

Manitou Area Annexation

Frequently Asked Questions (FAQs)

www.CityofTacoma.org/Manitou

The Manitou Area is being annexed from unincorporated Pierce County to the City of Tacoma. What area is affected and what does this mean?

The Manitou Annexation Area is a 37-acre unincorporated Pierce County area located on the southwest corner of the city, near Lakewood Drive W. and 66th Street W (see map). This small area is surrounded by the cities of Tacoma and University Place. As one of the unincorporated “islands” in Pierce County, annexation of the Manitou Area to the City of Tacoma is expected by the State Growth Management Act (GMA) and considered a high priority in regional, county and city planning policies.

The City of Tacoma and Pierce County finalized an agreement in late 2021 for the Manitou Area’s annexation to the City of Tacoma. On December 12, 2023 the Tacoma City Council adopted Ordinance 28924 which set an annexation effective date. **On April 1, 2024, residents, properties, and businesses within the Manitou Area will be welcomed as part of the City of Tacoma!**

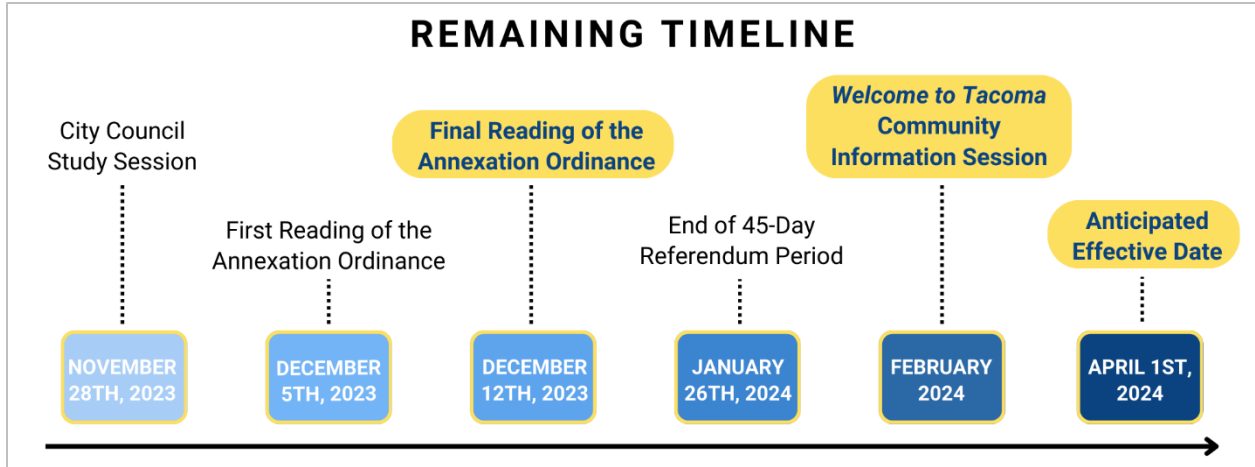


What’s the remaining annexation timeline? When will the transition to the City of Tacoma occur?

. On April 1, 2024, residents, properties, and businesses within the Manitou Area will be welcomed as part of the City of Tacoma! People who reside in this area will be residents of the City of Tacoma and gain access to the same amenities, services, and elected representation as their fellow Tacomans.

We expect the transition of all services/utilities to occur on or about this date except for stormwater and wastewater services which will transfer from the County to the City on or about May 1, 2024.

See the remaining timeline below:



What key changes to services, utilities, taxes, and fees might I expect upon annexation?

Details regarding what key changes to expect can be found on this [Fact Sheet](#).

Below is a high-level summary of anticipated changes.

Key Changes:

- Local Government Administration
- Police and Fire
- Taxes and Fees
- Utility Services and Fees
- Roads and Traffic Controls
- Land Use and Zoning
- Policies and Regulations

No Changes:

- Schools
- Providers for Electricity, Natural Gas, Water
- Street Names

New Services:

- Elected Representative (City Council District 5)
- Neighborhood Council Program (South Tacoma NC)
- Tacoma Public Library (South Tacoma Branch)
- Customer Support Center (TacomaFIRST 311)
- Grants and Other Programs

Property Owner/Occupant Impacts:

Utility, Tax, or Fee	Anticipated Impact to Rate	Will Provider Change?
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Property Taxes	Decrease	No
Water	Decrease	No
Electricity	No Change	No
Natural Gas	No Change	No
Solid Waste	Increase	Yes
Sewer	Increase	Yes
Stormwater	Increase	Yes

*Commercial rates may differ

Business Owner Impacts:

Business owners in the Manitou Area will become subject to the licensing, taxes, fees, and regulations governing businesses in the City of Tacoma. These fees will be paid to the City of Tacoma and not Pierce County.

