

**Manitou Annexation Community Meeting, May 14, 2018**  
**Questions/Comments and Staff Responses (June 18, 2018 draft)**

<b>Theme(s)</b>	<b>Question / Comment</b>	<b>Response (if applicable)</b>
General	What is the purpose of annexation?	The Manitou Neighborhood is one of the unincorporated "islands" in Pierce County, where future annexation to the respective abutting municipalities is expected by the State Growth Management Act (GMA) and considered a high priority in regional policies. This is also an Urban Growth Areas, as designated in both the County's and the City's comprehensive plans pursuant to GMA. A basic premise of the GMA is that denser urban development should be supported by urban services, such as roads, transit, sidewalks, water, sewer, parks, and libraries, and should be located in cities to ensure the most efficient provision of service.
General	Support annexation.	Comment noted.
General	Please consider showing the annexation timeline/process and appropriate materials on the internet.	The County maintains a website regarding annexation at <a href="http://www.piercecountywa.gov/annexation">http://www.piercecountywa.gov/annexation</a> . The City maintains a website specifically for the potential annexation of the Manitou Neighborhood at <a href="http://www.cityoftacoma.org/Manitou">www.cityoftacoma.org/Manitou</a> . Updates and relevant information will be posted on these websites.
Outreach	Hold more community meetings soon; follow up on unanswered questions. Hold special Council meetings in neighborhood.	Once the County Council and the Tacoma City Council initiate the planning and negotiation process for the potential annexation of the Manitou area, County and City staff will jointly conduct another community meeting to solicit additional feedback from the community. The meeting could be scheduled in July or August.
Outreach	Difficult to hear in meeting venue, especially for those hard of hearing.	Staff will seek different venues for subsequent meetings.
Building & Planning	Zone to R2-STGPD Single-Family District. Existing uses are ok, but no more density or new multi-family or commercial development.	This could be considered. But also consider that PC's existing zoning is a "Mixed-Use", therefore a lower intensity transitional/commercial zone may be considered as well (such as the C-1 or T Districts). Or if possible/makes sense a mix of lower intensity transitional/commercial and residential zones may be considered.

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Building & Planning	How will City of Tacoma zone the area? Notify people of proposed rezone.	How the area is to be zoned, if and when annexed to the City, is yet to be determined. The Tacoma Planning Commission will conduct a pre-annexation planning review and make a recommendation to the City Council. Residents and stakeholders of the Manitou area will be notified of the Commission's and the Council's meetings and will be provided opportunities to weigh in.
Building & Planning	Some existing mobile homes are not up to code; how will they be affected?	It depends on whether the mobile home was built with a building permit under Pierce County. (A response will be needed from a residential plans examiner). For Land Use, the use will become non-conforming to use and possibly development standards and will be reviewed under the City's Non-Conforming Code (TMC Section 13.06.630).
Building & Planning	What happens to uses/buildings that become noncomplying under Tacoma's zoning code?	Staff will review all future applications under the City's Non-Conforming Code (TMC Section 13.06.630).
Infrastructure	Streets in poor condition.	The City would conduct a pavement rating analysis to assess condition and include in the residential paving program. <a href="http://www.cityoftacoma.org/cms/One.aspx?portalId=169&amp;pageId=2844">http://www.cityoftacoma.org/cms/One.aspx?portalId=169&amp;pageId=2844</a>
Infrastructure	What will happen to existing private septic systems with annexation?	(Staff will review this issue and provide appropriate response later.)
Infrastructure	Will property owners be compelled to connect to sewer? Who will pay for sewer connections? How would property owners voluntarily hook up to sewer?	(Staff will review this issue and provide appropriate response later.)
Infrastructure	If not connected to sewer, will property owners still pay for sewer service?	(Staff will review this issue and provide appropriate response later.)
Infrastructure	Where are existing sewer lines?	There is a sewer main line on 52nd Ave. W. between 64th St. W. and 68th St. W. At the north end, it connects with a main line on 64th St. W. that connects with Tacoma's system to the east (at S. Orchards St.) and University Place's system to the west (at Lakewood Dr. W.). At the mid-point, it connects with a short main line on 66th St. W. that extends westward to approximately 100 feet west of 53rd Ave. W. At the south end, it turns eastward onto 68th St. W., entering Tacoma and connecting with a main line at S. Huson St. (Source: Pierce County GIS Map at <a href="https://matterhornwab.co.pierce.wa.us/publicgis/">https://matterhornwab.co.pierce.wa.us/publicgis/</a> )

