



# Manitou Annexation Community Meeting

City of Tacoma + Pierce County

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



# ●●● Agenda

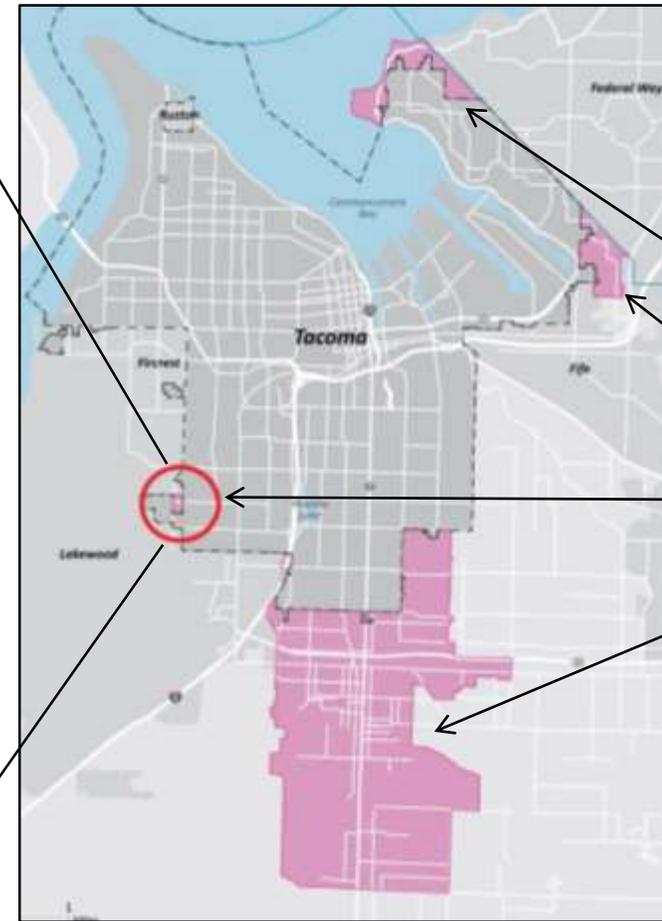
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- Introduction
- Review Status and Next Steps
- Questions and Comments



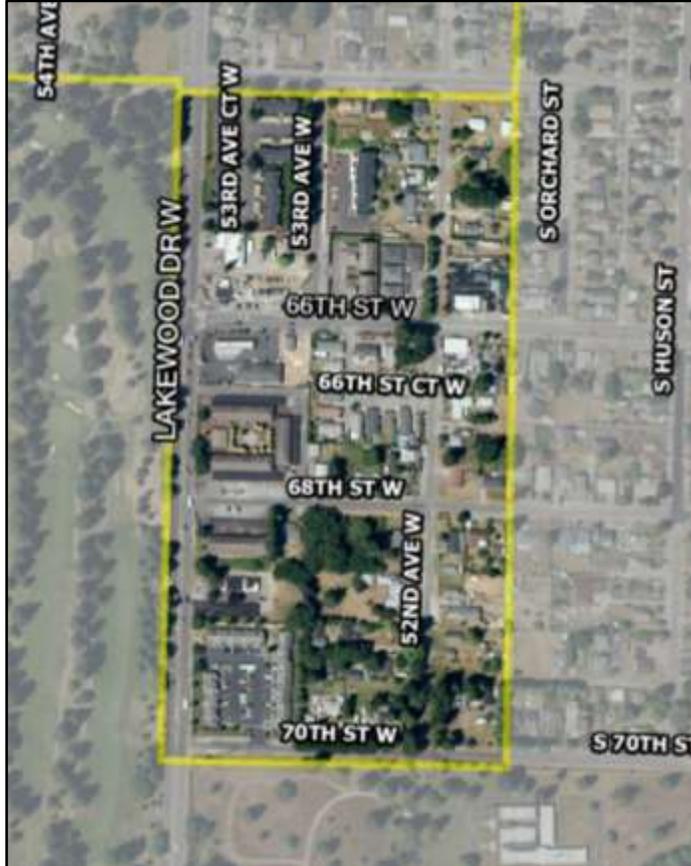
# ● ● ● Area of Applicability



Urban Growth Areas /  
Potential Annexation Areas:

