Agenda

• Continued Review from July 18, 2018

• Review and Discussion:
  • Background
  • Process
  • Fiscal Impacts
  • Land Use and Zoning
  • Next Steps

• Action Requested:
  • Concurrence with the proposed land use designations and zoning classifications
Area of Applicability

Urban Growth Areas (UGAs) Potential Annexation Areas (PAAs)

- Fife Heights
- Browns Point/Dash Point
- Manitou
- Parkland/Spanaway
• Annexation Method – Interlocal Agreement (ILA) (RCW 35.13.470(1))
  - Designated UGA
  - 60%+ of boundaries contiguous to the City
Fiscal Impact – Overview

- 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>
</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>
</tr>
</tbody>
</table>
Fiscal Impact – 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 4th year)

$101,000 (first 3 years)

$131,200 (starting in the 4th year)
Fiscal Impact – Expenditures

• Major New Services (Police, Fire, Sewer, and Roadways):
  • All capable of maintaining quality service with current staffing level
  • Fiscal impacts TBD

• Sewer:
  • 20% on sewer; 80% on septic
  • No connection fee, but subject to in-lieu assessment (site specific) – TBD

• Roadways:
  • New Construction (Roadways Rehab, Sidewalks, Curbs, Streetlights) – TBD
  • Operations & Maintenance (Roadways) – $92,000 per life cycle
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 Impact – Assessment Models

- Cost of Community Services (COCS) – Determining the fiscal impacts of different land use types.

<table>
<thead>
<tr>
<th>Residential</th>
<th>Commercial/Industrial</th>
<th>Sources</th>
</tr>
</thead>
<tbody>
<tr>
<td>1.18</td>
<td>0.38</td>
<td>&quot;Cost of Community Services Studies&quot;, American Farmland Trust, September 2016</td>
</tr>
<tr>
<td>1.00 – 1.40</td>
<td>0.15 – 0.90</td>
<td>&quot;A Meta-Analysis of Cost of Community Service Studies&quot;, Kotchen (UCSB) and Schulte (Univ. of Colorado), July 2009</td>
</tr>
<tr>
<td>1.02 – 2.11</td>
<td>0.05 – 1.04</td>
<td>&quot;The Fiscal Impacts of Land Uses on Local Government&quot;, Dorfman, Univ. of Georgia, April 2006</td>
</tr>
<tr>
<td>1.15 – 1.50</td>
<td>0.35 – 0.65</td>
<td>&quot;Costs of Community Services&quot;, Univ. of Illinois Extension, 2000</td>
</tr>
<tr>
<td>1.03 – 2.11</td>
<td>0.06 – 0.37</td>
<td>&quot;Calculating a Cost of Community Services Ratio for Your Pennsylvania Community&quot;, Penn State Univ., 1998</td>
</tr>
</tbody>
</table>

- COCS Ratio for Residential 1: 1.50
- COCS Ratio for Commercial 1: 0.50
• Given the scale of the Manitou area, fiscal impacts are expected to be minimal and manageable (relatively speaking), but should be further evaluated.

• The City has the physical and financial capability to provide the required services in the Manitou area.

• What people want and expect:
  • Police and fire services of assured quality
  • Streetlights and sidewalks
  • Sewer
  • 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 – Existing

- Existing Land Uses (under “Mixed-Use District” Designation):

  - Auto Accessories Retail
  - Auto Repair Services
  - MH Park Condo
  - Duplex 2 Units
  - Single Family Dwelling
  - Misc Office Space
  - Office Insurance
  - Real Estate Finance
  - Comm Land with SFR
  - Gas Station Mini Mart
  - Office Condo
  - Multi Fam Apts 5 units or More

(Source: Pierce County Planning and Public Works)
Land Use and Zoning – Proposed

- 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>Zoning</th>
<th>Land Use Designation</th>
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<tbody>
<tr>
<td>R-2</td>
<td>Single-Family Residential</td>
</tr>
<tr>
<td>R-4L</td>
<td>Multi-Family (Low Density)</td>
</tr>
<tr>
<td>C-1</td>
<td>Neighborhood Commercial</td>
</tr>
<tr>
<td>C-2</td>
<td>General Commercial</td>
</tr>
<tr>
<td>STGPD Overlay</td>
<td></td>
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# Next Steps

<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>
</tr>
<tr>
<td>Oct. 30, 2018</td>
<td>Tacoma City Council Initiation (Resolution)</td>
</tr>
<tr>
<td>Nov. 7, 2018</td>
<td>Planning Commission Land Use Analysis</td>
</tr>
<tr>
<td>Dec. 2018</td>
<td>Community Meeting</td>
</tr>
<tr>
<td>Nov 2018 – Mar 2019</td>
<td>Interlocal Agreement (Negotiation, Public Hearings, and Approval)</td>
</tr>
<tr>
<td>Mar – Jun 2019</td>
<td>Planning Commission Annual Amendment Process</td>
</tr>
<tr>
<td>Jun – Jul 2019</td>
<td>Annexation Ordinance</td>
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<tr>
<td>Jul – Aug 2019</td>
<td>Boundary Review Board</td>
</tr>
<tr>
<td>Aug 2019</td>
<td>Annexation Effective</td>
</tr>
<tr>
<td>On-going</td>
<td>Community Outreach / Website Updates</td>
</tr>
</tbody>
</table>