



# Manitou Annexation

City of Tacoma | Planning and Development Services  
**Government Performance and Finance Committee Meeting**  
**August 21, 2018**



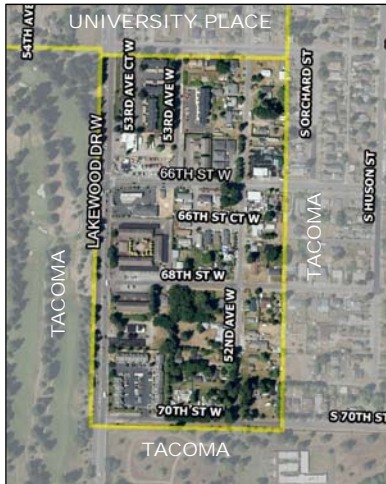
## Agenda



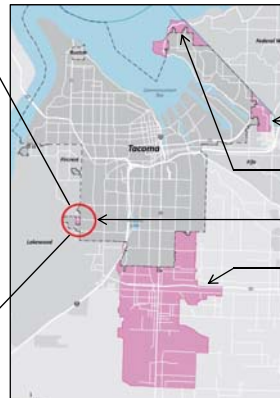
- Project Description:
  - Annexation of the 37-acre Manitou Potential Annexation Area, an unincorporated “island” of Pierce County, to the City of Tacoma
- Project Overview:
  - Legislative Framework
  - Process and Timeline
  - Issues and Concerns
  - Next Steps
- Actions Requested:
  - Guidance
  - Recommendation to the City Council



## Area of Applicability



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



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

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## Area of Applicability (cont'd)



### Manitou Potential Annexation Area:

- Size (acres): 37
- Population: 425
- Parcels: 97
- Dwelling Units: 197
- Businesses: 26
- Traffic Lights: 1
- Land Uses: Single-family, Multi-family, Mobile Homes, Businesses, Professional Offices
- Council Districts: No. 4 (County); No. 5 (City)
- Abutting Cities: Tacoma (83.4%); University Place (16.6%)

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## Area of Applicability (cont'd)



Mobile Home Park



Photo Courtesy of  
Pierce County Planning and Public Works

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## Area of Applicability (cont'd)



Used Car Sale



Used Tire Shop



Meadow Park Office Condominiums

Photo Courtesy of  
Pierce County Planning and Public Works

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## Legislative Framework



- State Legislation:
  - GMA requires designation of Urban Growth Areas (UGAs), and expects annexation of such
  - GMA's premise – efficient provision of urban services
- Regional Policies:
  - VISION 2040 supports annexation of PAAs
  - Countywide Planning Policies 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

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## Legislative Framework (cont')



ONE TACOMA

Public Facilities + Services

**Annexation Areas**

**GOAL PFS-2** In partnership with residents, service providers and adjoining jurisdictions, incorporate the City's Urban Growth Area by 2040.

**Policy PFS-2.1** Promote growth and development within Tacoma's urban growth area that is consistent with the City's adopted policies, the Countywide Planning Policies for Pierce County, and Vision 2040 in order to discourage sprawl, direct higher intensity and density uses into designated centers, and support enhanced public transit.

**Policy PFS-2.2** Anticipate public facility and service needs of possible future annexation areas through long range planning, and when feasible develop facility capacities within the city to meet those needs prior to or after annexation.

**Policy PFS-2.3** Conduct joint planning with Pierce County and other adjacent jurisdictions for land use development, transportation and services within urban growth areas to ensure development is orderly, compact and sufficiently served, and consistent with City plans.

**Policy PFS-2.4** Ensure through interlocal agreement or other mechanism, the competitive development of land—including the rate, amount, type and location of growth, and the provision and phasing of service within Tacoma's urban growth area—are consistent with the adopted policies and standards of the city.

**Policy PFS-2.5** Extension of utility services within Tacoma's urban growth areas should occur only upon annexation or if a commitment for annexation is in place.

**Policy PFS-2.6** Provide for active participation by affected residents and property owners in the joint planning, annexation proposals, or agreements for service within Tacoma's urban growth area.

**Policy PFS-2.7** Expand the city's boundaries within established urban growth areas in a manner that will benefit both the citizens of Tacoma and the citizens of the area to be annexed.

**POTENTIAL ANNEXATION AREAS** are lands that may become part of the City in the future. Tacoma's potential annexation areas include lands within the City's unincorporated Urban Growth Areas, shown in Figure 16.

See USA-A Joint Planning in the Countywide Planning Policies for more information on adopted joint planning policies and procedures.



