Manitou Annexation

City of Tacoma | Planning and Development Services
Government Performance and Finance Committee Meeting
August 21, 2018
Agenda

• Project Description:
  ▪ Annexation of the 37-acre Manitou Potential Annexation Area, an unincorporated “island” of Pierce County, to the City of Tacoma

• Project Overview:
  ▪ Legislative Framework
  ▪ Process and Timeline
  ▪ Issues and Concerns
  ▪ Next Steps

• Actions Requested:
  ▪ Guidance
  ▪ Recommendation to the City Council
Area of Applicability

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

Urban Growth Areas (UGAs)
Potential Annexation Areas (PAAs)
Manitou Potential Annexation Area:

- Size (acres): 37
- Population: 425
- Parcels: 97
- Dwelling Units: 197
- Businesses: 26
- Traffic Lights: 1
- Land Uses: Single-family, Multi-family, Mobile Homes, Businesses, Professional Offices
- Council Districts: No. 4 (County); No. 5 (City)
- Abutting Cities: Tacoma (83.4%); University Place (16.6%)
Area of Applicability (cont’d)

Mobile Home Park
Area of Applicability (cont’d)

Used Car Sale

Used Tire Shop

Meadow Park Office Condominiums

Photo Courtesy of Pierce County Planning and Public Works
Legislative Framework

- State Legislation:
  - GMA requires designation of Urban Growth Areas (UGAs), and expects annexation of such
  - GMA’s premise – efficient provision of urban services

- Regional Policies:
  - VISION 2040 supports annexation of PAAs
  - Countywide Planning Policies considers annexation of unincorporated “islands” a high priority

- Local Policies:
  - Pierce County Comprehensive Plan considers annexation of unincorporated “islands” a high priority
  - One Tacoma Comprehensive Plan supports annexation of PAAs
Legislative Framework (cont’d)

• **One Tacoma Plan Policies** concerning Annexation:
  - Accommodating growth and development with urban facilities and services
  - Consistent with State and regional policies
  - Joint planning
  - Active participation by affected parties
Annexation Process

• Method – Interlocal Annexation Agreement (RCW 35.13.470)
  ▪ Designated UGA
  ▪ 60%+ of boundaries contiguous to the annexing city

• Process (RCW 35.13.470 & .480)
  1. Initiation of Annexation
  2. Interlocal Agreement – Negotiation
  3. Interlocal Agreement – Public Hearing
  4. Interlocal Agreement – Approval
  5. Annexation Ordinance and Notification
  6. Annexation Effective, subject to:
     • Boundary Review Board Approval
     • Referendum
### Timeline

<table>
<thead>
<tr>
<th>Task</th>
<th>2018</th>
<th>2019</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>Jan-Feb</td>
<td>Mar-Apr</td>
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<tr>
<td>a  Staff Analysis ¹</td>
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<tr>
<td>b  Community Meetings</td>
<td></td>
<td></td>
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<tr>
<td>c  Planning Commission Reviews</td>
<td></td>
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<tr>
<td>1  Initiation of Annexation ²</td>
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<tr>
<td>2  Interlocal Agreement - Negotiation</td>
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<tr>
<td>3  Interlocal Agreement - Public Hearing</td>
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<tr>
<td>4  Interlocal Agreement - Approval</td>
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<tr>
<td>5  Annexation Ordinance &amp; Notification ³</td>
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<tr>
<td>6  Annexation Effective ⁴</td>
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**Footnotes:**

1. Products include: (a) Fact Sheet; (b) Community Questions and Responses; and (c) website: [www.cityoftacoma.org/Manitou](http://www.cityoftacoma.org/Manitou).
2. Interlocal Agreement must be adopted within 180 days (6-month extension, w/public hearing).
3. Ordinance adoption process syncs up with the 2019 Comprehensive Plan Amendment.
4. Annexation is subject to: (a) Boundary Review Board Approval; and (b) Referendum.
Issues and Concerns

• New Services:
   Elected Representative (City Council District No. 5)
   Neighborhood Council Program (South Tacoma NC)
   Customer Support Center (TacomaFIRST 311)
   Tacoma Public Library (South Tacoma Branch)

• No Changes
   Schools
   Utility Providers
Issues and Concerns (cont’d)

• Changes:
  - Local Government Administration
  - Police and Fire
  - Taxes and Fees
  - Utility Services and Rates
  - Roads and Traffic Controls
  - Parks and Recreation
  - Addresses
  - Land Use and Zoning
Financial Impacts (preliminary)

- Property Tax (total levy rate)
- Water (residential surcharge)
- Electricity
- Natural Gas
- Garbage & Recycling
- Wastewater
- Stormwater
- Business License Fee
- Business and Occupation Tax
- Sales Tax

<table>
<thead>
<tr>
<th>Land Use Type</th>
<th>2018 Taxable Value (Median)</th>
<th>2018 Tax (Current)</th>
<th>2018 Tax (If Annexed)</th>
<th>Difference</th>
</tr>
</thead>
<tbody>
<tr>
<td>Single family</td>
<td>240,400</td>
<td>3,899</td>
<td>3,789</td>
<td>(110)</td>
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<tr>
<td>Multi-family (Apts)</td>
<td>1,245,900</td>
<td>20,207</td>
<td>19,638</td>
<td>(569)</td>
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<td>Mobile Home</td>
<td>68,300</td>
<td>1,108</td>
<td>1,077</td>
<td>(31)</td>
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<tr>
<td>Office Condo</td>
<td>277,500</td>
<td>4,501</td>
<td>4,374</td>
<td>(127)</td>
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<tr>
<td>Commercial</td>
<td>423,000</td>
<td>6,861</td>
<td>6,667</td>
<td>(193)</td>
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Land Use and Zoning – Existing

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

- Misc Office Space
- Office Insurance
- Real Estate Finance
- Comm Land with SFR
- Gas Station Mini Mart
- Multi Fam Apts 5 units or More
- Office Condo
- Single Family Dwelling
- Auto Accessories Retail
- Auto Repair Services
- MH Park Condo
- Duplex 2 Units

(Source: Pierce County Planning and Public Works)
Land Use and Zoning – Planned

• Approach — “Residential + Commercial”:
  ▪ Respects existing development pattern
  ▪ Seeks least impacts to existing land uses
  ▪ Where appropriate:
    ➢ Single-Family (R-1, R-2)
    ➢ Multi-Family (R-3, R-4L, R-4)
    ➢ Neighborhood Commercial (C-1)
    ➢ General Commercial (C-2)
    ➢ South Tacoma Groundwater Protection District Overlay (STGPD)
## Next Steps and Actions

<table>
<thead>
<tr>
<th>Date</th>
<th>Activity</th>
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<tbody>
<tr>
<td>August 21, 2018 (today)</td>
<td>GPF Committee Review and Recommendation</td>
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<td>August 27, 2018</td>
<td>County Council Rules Committee Recommendation</td>
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<td>September 4, 2018</td>
<td>County Council Initiation by Resolution</td>
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<td>September 18, 2018</td>
<td>City Council Initiation by Resolution</td>
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<td>September-December 2018</td>
<td>Interlocal Agreement – Negotiation</td>
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<td>January 2019</td>
<td>Interlocal Agreement – Public Hearings (County &amp; City)</td>
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<tr>
<td>February 2019</td>
<td>Interlocal Agreement – Approval (County &amp; City)</td>
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<tr>
<td>May-June 2019</td>
<td>Annexation Ordinance (City)</td>
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- Actions Requested:
  - Guidance
  - Recommendation to the City Council – Resolution for Initiation