Manitou Neighborhood
Potential Annexation

City of Tacoma | Planning and Development Services
Planning Commission Meeting
July 18, 2018
Overview

• Scope of Work:
  ▪ Project Initiation
  ▪ Area of Applicability
  ▪ Policy Framework
  ▪ Process and Timeline
  ▪ Issues and Options
  ▪ Outreach
  ▪ Next Steps

• Action Requested:
  ▪ Feedback and Guidance
Project Initiation

- Pre-annexation Planning Proposed
- Preliminary Scope of Work
- Community Meeting
- Project Added to 2019 Amendment
- Official Initiation by County and City Councils

- January 2018
- March-May 2018
- May 14, 2018
- June 2018
- Expected in July-August 2018
Area of Applicability

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

Urban Growth Areas (UGAs)
Potential Annexation Areas (PAAs)
Manitou Potential Annexation Area (PAA):

- Size: 37 acres
- Population: 425
- Parcels: 97
- Dwelling Units: 197
- Businesses: 26
- Land Uses: Single-Family, Multi-Family, Mobile Homes, Businesses, Professional Offices
- Traffic Lights: One (Lakewood Dr. W. and 66th St. W.)
- Council Districts: County No. 4; City No. 5
- An unincorporated “island” – abutting Tacoma (83.4%) and University Place (16.6%)
Area of Applicability (cont’d)

Photo Courtesy of Pierce County Planning and Public Works
Area of Applicability (cont’d)

Used Car Sale

Use Tire Shop

Meadow Park Office Condominiums

Photo Courtesy of Pierce County Planning and Public Works
Policy and Legislative Framework

• State Legislation:
  ▪ GMA requires designation of Urban Growth Areas (UGAs), or Potential Annexation Areas (PAAs), and expects annexation of such
  ▪ GMA’s premise – effective provision of urban services

• Regional Policies:
  ▪ VISION 2040 supports annexation of PAAs
  ▪ Countywide Planning Policies of Pierce County considers annexation of unincorporated “islands” a high priority

• Local Policies:
  ▪ Pierce County Comprehensive Plan considers annexation of unincorporated “islands” a high priority
  ▪ One Tacoma Comprehensive Plan supports annexation of PAAs
Tacoma’s Policies and Requirements

- One Tacoma Comprehensive Plan:
  - Accommodating growth and development with urban facilities and services
  - Consistent with State and regional policies
  - Joint planning for annexation
  - Active participation by affected parties

  - The Planning Commission is required “to conduct pre-annexation planning for areas which are within the City’s urban growth area and which may be reasonably expected to be annexed to the City.”
Process and Timeline

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

• Process and Timeline:
  (Diagram courtesy of Pierce County Planning and Public Works)

Voters may petition for referendum

Tacoma Formally Annexes Manitou

May 14, 2018
July-August 2018
August-December 2018
December 2018
June 2019

*Involvement opportunities highlighted*
Issues

• Changes:
  ▪ Local Government Administration
  ▪ Police and Fire
  ▪ Taxes and Fees
  ▪ Utility Services and Fees (water, sewer, garbage/recycling, etc.)
  ▪ Roads and Traffic Controls
  ▪ Addresses
  ▪ Land Use and Zoning
Issues (cont’d)

• No Changes
  ▪ Schools
  ▪ Providers for Electricity, Natural Gas, Water, Wastewater

• New Services:
  ▪ Elected Representative (City Council District No. 5)
  ▪ Neighborhood Council Program (South Tacoma NC)
  ▪ Tacoma Public Library (South Tacoma Branch)
  ▪ Customer Support Center (TacomaFIRST 311)
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 – The “Menu”

- Tacoma’s Land Use Designations and Corresponding Zoning that may work for the Manitou PAA:

<table>
<thead>
<tr>
<th>Comprehensive Plan Future Land Use Designations That May Work</th>
<th>Corresponding Zoning That May Work</th>
<th>Corresponding Zoning That May Not Work</th>
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<tbody>
<tr>
<td>Single Family Residential</td>
<td>R-1, R-2</td>
<td>R-2SRD, HMR-SRD</td>
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<tr>
<td>Multi-Family (low-density)</td>
<td>R-3, R-4L</td>
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</tr>
<tr>
<td>Multi-Family (high-density)</td>
<td>R-4</td>
<td>R-5</td>
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<tr>
<td>Neighborhood Commercial</td>
<td>C-1</td>
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<tr>
<td>General Commercial</td>
<td>C-2</td>
<td>PDB, HM</td>
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<tr>
<td>Neighborhood Center</td>
<td>NCX, RCX, URX</td>
<td>CIX, HMX, NRX</td>
</tr>
</tbody>
</table>
Land Use and Zoning – Options

• Option “A” – Mixed-Use Center (MUC):
  ▪ Corresponds to County’s “Mixed-Use District” — (MUD ≠ MUC)
  ▪ Requires designation of “Neighborhood MUC” — (Eligible?)
  ▪ Re-instigates the 2015 MUC Review — (Necessary?)
  ▪ Promotes development opportunities — (Desirable?)

• Option “B” – Residential+Commercial:
  ▪ Respects existing development pattern; mobile homes
  ▪ Seeks least impacts to existing land uses

• Other Options Considered:
  ▪ Single-Family Residential designation; zoned R2-STGPD
  ▪ MUC+Residential
## Next Steps

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<td>July 18, 2018 (today)</td>
<td>Commission Feedback and Guidance</td>
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<td>July-August</td>
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<td>August-December</td>
<td>Negotiation of Interlocal Agreement</td>
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<td>On-going</td>
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