Tacoma Solid Waste

### • One Tacoma Plan Policies concerning Annexation:

- Accommodating growth and development with urban facilities and services
- Consistent with State and regional policies
- Joint planning
- Active participation by affected parties

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## Annexation Process



- Method – Interlocal Annexation Agreement (RCW 35.13.470)
  - Designated UGA
  - 60%+ of boundaries contiguous to the annexing city
- Process (RCW 35.13.470 & .480)
  1. Initiation of Annexation
  2. Interlocal Agreement – Negotiation
  3. Interlocal Agreement – Public Hearing
  4. Interlocal Agreement – Approval
  5. Annexation Ordinance and Notification
  6. Annexation Effective, subject to:
    - Boundary Review Board Approval
    - Referendum

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## Timeline



Task	2018						2019					
	Jan-Feb	Mar-Apr	May-Jun	Jul-Aug	Sep-Oct	Nov-Dec	Jan-Feb	Mar-Apr	May-Jun	Jul-Aug	Sep-Oct	Nov-Dec
a Staff Analysis <sup>1</sup>												
b Community Meetings												
c Planning Commission Reviews												
1 Initiation of Annexation <sup>2</sup>												
2 Interlocal Agreement - Negotiation												
3 Interlocal Agreement - Public Hearing												
4 Interlocal Agreement - Approval												
5 Annexation Ordinance & Notification <sup>3</sup>												
6 Annexation Effective <sup>4</sup>												

### Footnotes:

1. Products include: (a) Fact Sheet; (b) Community Questions and Responses; and (c) website: [www.cityoftacoma.org/Manitou](http://www.cityoftacoma.org/Manitou).
2. Interlocal Agreement must be adopted within 180 days (6-month extension, w/public hearing).
3. Ordinance adoption process syncs up with the 2019 Comprehensive Plan Amendment.
4. Annexation is subject to: (a) Boundary Review Board Approval; and (b) Referendum.

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## Issues and Concerns



- New Services:
  - Elected Representative (City Council District No. 5)
  - Neighborhood Council Program (South Tacoma NC)
  - Customer Support Center (TacomaFIRST 311)
  - Tacoma Public Library (South Tacoma Branch)
- No Changes
  - Schools
  - Utility Providers

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## Issues and Concerns (cont'd)



- Changes:
  - Local Government Administration
  - Police and Fire
  - Taxes and Fees
  - Utility Services and Rates
  - Roads and Traffic Controls
  - Parks and Recreation
  - Addresses
  - Land Use and Zoning

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## Financial Impacts (preliminary)



- Property Tax (total levy rate) ➡
- Water (residential surcharge) ➡
- Electricity ➡
- Natural Gas ➡
- Garbage & Recycling ➡
- Wastewater ➡
- Stormwater ➡
- Business License Fee ➡
- Business and Occupation Tax ➡
- Sales Tax ➡

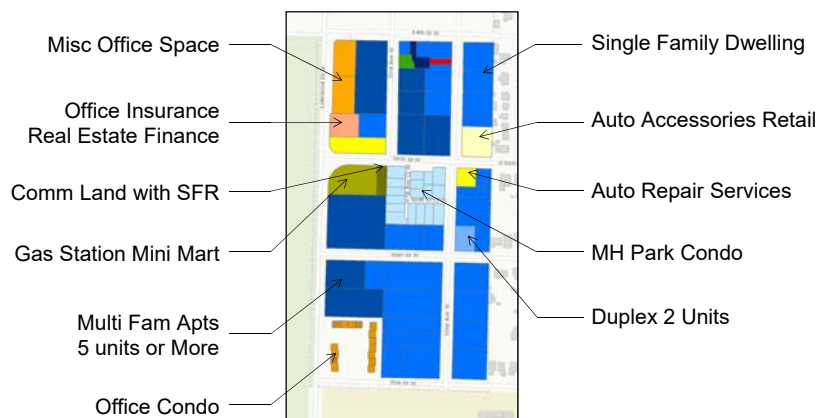
Property Tax Comparison (\$)				
Land Use Type	2018 Taxable Value (Median)	2018 Tax (Current)	2018 Tax (If Annexed)	Difference
Single family	240,400	3,899	3,789	(110)
Multi-family (Apts)	1,245,900	20,207	19,638	(569)
Mobile Home	68,300	1,108	1,077	(31)
Office Condo	277,500	4,501	4,374	(127)
Commercial	423,000	6,861	6,667	(193)

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## Land Use and Zoning – Existing



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



(Source: Pierce County Planning and Public Works)

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## Land Use and Zoning – Planned



### • Approach — “Residential + Commercial”:

- Respects existing development pattern
- Seeks least impacts to existing land uses
- Where appropriate:
  - Single-Family (R-1, R-2)
  - Multi-Family (R-3, R-4L, R-4)
  - Neighborhood Commercial (C-1)
  - General Commercial (C-2)
  - South Tacoma Groundwater Protection District Overlay (STGPD)



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## Next Steps and Actions



Date	Activity
August 21, 2018 (today)	GPF Committee Review and Recommendation
August 27, 2018	County Council Rules Committee Recommendation
September 4, 2018	County Council Initiation by Resolution
September 18, 2018	City Council Initiation by Resolution
September-December 2018	Interlocal Agreement – Negotiation
January 2019	Interlocal Agreement – Public Hearings (County & City)
February 2019	Interlocal Agreement – Approval (County & City)
May-June 2019	Annexation Ordinance (City)

### • Actions Requested:

- Guidance
- Recommendation to the City Council – Resolution for Initiation

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