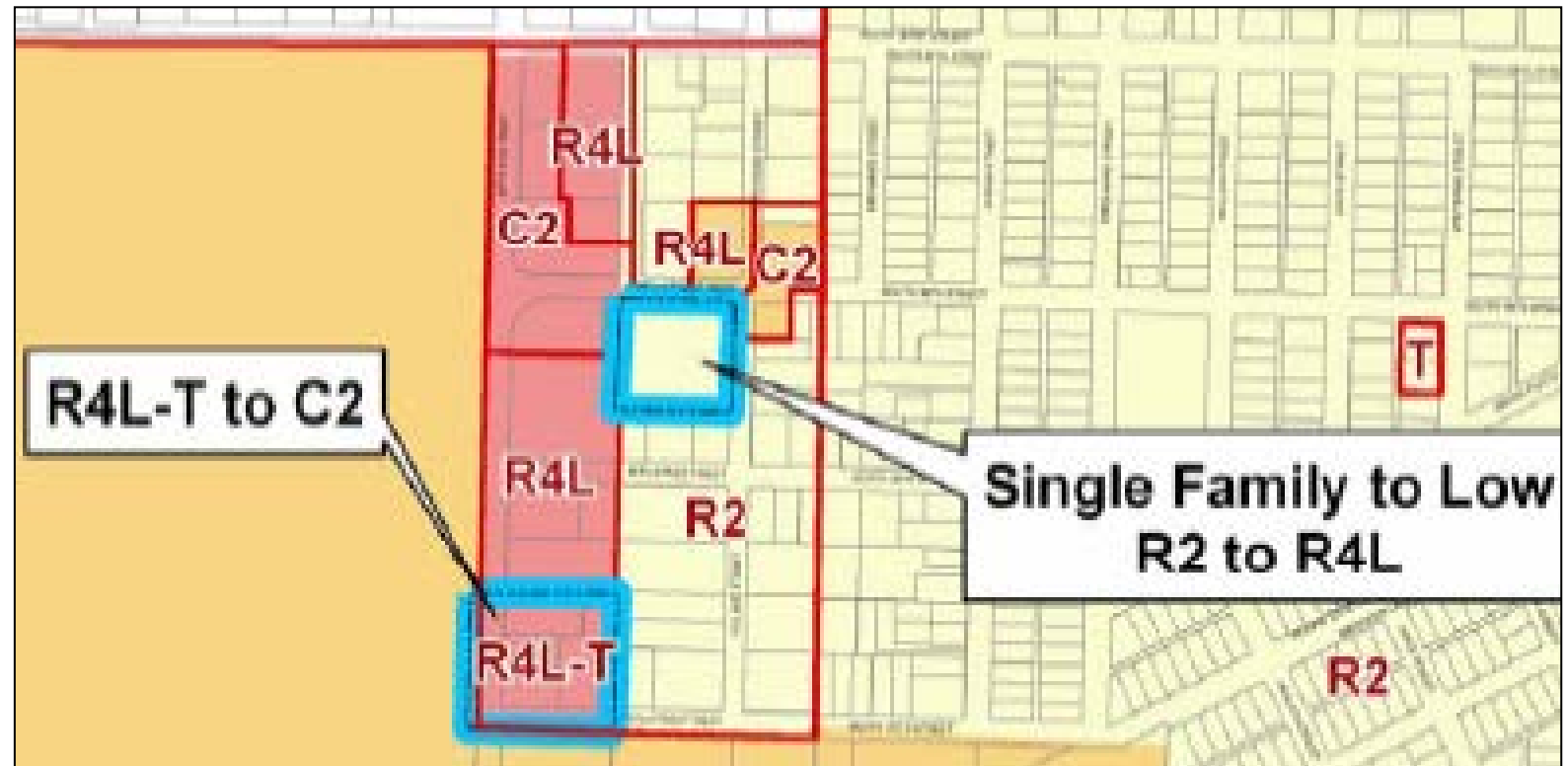
-  • 1990 – Town of Fircrest became City
-  • 1994 – Meadows Golf Course annexed to Tacoma
-  • 1995 – University Place incorporated
-  • 1996 – Lakewood incorporated
-  • 1997 – Calvary Cemetery annexed to Tacoma
-  • 2004 – Manitou pre-annexation planning; land use and zoning updated

