

Manitou Annexation Community Meeting, May 14, 2018
Questions/Comments and Staff Responses (updated January 31, 2019)

Theme(s)	Question / Comment	Response (if applicable)
General	What is the purpose of annexation?	The Manitou area is an Urban Growth Area or a Potential Annexation Area as designated in both Pierce County's and the City of Tacoma's comprehensive plans. It is also one of the unincorporated "islands" in Pierce County, where future annexation to the City is expected by the State Growth Management Act (GMA) and considered a high priority in regional and county-wide planning policies. A basic premise of the GMA is that denser urban development should be supported and accommodated by urban services, such as roads, transit, sidewalks, water, sewer, parks, and libraries, and should be located in cities to ensure the most efficient and effective provision of such services.
General	Support annexation.	Comment noted.
General	Please consider showing the annexation timeline/process and appropriate materials on the internet.	Pierce County and the City of Tacoma are pursuing a collaborative planning effort for the potential annexation of the Manitou area, to be carried out through the Interlocal Annexation Agreement method, pursuant to RCW 35.13.470. The annexation process and the negotiation of the interlocal agreement has been initiated by the City Council on October 30, 2018, per Resolution No. 40150. The resolution corresponds to a similar resolution adopted by the Pierce County Council on September 4, 2018. It could take a few months before the interlocal agreement is reached, upon which time the City will consider an ordinance to officially annex the area. The annexation is anticipated to be effective in August 2019. Updates and relevant information are posted on both the County's website at www.piercecountywa.gov/annexation and the City's website at www.cityoftacoma.org/Manitou .
Outreach	Hold more community meetings soon; follow up on unanswered questions. Hold special Council meetings in neighborhood.	The initial community meeting was conducted on May 14, 2018 and a follow-up community meeting was held on December 10, 2018, both at the Manitou Park Elementary School. Additional community meetings will be held to solicit additional feedback from the community.
Outreach	Difficult to hear in meeting venue, especially for those hard of hearing.	Staff will attend to this issue or seek different venues for subsequent meetings.

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Building & Planning	Zone to R2-STGPD Single-Family District. Existing uses are ok, but no more density or new multi-family or commercial development.	The areas surrounding the Manitou annexation area are currently designated R2-STGPD Single-Family Dwelling District with South Tacoma Groundwater Protection District Overlay. Extending the R2-STGPD zone to this area could be considered. However, Pierce County currently regulates land and building in the Manitou area under the "Mixed-Use District" designation, which allows a broad variety of mid-density residential, commercial, and industrial land uses. Therefore, a lower intensity transitional/commercial zone may be considered as well (such as C-1, C-2, R-3 or R-4L Districts). It is also possible to consider a mix of lower intensity transitional/commercial and residential zones.
Building & Planning	How will City of Tacoma zone the area? Notify people of proposed rezone.	How the area is to be zoned, if and when annexed to the City, is yet to be determined. The Tacoma Planning Commission will consider some options and make a recommendation to the City Council. The Commission has conducted a preliminary review of the matter and suggested that staff take an approach that would respect the existing development patterns and result in least impacts to the existing land uses. Residents and stakeholders of the Manitou area will be notified of upcoming meetings of the Commission and the Council when this matter is on the agendas and will be provided opportunities to weigh in.
Building & Planning	Some existing mobile homes are not up to code; how will they be affected?	It depends on whether the mobile home was built with a building permit under Pierce County. (A response will be needed from a residential plans examiner). For Land Use, the use will become non-conforming to use and possibly development standards and will be reviewed under the City's Non-Conforming Code (TMC Section 13.06.630).
Building & Planning	What happens to uses/buildings that become noncomplying under Tacoma's zoning code?	Staff will review all future applications under the City's Non-Conforming Code (TMC Section 13.06.630).
Infrastructure	Streets in poor condition.	The City would conduct a pavement rating analysis to assess condition and include in the residential paving program. For more information, please visit www.cityoftacoma.org/cms/One.aspx?portalId=169&pageId=2844 .