Business license fees are anticipated to increase upon annexation; however, rates are tiered to protect smaller businesses. Tacoma also collects a business and occupation tax (B&O), Manitou Area businesses will be exempt from that tax until year four of the annexation. Sales tax will increase about two tenths of a percent upon annexation.

The Manitou Annexation area is within the South Tacoma Groundwater Protection District. Businesses in this area that handle, store or generate hazardous substances (gasoline, motor oil, and anti-freeze are common examples) in quantities greater than 220 lbs. (about 35 gallons) may require additional permitting from the Health Department. For more information please visit the Health Department’s [webpage](#).

Will my address change?

The City of Tacoma does not plan to change street names or house numbers. Tacoma will be used as the city in your address, if not already doing so.

Is there a plan to ensure a smooth transition of services?

The City of Tacoma is coordinating with Pierce County as well as all relevant utility and service providers and other key stakeholders to ensure a smooth transition upon annexation.

Be alert for important information via mail throughout early 2024.

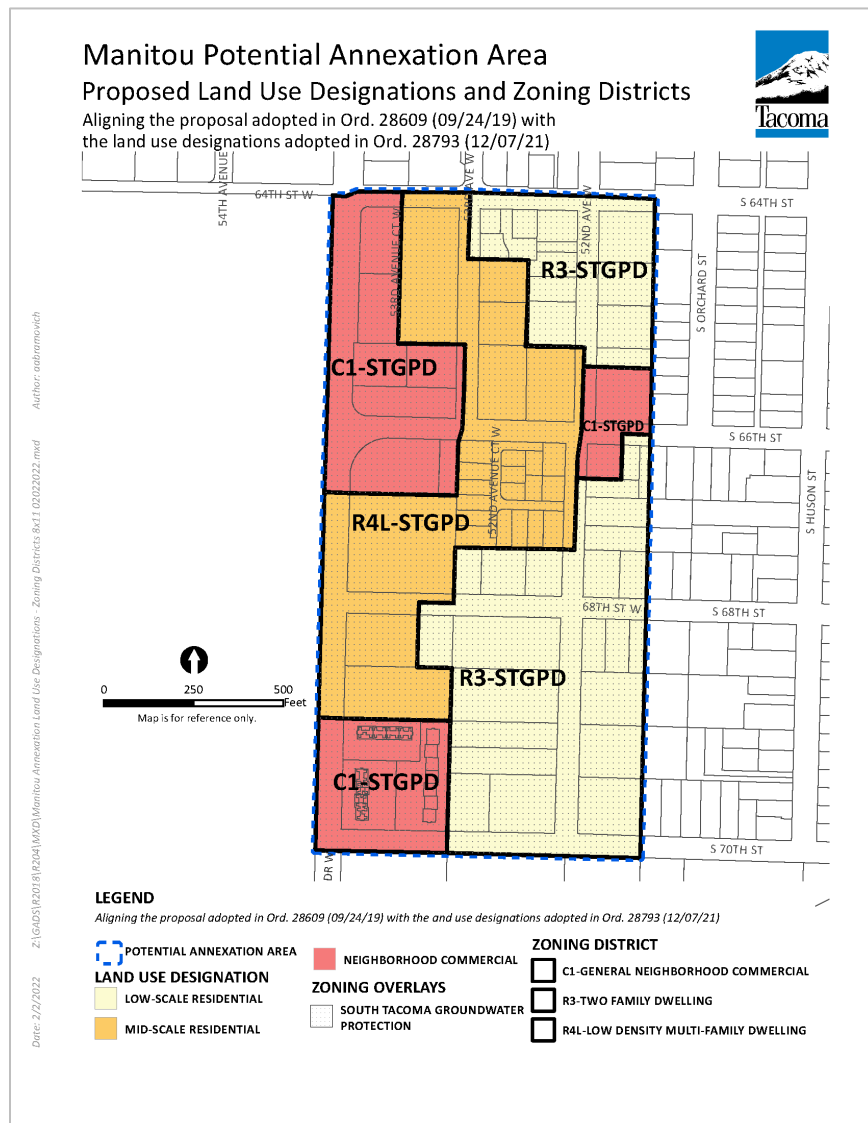
The City will host an in-person “Welcome to Tacoma” Community Information Session at the STAR Center on February 10th, 2024, from 11:30am - 2:30pm. This will be an opportunity to ask questions and receive information from City staff, utility/service providers, and other key stakeholders. This will also be a great occasion to meet your new Tacoma Council representatives, including district 5 Council Member Joe Bushnell.

