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

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

Urban Growth Areas (UGAs)
Potential Annexation Areas (PAAs)
Process and Timeline

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

**Staff Analysis / Planning Comm. Review**
- January-December 2018
- May 14, 2018

**Community Meeting**
- County Council Sep. 4, 2018
- City Council Oct. 30, 2018

**Initiation of ILA and Annexation Process**
- Dec. 10 2018
  - November 2018 – January 2019

**Community Meeting**
- ILA Negotiation
- ILA Public Hearings and Approval

**2019 Annual Amendment**
- March-June 2019

**Annexation Ordinance**
- June-July 2019

**Boundary Review Board**
- July-August 2019
  - Voters may petition for referendum

**Annexation Effective**
- August 2019
Fiscal Impact – Property Owners

- Property Tax
- Water
- Solid Waste
- Electricity
- Natural Gas
- Wastewater
- Stormwater
- Business License Fee
- Business & 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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<tr>
<td>Mobile Home</td>
<td>68,300</td>
<td>1,108</td>
<td>1,077</td>
<td>(31)</td>
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<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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</table>
### 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 4\(^{th}\) year)

Summary:

<table>
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<tr>
<th>Time Frame</th>
<th>Revenues</th>
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<tbody>
<tr>
<td>First 3 years</td>
<td>$101,000</td>
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<tr>
<td>4(^{th}) year</td>
<td>$131,200</td>
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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 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”

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):

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