

Manitou Annexation Fact Sheet

Background

Annexation is the process of transferring land from one jurisdiction to another. We propose the area of Manitou nearest the Meadow Park Golf Course between 64th Street W and 70th Street W—not presently part of any city or town—be annexed into the City of Tacoma. Annexation would give residents and businesses in Manitou a greater voice as part of the Tacoma community, and expand access to municipal services.

What Could Change?

Local Government Administration



The City of Tacoma would provide several services that are currently offered by the County, such as pet licensing, solid waste management, business licensing, and parking regulation.

Surface Water Management Fee



Local jurisdictions manage surface water runoff to reduce flooding and prevent water pollution, billing property owners for this service. Fees for this service would likely increase with annexation into the City of Tacoma. As an example, a typical single-family residence would see rates increase from \$127 per year to \$279 per year; a larger commercial development would see charges increase from \$2,281 per year to \$4,740 per year.

Police



Police services would be provided by the Tacoma Police Department, where they are contracted with the University Place Police Department today. However, Tacoma may choose to continue contracting with University Place PD.

Fire



Fire protection services that are currently provided by West Pierce Fire & Rescue would instead be provided by the Tacoma Fire Department if annexed to the City of Tacoma. But Tacoma may choose to contract so fire services remain with West Pierce Fire.

Roads



The City of Tacoma Public Works Department would take over responsibility from Pierce County Planning and Public Works for maintaining and improving public roads in the neighborhood. Tacoma would study the need for new street name signs, parking restrictions, traffic safety measures, speed limits, and other elements.

Residential Water



Residential water rates would decrease by approximately 20% due to Tacoma Public Utilities' existing surcharge on unincorporated communities. Commercial water rates would remain unchanged.

Addresses

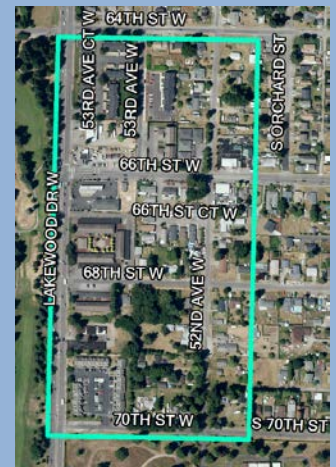


Becoming part of Tacoma would result in changes to neighborhood street names to conform with those in the rest of the City. For example, 66th Street W would become S 66th Street. Tacoma would work with the US Postal Service to update addresses, and would notify residents and businesses when the change is approved.

Area Profile

425 People
33 Median Age
\$42,000 Average
Household Income
31% Households on Food
Stamps/SNAP
97 Properties
197 Houses
26 Businesses
37 Acres

Single-family homes
Multi-family apartments
Mobile homes
Businesses
Professional Offices



Building, Planning and Zoning



Pierce County currently regulates land and building in the neighborhood under the Mixed Use District designation, which allows a broad variety of mid-density residential, commercial, and industrial land uses including multi-family housing, nursing homes, mobile home parks, day-care centers, sewage collection facilities, offices, agricultural supply, malls, restaurants and bars, auto sales, and contractor yards. Up to 60-foot-tall buildings could be permitted with these uses. The areas surrounding the neighborhood are currently designated R2-STGPD Single-Family Dwelling District. Tacoma would carefully study and determine how to zone the Manitou neighborhood upon annexation.

Solid Waste



The City of Tacoma's Waste Management would take over waste management services from LeMay Pierce County Refuse. For a 60-gallon container, residential rates for City of Tacoma customers start at \$43.85 per month, compared to \$77.84 at present; commercial rates for a one-cubic-yard container start at \$170.05 per month, compared to \$117.87 at present. Recycling and food/yard waste pickup is also offered.

Business Licenses and Taxes



Tacoma requires that businesses obtain a Business License from the City, while Pierce County does for only a few types of businesses. Tacoma business license fees are assessed yearly and are based on business income and business type, varying from \$25 to \$250. More information may be found at <http://www.cityoftacoma.org/businesslicense>. Pierce County does not assess Business and Occupation taxes, whereas Tacoma does. Rates for businesses within the City of Tacoma are based on gross receipts, and vary from .05% to .4%. However, B&O taxes would not be assessed on existing businesses for the first three years after annexation.

Elected Representative



Tacoma City Council Position 5 would represent the neighborhood; City Councilmember Chris Beale currently serves in this position. County Councilmember Connie Ladenburg would continue to represent residents at the County level.

Property Taxes



In 2018, property owners in the unincorporated Manitou neighborhood paid .0162% of their property's assessed value in property taxes; in contrast, residents in the Manitou community within the City of Tacoma paid .0158% of assessed value in property taxes. For example, a typical single-family home worth \$253,571, a homeowner would have owed \$3997 in property taxes as a resident of the City of Tacoma, as compared with paying \$4113 in the unincorporated County.

Libraries



Pierce County libraries are available to residents of the Manitou community. With annexation, residents would be free to utilize the Tacoma Public Library system as well.

Neighborhood Council Program



The City of Tacoma's Neighborhood Council Program establishes an environment in which residents are afforded an opportunity to participate in City government decisions in an advisory role. The Manitou area is within the boundaries of the South Tacoma Neighborhood Council.

Customer Support Center



Citizens can utilize the TacomaFIRST 311 system to ask questions, register complaints, or request for services. To access the system, dial 311 within city limits or (253) 591-5000 from anywhere else, or search online for "Tacoma First 311."

What Would Remain the Same?

Schools



Tacoma Public Schools would continue to serve families in the area.

Electric, Natural Gas, Water, Wastewater Providers



Tacoma Public Utilities provides electric service and Puget Sound Energy provides natural gas service. For customers not utilizing wells or septic, Tacoma Public Utilities also provides municipal water and wastewater service. Rates would not change for electric, natural gas, commercial water, or wastewater.