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Infrastructure	Desire for Tacoma to connect septic properties with sewer.	Comment noted.
Infrastructure	Will the water system connectivity be improved?	(Staff will review this issue and provide appropriate response later.)
Infrastructure	Would Lakewood Drive or other streets be renamed?	The City is still evaluating how the street names will be addressed. It is likely that streets addressed "West" would be converted to "South" for consistency and identification; however, the impacts are being evaluated. Also, according to the USPS Address Management group, via our local Business Network Representative, the post office does not generally (rarely) changes the ZIP code when areas are annexed. ZIP codes are used primarily for mail sortation and not city/town designations. However, we can designate those streets as Tacoma vs. University, so the customers can use either as the Preferred Last Line. As for the changing of street names, depending on how they do it (if they change the primary or only the street name), once notified by the addressing authority, we can use an alias or link the addresses so that mail will be sorted correctly.
Infrastructure	Will private roads become public with annexation?	Private roads would remain private.
Infrastructure, Public Safety	Need street lights to deter crime and make pedestrians more visible. Will more street lights be installed if annexed?	Streetlights will not be installed as a part of the annexation. There are numerous areas within the current City of Tacoma limits that do not have streetlighting or where additional infill lighting is warranted. There is currently no funding for adding streetlight infrastructure in the budget. New residential street lights can be installed through the Local Improvement District Program that is supported by adjacent property owners. Existing street lights would be considered for conversion to LED. <a href="http://www.cityoftacoma.org/cms/One.aspx?portalId=169&amp;pageId=11488">http://www.cityoftacoma.org/cms/One.aspx?portalId=169&amp;pageId=11488</a> and <a href="http://www.cityoftacoma.org/cms/One.aspx?portalId=169&amp;pageId=11548">http://www.cityoftacoma.org/cms/One.aspx?portalId=169&amp;pageId=11548</a>
Infrastructure, Public Safety	Unsafe walking conditions. Will the City add missing sidewalks?	The City is working on a program to assess and prioritize installation of missing sidewalks. The program is not currently funded.
Parking	Semi-trucks are parking near intersections; how will the City manage this issue?	Road Use Compliance and TPD would respond to complaints about illegal parking or commercial vehicles in residential neighborhoods.

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Public Safety	Perceived high crime area. How will police availability and responsiveness change?	(Staff will review this issue and provide appropriate response later.)
Public Safety	Concern about safety of neighborhood worsening with annexation due to changes in police service.	(Staff will review this issue and provide appropriate response later.)
Public Safety	Will additional resources be dedicated to Tacoma Police Department?	(Staff will review this issue and provide appropriate response later.)
Infrastructure	How will parks amenities be different?	(Staff will review this issue and provide appropriate response later.)
Taxes/Fees	General concern about higher costs, taxes.	The City has a local B&O tax, which is assessed on gross income and the rates vary from .102% to .4%. When annual gross income is less than \$250,000 no tax will be due and no tax return is required to be filed. The City B&O tax classifications and rates can be found at <a href="http://www.cityoftacoma.org/businesslicense">www.cityoftacoma.org/businesslicense</a> . The City requires an annual business license fee that is based on a company's gross income - gross income of less than \$12,000 = \$25 fee; gross income between \$12,000 - \$250,000 = \$110 fee; gross income over \$250,000 = \$250 fee.