Land Use and Zoning – Previously Adopted

1995
Annual Amendment



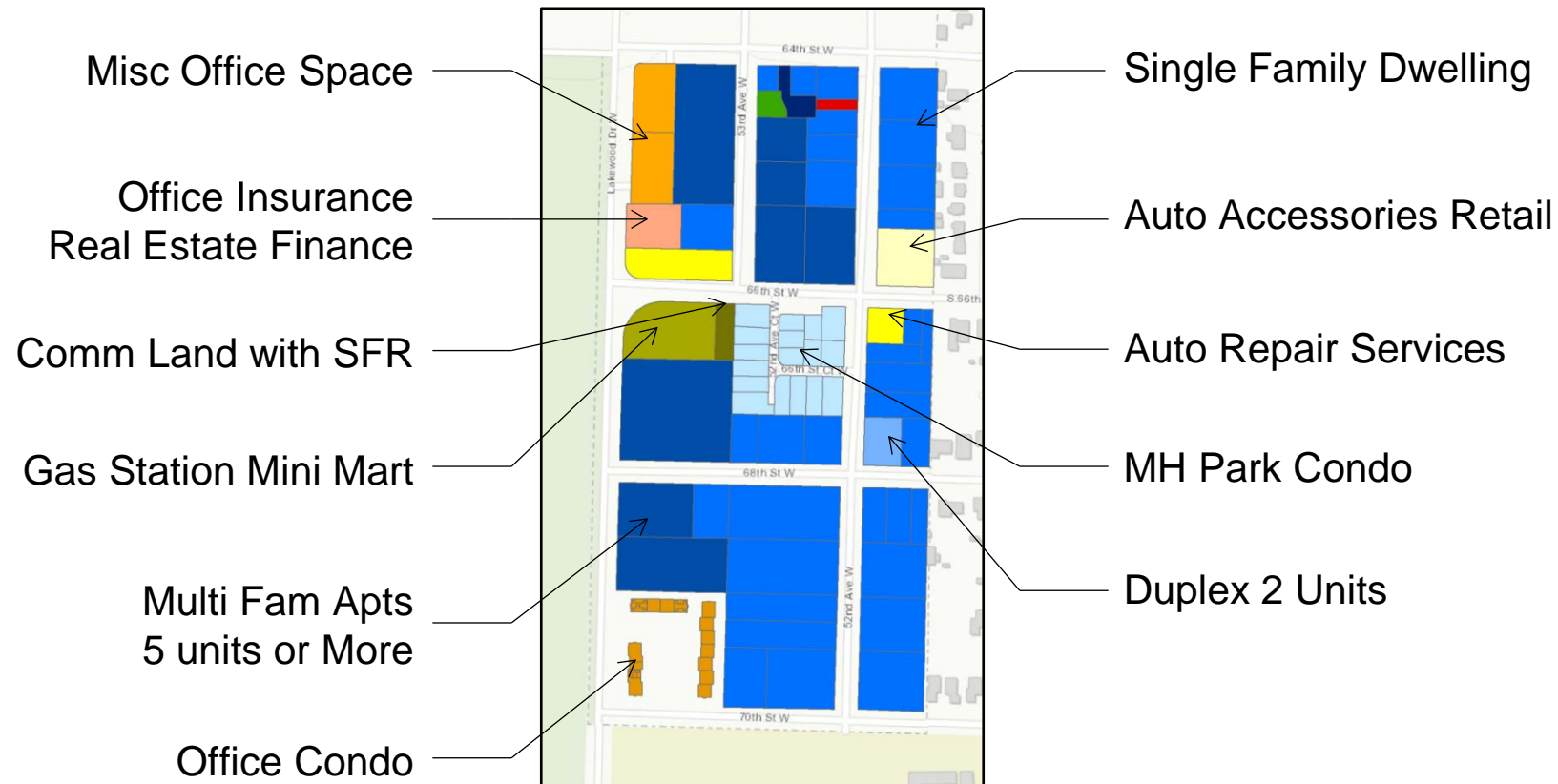
2004
Annual Amendment



Land Use and Zoning – Existing

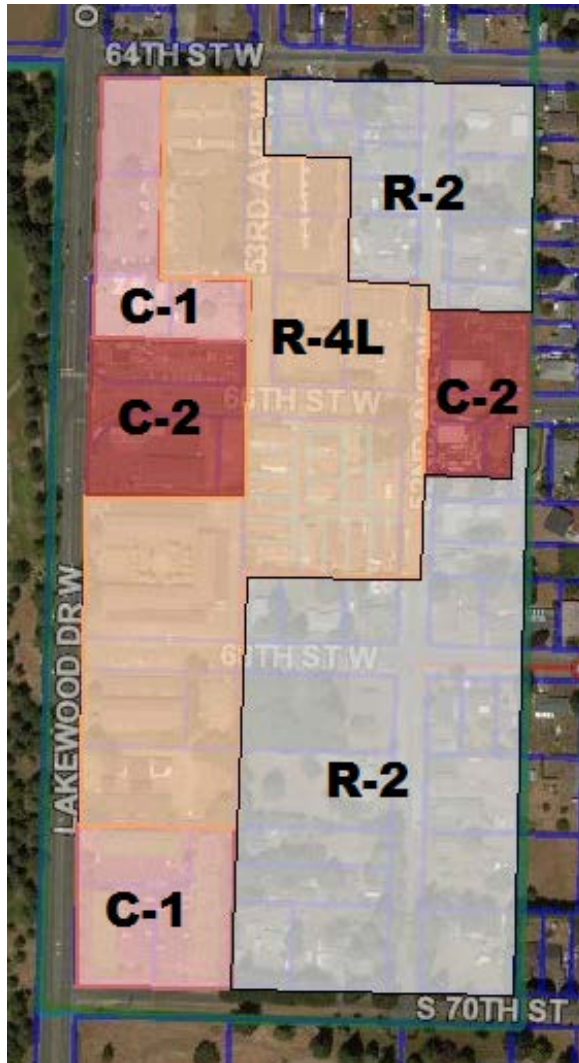


- Existing Land Uses (under “Mixed-Use District” Designation):



(Source: Pierce County Planning and Public Works)

Land Use and Zoning – Proposed



Zoning	Land Use Designation
R-2	Single-Family Residential
R-4L	Multi-Family (Low Density)
C-1	Neighborhood Commercial
C-2	General Commercial
STGPD Overlay	

- Reflects existing land uses
- Preserves the residential characters of the neighborhood
- Allows development opportunities
- Compatible with the surrounding neighborhood
- Consistent with previously adopted scheme

Next Steps



Date	Activity
Sep. 4, 2018	Pierce County Council Initiation (Resolution)
Oct. 30, 2018	Tacoma City Council Initiation (Resolution)
Nov. 7, 2018	Planning Commission Land Use Analysis
Dec. 10, 2018	Community Meeting
Nov 2018 – Mar 2019	Interlocal Agreement (Negotiation, Public Hearings, and Approval)
Mar – Jun 2019	Planning Commission Annual Amendment Process
Jun – Jul 2019	Annexation Ordinance
Jul – Aug 2019	Boundary Review Board
Aug 2019	Annexation Effective
On-going	Community Outreach / Website Updates www.CityofTacoma.org/Manitou / www.PierceCountyWA.org/Annexation