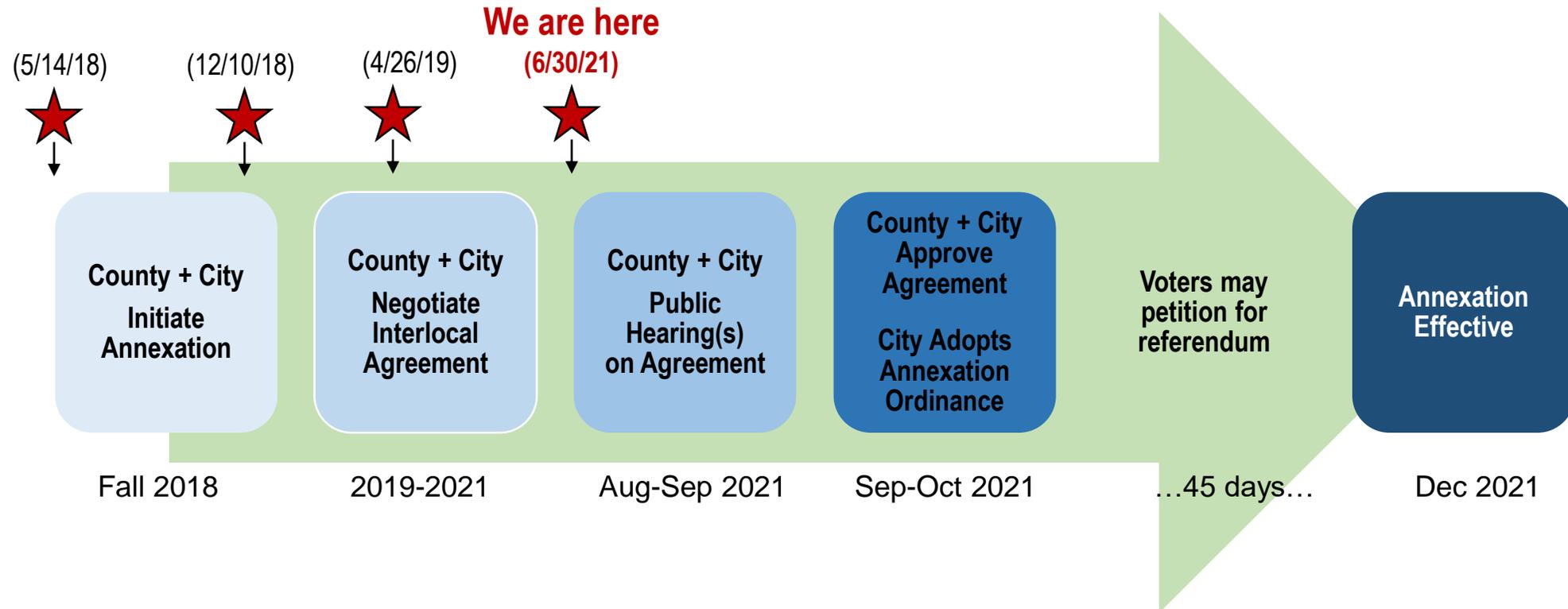
- Browns Point / Dash Point
- Fife Heights
- Manitou
- Parkland / Spanaway

# ●●● 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



★ Community Meetings (and dates)

