



# Manitou Annexation

City of Tacoma | Planning and Development Services

**City Council Public Hearing**  
**August 31, 2021**



1

## Public Hearing Subject

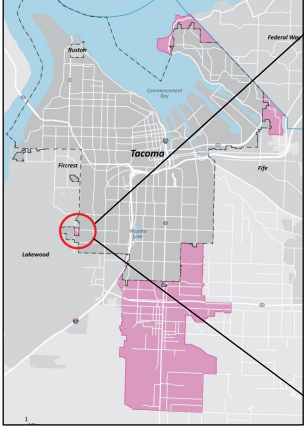



- **Subject: Interlocal Agreement (ILA) & Memorandum of Understanding (MOU)**
- ILA governs the proceeding of annexation
- MOU sets forth the transition of municipal services:
  - Schools
  - Libraries
  - Water
  - Power
  - Natural Gas
  - Fire
  - Police
  - Roads
  - Solid Waste
  - Sewer
  - Stormwater
  - Criminal Justice Services
  - Land Use and Permitting
  - Code Enforcement

2

2

## Manitou Potential Annexation Area

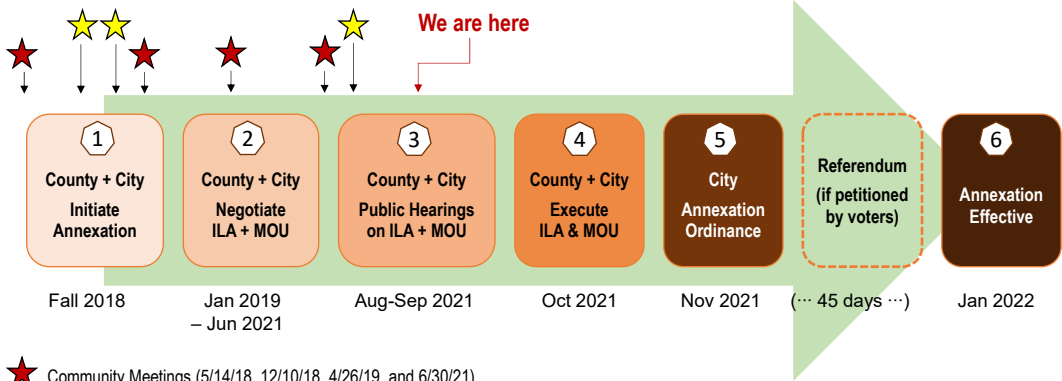
Size (acres)	37
Population	425
Parcels	97
Households	197
Businesses	26
Traffic Light	1
Streets (lane miles)	3.5
Land Uses	Residential; Commercial

3

3

## Process and Timeline

**Annexation Method: Interlocal Agreement** (per RCW 35.13.470)



- ★ Community Meetings (5/14/18, 12/10/18, 4/26/19, and 6/30/21)
- ★ Government Performance and Finance Committee reviews (8/21/18, 10/16/18, and 7/20/21)

4

4



## ●●● Impacts – Changes in Services

**Changes:**

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

**No Changes:**


- Electricity, Natural Gas, Water
- Solid Waste (for 7 years)
- Tacoma School District
- Metro Parks Tacoma

**New Services:**

- Opportunities for Sewer Connections
- City Council District 5
- South Tacoma Neighborhood Council
- Tacoma Public Library
- TacomaFIRST 311

5

5



## ●●● 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)

6

6

## ●●● Fiscal Impacts – City of Tacoma



- Revenues: \$131,200 annually
- Expenditures: Various
- Given the scale of the Manitou area, fiscal impacts are expected to be minimal and manageable.
- The City has the capacity and capability to provide the required services for the Manitou area.

Estimated Revenues	
Sources	\$ per year
Property Taxes	97,600
B&O Taxes	30,000
Sales Taxes	2,500
Trans. Benefit District	3,900
Water (reduction)	(2,800)
<b>TOTAL</b>	<b>\$131,200</b>

7

7

## ●●● Public Hearing Notification




- Taxpayers within the Manitou Area
- Taxpayers within 1,000 feet from the Manitou Area
- City Council public hearing notice distribution list (including neighborhood councils)
- City Departmental Contacts
- Service Providers
- Planning Commission distribution list
- News Release
- Website update

8


8

## ●●● Next Steps



Date	Activity
Aug. 31, 2021	City Council Public Hearing
Sep-Oct 2021	<ul style="list-style-type: none"> <li>County Council Public Hearing and Approval of ILA + MOU</li> <li>City Council Resolution Approving ILA + MOU</li> </ul>
Nov 2021	City Council Annexation Ordinance
Jan 2022	Annexation Effective

- Staff Contact: Lihuang Wung, PDS, [lwung@cityoftacoma.org](mailto:lwung@cityoftacoma.org)
- Website: [www.cityoftacoma.org/Manitou](http://www.cityoftacoma.org/Manitou)



9

9



# Manitou Annexation

City of Tacoma | Planning and Development Services

**City Council Public Hearing**

**August 31, 2021**

●

10