Manitou Annexation
Community Meeting

City of Tacoma + Pierce County

June 30, 2021, 5:00 p.m.
Agenda

- Introduction
- Review Status and Next Steps
- Questions and Comments
Area of Applicability

Urban Growth Areas / Potential Annexation Areas:

- Browns Point / Dash Point
- Fife Heights
- Manitou
- Parkland / Spanaway
Manitou Area – Snapshot

- 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
Process and Timeline

- **County + City Initiate Annexation**
  - Fall 2018

- **County + City Negotiate Interlocal Agreement**
  - 2019-2021

- **County + City Public Hearing(s) on Agreement**
  - Aug-Sep 2021

- **County + City Approve Agreement**
  - Sep-Oct 2021

- **City Adopts Annexation Ordinance**
  - ...45 days...

- **Voters may petition for referendum**

- **Annexation Effective**
  - Dec 2021

**Community Meetings (and dates):**

- (5/14/18)
- (12/10/18)
- (4/26/19)
- (6/30/21)

- **We are here**
  - (4/26/19)
**What Would Change?**

**Changes:**
- Local Government Administration
- Police and Fire
- Taxes and Fees
- Utility Services and Fees
- Roads and Traffic Controls
- Land Use and Zoning
- Addresses

**No Changes:**
- Schools
- Providers for Electricity, Natural Gas, Water, and for Solid Waste (for 7 years)

**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)
Fiscal Impacts – Property Owners

Generally speaking……

- Property Tax
- Water
- Solid Waste
- Electricity
- Natural Gas
- Sewer
- 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>
</tr>
<tr>
<td>Multi-family (Apts)</td>
<td>1,245,900</td>
<td>20,207</td>
<td>19,638</td>
<td>(569)</td>
</tr>
<tr>
<td>Mobile Home</td>
<td>68,300</td>
<td>1,108</td>
<td>1,077</td>
<td>(31)</td>
</tr>
<tr>
<td>Office Condo</td>
<td>277,500</td>
<td>4,501</td>
<td>4,374</td>
<td>(127)</td>
</tr>
<tr>
<td>Commercial</td>
<td>423,000</td>
<td>6,861</td>
<td>6,667</td>
<td>(193)</td>
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</tbody>
</table>
The Rationale

- Reflect existing land uses
- Preserve residential characters
- Allow development opportunities
- Compatible with surrounding neighborhood
- Consistent with previously adopted scheme
• Method of Annexation – Interlocal Agreement (RCW 35.13.470(1))

• The ILA governs the proceeding of annexation, and includes a Memorandum of Understanding (MOU).

• The MOU sets forth the transition of services, and includes the following major sections:
  • Annexation Area
  • Service Providers – Schools, Libraries, Water, Power, Natural Gas, Fire, Police, Permitting, Solid Waste, Sewer, Stormwater, and Roads
  • Criminal Justice Services
  • Building and Land Use Permitting
  • Code Enforcement
  • Sewer and Stormwater
  • Road Funds
  • Transfer of Documents
  • General Provisions

City + County to conduct public hearings on the ILA (dates TBD).
To review the draft ILA, visit: www.cityoftacoma.org/Manitou
## Next Steps

<table>
<thead>
<tr>
<th>Date</th>
<th>Activity</th>
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<tbody>
<tr>
<td>Aug-Sep 2021</td>
<td>County Council and City Council Public Hearings on ILA</td>
</tr>
<tr>
<td>Sep-Oct 2021</td>
<td>City Council Adoption of ILA and Annexation Ordinance</td>
</tr>
<tr>
<td>Oct-Nov 2021</td>
<td>Notice to State, Utilities and Stakeholders</td>
</tr>
<tr>
<td>Dec 2021</td>
<td>Annexation Effective</td>
</tr>
</tbody>
</table>
### Websites

<table>
<thead>
<tr>
<th>City</th>
<th><a href="http://www.cityoftacoma.org/Manitou">www.cityoftacoma.org/Manitou</a></th>
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<tr>
<td>County</td>
<td><a href="http://www.piercecountywa.org/Annexation">www.piercecountywa.org/Annexation</a></td>
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### Staff Contacts

<table>
<thead>
<tr>
<th>City</th>
<th>Lihuang Wung, <a href="mailto:lwung@cityoftacoma.org">lwung@cityoftacoma.org</a></th>
</tr>
</thead>
<tbody>
<tr>
<td>County</td>
<td>Dan Cardwell, <a href="mailto:dan.cardwell@piercecountywa.gov">dan.cardwell@piercecountywa.gov</a></td>
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