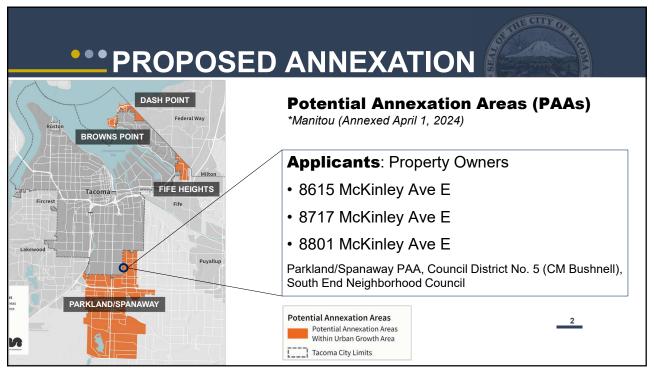


Proposed Annexation 8615, 8717, 8801 McKinley Ave E

City of Tacoma | Planning and Development Services

City Council Study Session April 1, 2025

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*******BACKGROUND



2018

Application for 8717 McKinley Ave E

Residential development and connection to City utilities/services

City Council

- · Reviewed the application and received testimony
- Rejected the application based on preliminary feedback from the Boundary Review Board (BRB) regarding irregular boundary
- Advised to include additional applicants; now included

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****REGULATORY / POLICY CONTEXT

- Growth Management Act (GMA) and Puget Sound Regional Council (PSRC) support annexation of PAAs
- The Pierce County Countywide Planning Policies state that PAAs should be prioritized for annexation
- The City of Tacoma's Comprehensive Plan includes:
 - Goal PFS-2 stating that in partnership with residents, service providers and adjoining jurisdictions, the City should incorporate the City's urban growth area (UGA) by 2040
 - Policy PFS-2.7 of the City's Comprehensive Plan encourages the expansion of the City's boundaries within established UGAs in a manner that will benefit both the citizens of Tacoma and the citizens of the area to be annexed

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PROCESS / PROCEDURES

February 21, 2025 Notice of Intention to Commence Annexation Proceedings filed

(per RCW 35.13.125 and 35.13.130)

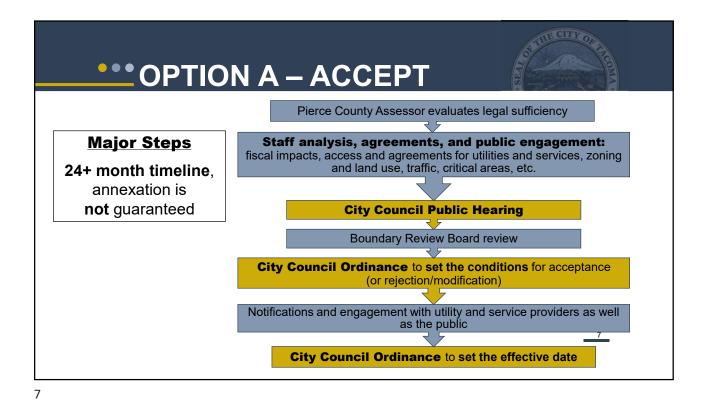
*Starts 60-day clock to accept, deny, or modify

April 1, 2025 <u>City Council Resolution</u> to set public meeting

1. Review the application

April 15, 2025 <u>City Council Public Meeting</u>

- 2. Receive testimony (including from applicants)
- 3. Motion to $\underline{accept}, \underline{reject}$ or geographically \underline{modify} the application
- 4. Indicate whether annexation will require the assumption of any portion of indebtedness and/or the adoption of a comprehensive plan amendment



OPTION B – REJECT



The City Council may reject the application based on:

- Irregular boundary
- · Fiscal impacts
- Traffic impacts
- · Indication that it would be denied by BRB, etc.

If rejected, there is no appeal.

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OPTION C – MODIFY



The City Council may expand the boundary to include:

1. A larger area that seems to be more logical for annexation

Concerns:

- 1. City Council action unbeknown to affected property owners
- 2. The "larger area" not yet identified
- 3. No guarantee of approval by the BRB

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*** REQUIRED CITY COUNCIL ACTIONS

April 1, 2025 - Pass a Resolution

• to set a public meeting for April 15, 2025

April 15, 2025 - Hold a Public Meeting and Motion

• to accept, deny, or modify the application

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