# ●●● 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.....

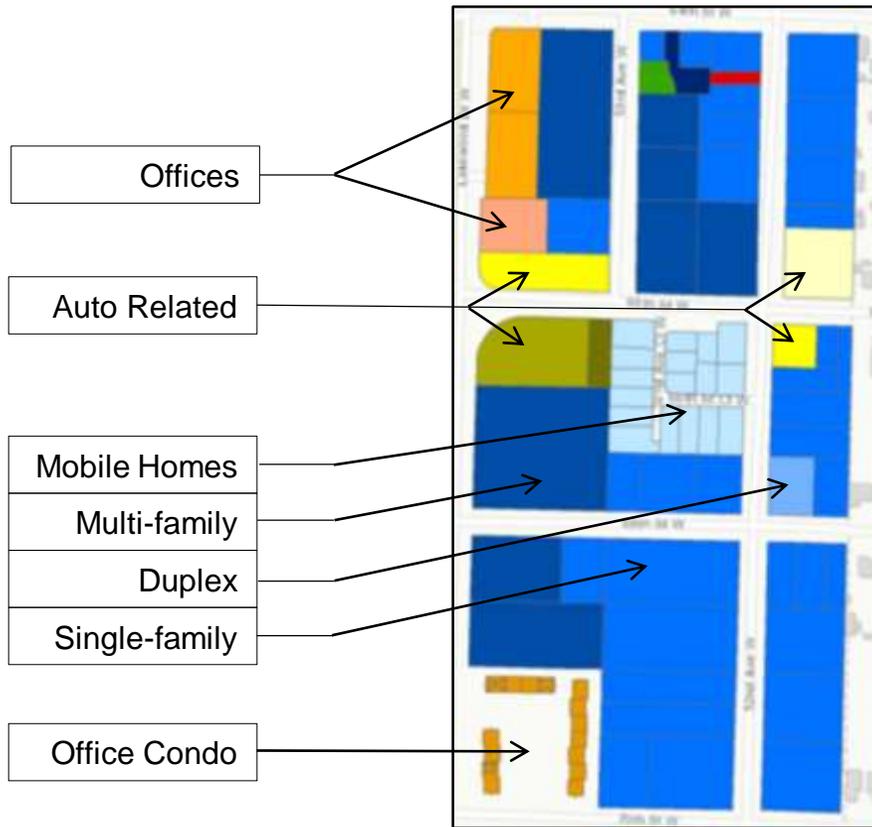
- Property Tax 
- Water 
- Solid Waste 
- Electricity 
- Natural Gas 
- Sewer 
- Stormwater 
- Business License Fee 
- Business & Occupation Tax 
- Sales Tax 

| Property Tax Comparison (\$) |                             |                    |                       |            |
|------------------------------|-----------------------------|--------------------|-----------------------|------------|
| Land Use Type                | 2018 Taxable Value (median) | 2018 Tax (current) | 2018 Tax (If annexed) | Difference |
| Single family                | 240,400                     | 3,899              | 3,789                 | (110)      |
| Multi-family (Apts)          | 1,245,900                   | 20,207             | 19,638                | (569)      |
| Mobile Home                  | 68,300                      | 1,108              | 1,077                 | (31)       |
| Office Condo                 | 277,500                     | 4,501              | 4,374                 | (127)      |
| Commercial                   | 423,000                     | 6,861              | 6,667                 | (193)      |

# Land Use and Zoning

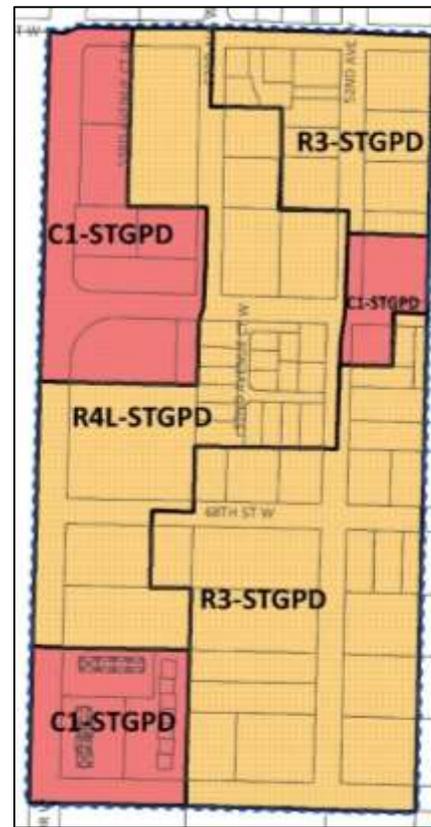


## Existing



(Pierce County Designation: "Mixed-Use District")