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Infrastructure	<p>What will happen to existing private septic systems with annexation? Will property owners be compelled to connect to sewer? Who will pay for sewer connections? How would property owners voluntarily hook up to sewer? If not connected to sewer, will property owners still pay for sewer service?</p>	<p>Upon annexation, properties in the area can potentially hook up to the City’s sewer system, subject to an in lieu fee assessment. The estimated costs for the customers/City to receive/provide sewer services are not readily available until the assessment, which is site/property specific, is performed. In short, the potential range of costs associated with parcels in the annexation that are currently served by septic depends on many things, such as the lot size, the distance to the sewer and the age of the sewer main. If the septic system is functioning and if an in-lieu of assessment fee has not been paid by the parcel, the fee could range from \$1,000 to \$5,000 or more. If at some point in the future, the septic system fails, then the parcel could be required to make a connection to the sewer. Connections costs, currently, can range between \$5,000 to \$10,000 or more. If a sewer main does not already exist in front of the house, a sewer main extension would be required. The extension could be constructed as a Local Improvement District project with each parcel owner paying a portion of the cost. These costs can range from \$7,000 to \$20,000 or more per parcel but can be financed over 5 to 20 years. The City has a “Septic Amnesty” program that may allow a 50% discount on the assessment fee. In addition, the City has a low interest loan program to assist citizens with side sewer connections and rehabilitations.</p>
Infrastructure	<p>Where are existing sewer lines?</p>	<p>There is a sewer main line on 52nd Ave. W. between 64th St. W. and 68th St. W. At the north end, it connects with a main line on 64th St. W. that connects with Tacoma's system to the east (at S. Orchards St.) and University Place's system to the west (at Lakewood Dr. W.). At the mid-point, it connects with a short main line on 66th St. W. that extends westward to approximately 100 feet west of 53rd Ave. W. At the south end, it turns eastward onto 68th St. W., entering Tacoma and connecting with a main line at S. Huson St. (Source: Pierce County GIS Map at https://matterhornwab.co.pierce.wa.us/publicgis/) The City's Environmental Services has completed the review of the existing wastewater mains within the Manitou Annexation area. The mains were installed in 1977 with a couple mains installed in 2002 for a total of approximately 2,500 feet of main. Based on the review of the video inspections provided by Pierce County the system is in a condition that one would anticipate for the age of the system. The review did not find the need for any repairs or rehabilitation of the existing mains at this time.</p>
Infrastructure	<p>Desire for Tacoma to connect septic properties with sewer.</p>	<p>Comment noted.</p>

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Infrastructure	Will the water system connectivity be improved?	(Staff will review this issue and provide appropriate response later.)
Infrastructure	Would Lakewood Drive or other streets be renamed?	The City is still evaluating how the street names will be addressed. It is likely that streets addressed "West" would be converted to "South" for consistency and identification; however, the impacts are being evaluated. Also, according to the USPS Address Management group, via our local Business Network Representative, the post office does not generally (rarely) changes the ZIP code when areas are annexed. ZIP codes are used primarily for mail sortation and not city/town designations. However, we can designate those streets as Tacoma vs. University Place, so the customers can use either as the Preferred Last Line. As for the changing of street names, depending on how they do it (if they change the primary or only the street name), once notified by the addressing authority, we can use an alias or link the addresses so that mail will be sorted correctly.
Infrastructure	Will private roads become public with annexation?	Private roads would remain private.
Infrastructure, Public Safety	Need street lights to deter crime and make pedestrians more visible. Will more street lights be installed if annexed?	Streetlights will not be installed as a part of the annexation. There are numerous areas within the current City of Tacoma limits that do not have streetlighting or where additional infill lighting is warranted. There is currently no funding for adding streetlight infrastructure in the budget. New residential street lights can be installed through the Local Improvement District Program that is supported by adjacent property owners. Existing street lights would be considered for conversion to LED. For more information, please visit www.cityoftacoma.org/cms/One.aspx?portalId=169&pageId=11488 and www.cityoftacoma.org/cms/One.aspx?portalId=169&pageId=11548 .
Infrastructure, Public Safety	Unsafe walking conditions. Will the City add missing sidewalks?	The City is working on a program to assess and prioritize installation of missing sidewalks. The program is not currently funded.
Parking	Semi-trucks are parking near intersections; how will the City manage this issue?	Road Use Compliance and TPD would respond to complaints about illegal parking or commercial vehicles in residential neighborhoods.
Public Safety	Perceived high crime area. How will police availability and responsiveness change?	(Staff will review this issue and provide appropriate response later.)

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Public Safety	Concern about safety of neighborhood worsening with annexation due to changes in police service.	(Staff will review this issue and provide appropriate response later.)
Public Safety	Will additional resources be dedicated to Tacoma Police Department?	(Staff will review this issue and provide appropriate response later.)
Infrastructure	How will parks amenities be different?	Residents would qualify for in-district pricing or fee assistance on classes, programs and rental facilities. They also would qualify for Tacoma Resident Free Days at Point Defiance Zoo & Aquarium.
Taxes/Fees	General concern about higher costs, taxes.	Upon annexation, the property tax, water rate and solid waste rate are expected to decrease; electricity and natural gas rates are expected to remain the same; and wastewater, stormwater fees are expected to increase. Also, the City has a local Business & Occupation (B&O) Tax, which is assessed on gross income and the rates vary from .102% to .4%. When annual gross income is less than \$250,000 no tax will be due and no tax return is required to be filed. The City B&O tax classifications and rates can be found at www.cityoftacoma.org/businesslicense . The City requires an annual business license fee that is based on a company's gross income - gross income of less than \$12,000 = \$25 fee; gross income between \$12,000 - \$250,000 = \$110 fee; gross income over \$250,000 = \$250 fee.