We understand that annexation involves a lot of changes. Please know that every effort will be made to minimize the actions required from Manitou property/business owners and residents. However, the transition of some services may involve making service preference selections, setting up new accounts, and/or initiating access to online customer portals. The primary form of contact for most providers will be through the mail. Please note that even if your service provider is not changing you may still receive important notifications regarding new service options or rates.

Additional information to facilitate the transition may post throughout early 2024 on the City’s Manitou Annexation webpage (www.cityoftacoma.org/manitou).

Will there be changes to Land Use and Zoning?

Upon Annexation the Land Use and Zoning within the Manitou Annexation Area will be governed by the City of Tacoma. The map below shows the new zoning:

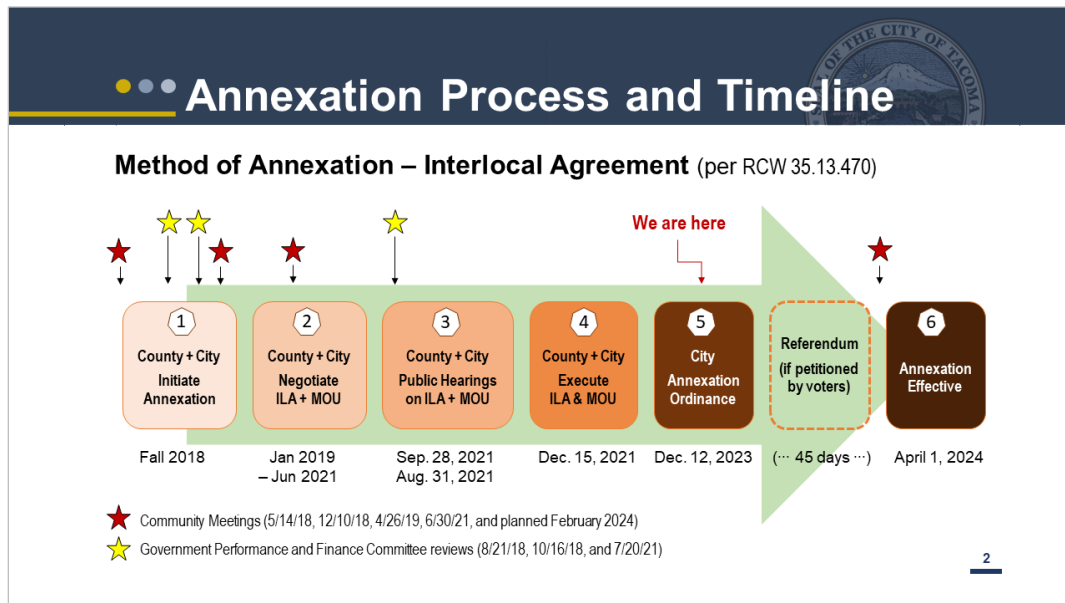


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Where are we in the overall annexation process? What has already happened and how has the public been informed, consulted, and engaged throughout?

The City and County initiated the annexation process in fall 2018 and finalized an agreement in late 2021 for the Manitou Area’s annexation to the City of Tacoma. On December 12, 2023, the Tacoma City Council adopted Ordinance 28924 which set an annexation effective date. **On April 1, 2024, residents, properties, and businesses within the Manitou Area will be welcomed as part of the City of Tacoma!**

Below is a timeline of the annexation process and a summary of public engagement.



Outreach to date:

- Letter to Manitou Neighborhood, 4/27/18
- Community Meeting at Manitou Elementary, 5/14/18
- Parkland Spanaway Midland Community Plan Updates Meeting, 8/15/18
- Notice of Manitou Area Pre-Annexation Planning Community Meeting, 11/21/18
- Community Meeting at Manitou Elementary, 12/10/18
- Proposed Land Use and Zoning Open House, 2/21/19
- Manitou Annexation Area Walk-About, 4/26/19
- Planning Commission Public Hearing, 5/15/19
- Notice of Manitou Community Meeting, 6/16/21
- Online Community Meeting, 6/30/21

- Public Hearing on ILA-MOU, 8/31/21
- Manitou Annexation Update Letter, 3/24/22
- Manitou Annexation Update Letter, 5/25/22
- Manitou Annexation Update Letter, 10/20/22
- Mailer Notification – Remaining Timeline and Annexation Effective Date (Mid-November 2023)

Upcoming outreach:

- Mailer Notification – Information Session Details (January 2024)
- “Welcome to Tacoma” Community Information Session (February 2024)
- Mail and welcome packets from individual service/utility providers (throughout early 2024)