## Planned



(Adopted by City Council, per Ord. #28609, 09/24/19)

|              |  |
|--------------|--|
| <b>C-1</b>   | Neighborhood Commercial                              |
| <b>R-3</b>   | Two-Family Residential                               |
| <b>R-4L</b>  | Low Density Multi-Family                             |
| <b>STGPD</b> | South Tacoma Groundwater Protection District Overlay |

### The Rationale

- Reflect existing land uses
- Preserve residential characters
- Allow development opportunities
- Compatible with surrounding neighborhood
- Consistent with previously adopted scheme

# ● ● ● Interlocal Agreement



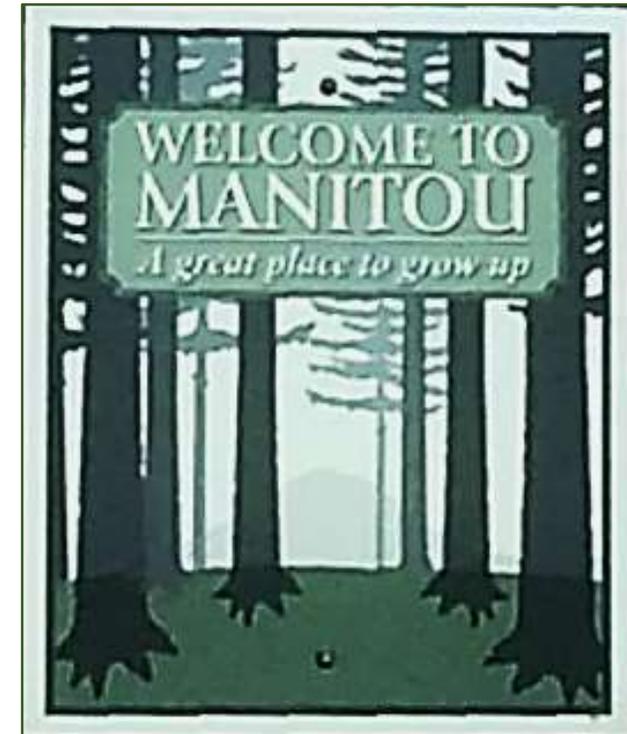
- Method of Annexation – Interlocal Agreement (RCW 35.13.470(1))
- The ILA governs the proceeding of annexation, and includes a Memorandum of Understanding (MOU).
- The MOU sets forth the transition of services, and includes the following major sections:
  - Annexation Area
  - Service Providers – Schools, 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](http://www.cityoftacoma.org/Manitou)

# ●●● Next Steps



| Date         | Activity   |
|--------------|--|
| Aug-Sep 2021 | County Council and City Council<br><b>Public Hearings on ILA</b> |
| Sep-Oct 2021 | City Council Adoption of ILA and<br>Annexation Ordinance         |
| Oct-Nov 2021 | Notice to State, Utilities and<br>Stakeholders                   |
| Dec 2021     | Annexation Effective   |



# ● ● ● Partnership



You



|        | Websites   | Staff Contacts   |
|--------|--|--|
| City   | <a href="http://www.cityoftacoma.org/Manitou">www.cityoftacoma.org/Manitou</a>           | Lihuang Wung, <a href="mailto:lwung@cityoftacoma.org">lwung@cityoftacoma.org</a>                 |
| County | <a href="http://www.piercecountywa.org/Annexation">www.piercecountywa.org/Annexation</a> | Dan Cardwell, <a href="mailto:dan.cardwell@piercecounywa.gov">dan.cardwell@piercecounywa.gov</a> |