

# **Proposed Annexation 8717 McKinley Ave. E.**

City of Tacoma | Planning and Development Services

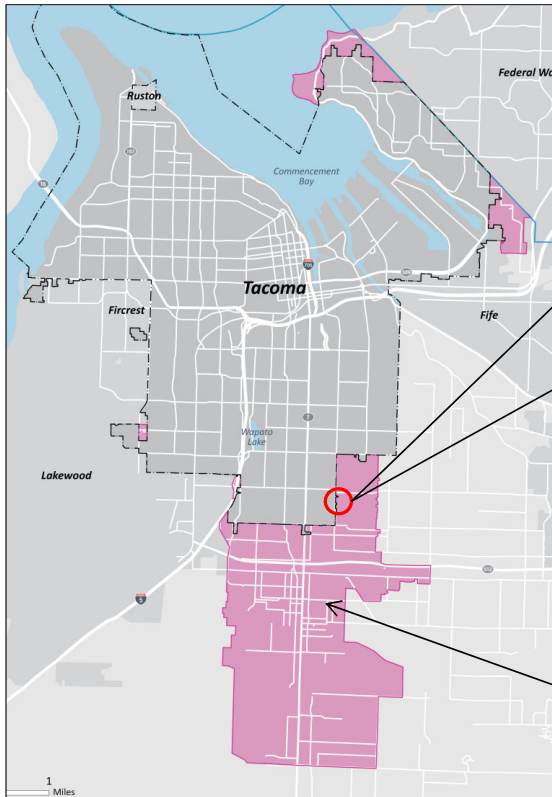
**City Council Public Meeting**

**October 23, 2018**

**ITEM #8**



# PROPOSED ANNEXATION



- Applicant: ABM Construction, LLC
- Where: 8717 McKinley Ave. E. (2 parcels, 4.4 acres)
- Intent: Sewer connection for a planned multi-lot, single-family neighborhood

Council District No. 5 and  
South End Neighborhood Council Area

Parkland/Spanaway Urban Growth Area (UGA)

# PROCESS / PROCEDURES



- Aug. 27, 2018 – Notice of Intention to Commence Annexation Proceedings filed (per RCW 35.13.125)
- Oct. 9, 2018 – City Council acknowledged receipt of application
- Oct. 23, 2018 – City Council Public Meeting:
  1. Review the application
  2. Receive testimony
  3. Determine whether to accept, reject or geographically modify the application
- Next Steps – Depending on Council's determination

# • • • OPTION “A” – ACCEPT



- Acceptance ≠ Approval
- Application is allowed to move forward procedurally.
- Major steps to go through:
  1. Petition for Annexation
  2. Analysis of Petition, with Public Involvement
  3. City Council Public Hearing
  4. Boundary Review Board's Approval
  5. Annexation Ordinance

# ● ● ● OPTION B – REJECT



- The Council may reject the application based on:
  1. The likelihood of denial by Boundary Review Board;
  2. Testimony received at today's public meeting; and/or
  3. Other factors the Council may consider.
- If the application is rejected, and the applicant decides to come back, the Council may encourage the applicant to:
  1. Proactively seek consensus from neighbors; and
  2. Work with staff and affected neighbors on a modified application.

# OPTION C – MODIFY



- The Council may expand the boundary to include:
  1. The 2 abutting properties to the north and south; or
  2. A larger area that seems to be more logical for annexation
- Concerns:
  1. Council action unbeknown to affected property owners
  2. The “larger area” not yet identified
  3. No guarantee of approval by the Boundary Review Board

# STAFF OBSERVATIONS



- Annexation is expected by GMA and VISION 2040.
- Planning for annexation must:
  1. Comply with legislative requirements
  2. Be considered within the context of Urban Growth Areas
  3. Be accountable fiscally and physically
  4. Engage community
- This application is likely to be denied by the Boundary Review Board for adding irregular city boundary and being a piecemeal annexation.
- Issues to be address: critical areas, access for services, traffic, zoning and land use, fiscal impacts, etc.



# COUNCIL ACTIONS TONIGHT



- Review the application
- Receive testimony
- Vote on a motion to determine whether the City will accept, reject or geographically modify the application