

# Manitou Annexation Fact Sheet

(Updated July 2, 2021)

## Background

Annexation is the process of transferring land from one jurisdiction to another. We propose the Manitou Potential Annexation Area near the Meadow Park Golf Course between 64<sup>th</sup> Street W and 70<sup>th</sup> Street W – not presently part of any city or town – be annexed into the City of Tacoma. Annexation would give residents and businesses in Manitou a greater voice as part of the Tacoma community, and expand access to municipal services.

## What Could Change upon Annexation?

### Local Government Administration



The City of Tacoma would provide several services that are currently offered by the County, such as pet licensing, solid waste management, business licensing, and parking regulation.

### Elected Representative



Tacoma City Council Position 5 would represent the neighborhood; Councilmember Chris Beale currently serves in this position. County Councilmember Ryan Mello (District 4) would continue to represent residents at the County level.

### Customer Support Center



Citizens can utilize the TacomaFIRST 311 system to ask questions, register complaints, or request for services. To access the system, dial 311 within city limits or (253) 591-5000 from anywhere else, or search online for “Tacoma First 311.”

### Police



Police services would be provided by the Tacoma Police Department, where they are contracted with the University Place Police Department today.

### Fire



Fire protection services that are currently provided by West Pierce Fire & Rescue would be provided by the Tacoma Fire Department.

### Roads



The City of Tacoma Public Works Department would take over responsibility from Pierce County Planning and Public Works for maintaining and improving public roads in the neighborhood. During the transition, the County will work with the City to replace the sign poles in the area and install street name signs. Upon annexation, the City will assess the need for improvements to street lights, parking restrictions, traffic safety measures, speed limits, and other elements.

### Water



Residential and commercial water rates would decrease by approximately 20% due to Tacoma Public Utilities’ existing surcharge on unincorporated communities.

### Solid Waste

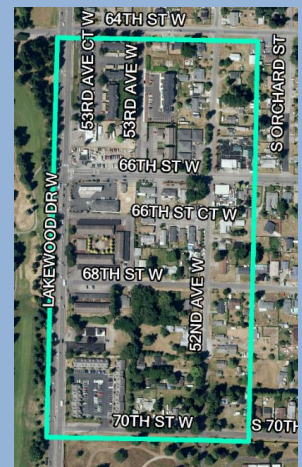


LeMay Pierce County Refuse currently provides solid waste and recycling services to residential and business customers in this area and, upon the area’s annexation, is likely to continue providing such services for (probably) at least 7 years as permitted by state law (RCW 35.13.280). At appropriate juncture, the Tacoma Environmental Services Department’s Solid Waste Management will begin the negotiation process with LeMay Pierce County Refuse, in accordance with RCW 35.13.280, to develop and execute a transition plan for taking over the services.

## Area Profile

425 People  
33 Median Age  
\$42,000 Average Household Income  
31% Households on Food Stamps/SNAP  
97 Properties  
197 Houses  
26 Businesses  
37 Acres

Single-family homes  
Multi-family apartments  
Mobile homes  
Businesses  
Professional Offices





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### **Addresses**

Becoming part of Tacoma would result in changes to neighborhood street names to conform with those in the rest of the City. For example, 66<sup>th</sup> Street W. would become S. 66<sup>th</sup> Street. Tacoma would work with the US Postal Service to update addresses, and would notify residents and businesses when the change is approved.



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### **Land Use and Zoning**

Pierce County currently regulates land and building in the neighborhood under the “Mixed-Use District” designation, which allows a broad variety of mid-density residential, commercial, and industrial land uses including multi-family housing, nursing homes, mobile home parks, day-care centers, sewage collection facilities, offices, agricultural supply, malls, restaurants and bars, auto sales, and contractor yards. Up to 60-foot-tall buildings could be permitted with these uses. The City of Tacoma has adopted the Land Use Designations and Zoning Districts for the area that would become effective upon annexation. By the City’s plan, current commercial parcels would be rezoned to C-1 (general neighborhood commercial), multi-family parcels and the mobile home park rezoned to R4-L (low density multi-family dwelling), and single-family parcels rezoned to R-3 (two-family dwelling), all with the overlay of STGPD (South Tacoma Groundwater Protection District).



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### **Property Taxes**

In 2018, property owners in the unincorporated Manitou neighborhood paid .0162% of their property’s assessed value in property taxes; in contrast, residents in the Manitou community within the City of Tacoma paid .0158% of assessed value in property taxes. For example, a typical single-family home worth \$253,571, a homeowner would have owed \$3997 in property taxes as a resident of the City of Tacoma, as compared with paying \$4113 in the unincorporated County.



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### **Business Licenses and Taxes**

Tacoma requires that businesses obtain a Business License from the City, while Pierce County does for only a few types of businesses. Tacoma business license fees are assessed yearly and are based on business income and business type, varying from \$25 to \$250. Pierce County does not assess Business and Occupation taxes, whereas Tacoma does. Rates for businesses within the City of Tacoma are based on gross receipts, and vary from .05% to .4%. However, B&O taxes would not be assessed on existing businesses for the first three years after annexation. More information may be found at <http://www.cityoftacoma.org/businesslicense>.



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### **Surface Water Management Fee**

Local jurisdictions manage surface water runoff to reduce flooding and prevent water pollution, billing property owners for this service. Fees for this service would likely increase with annexation into the City of Tacoma. As an example, a typical single-family residence would see rates increase from \$127 per year to \$279 per year; a larger commercial development would see charges increase from \$2,281 per year to \$4,740 per year.



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### **Libraries**

Pierce County libraries are available to residents of the Manitou community. With annexation, residents would be free to utilize the Tacoma Public Library system as well.



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### **Neighborhood Council Program**

The City of Tacoma’s Neighborhood Council Program establishes an environment in which residents are afforded an opportunity to participate in City government decisions in an advisory role. The Manitou area is within the boundaries of the South Tacoma Neighborhood Council.

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## **What Would Remain the Same?**



### **Schools**

Tacoma Public Schools would continue to serve families in the area.



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### **Electric, Natural Gas, Water, Wastewater Providers**

Tacoma Public Utilities provides electric service and Puget Sound Energy provides natural gas service. For customers not utilizing wells or septic, Tacoma Public Utilities also provides municipal water and wastewater service. Rates would not change for electric, natural gas, commercial water, or wastewater.

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## **For More Information...**

- Pierce County’s website for “Annexation” – [www.piercecountywa.gov/Annexation](http://www.piercecountywa.gov/Annexation)
- City of Tacoma’s website for “Manitou Annexation” – [www.cityoftacoma.org/Manitou](http://www.cityoftacoma.org/Manitou)