



# 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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## PROPOSED ANNEXATION

### Potential Annexation Areas (PAAs)

*\*Manitou (Annexed April 1, 2024)*

**Applicants:** Property Owners

- 8615 McKinley Ave E
- 8717 McKinley Ave E
- 8801 McKinley Ave E

Parkland/Spanaway PAA, Council District No. 5 (CM Bushnell), South End Neighborhood Council

**Potential Annexation Areas**  
 Potential Annexation Areas Within Urban Growth Area  
 Tacoma City Limits

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# PROPOSED ANNEXATION

**8615 McKinley Ave E**  
1 Parcel: ~2.25 Acres

**8717 McKinley Ave E**  
2 Parcels: ~2.2 and ~2.2 Acres (~4.4 Total)

**8801 McKinley Ave E**  
1 Parcel: ~0.36 Acres

**Stated Purpose:**  
Residential development of ~4.4 acres at 8717 McKinley and assumption of city UR zoning and connection to City utilities and services

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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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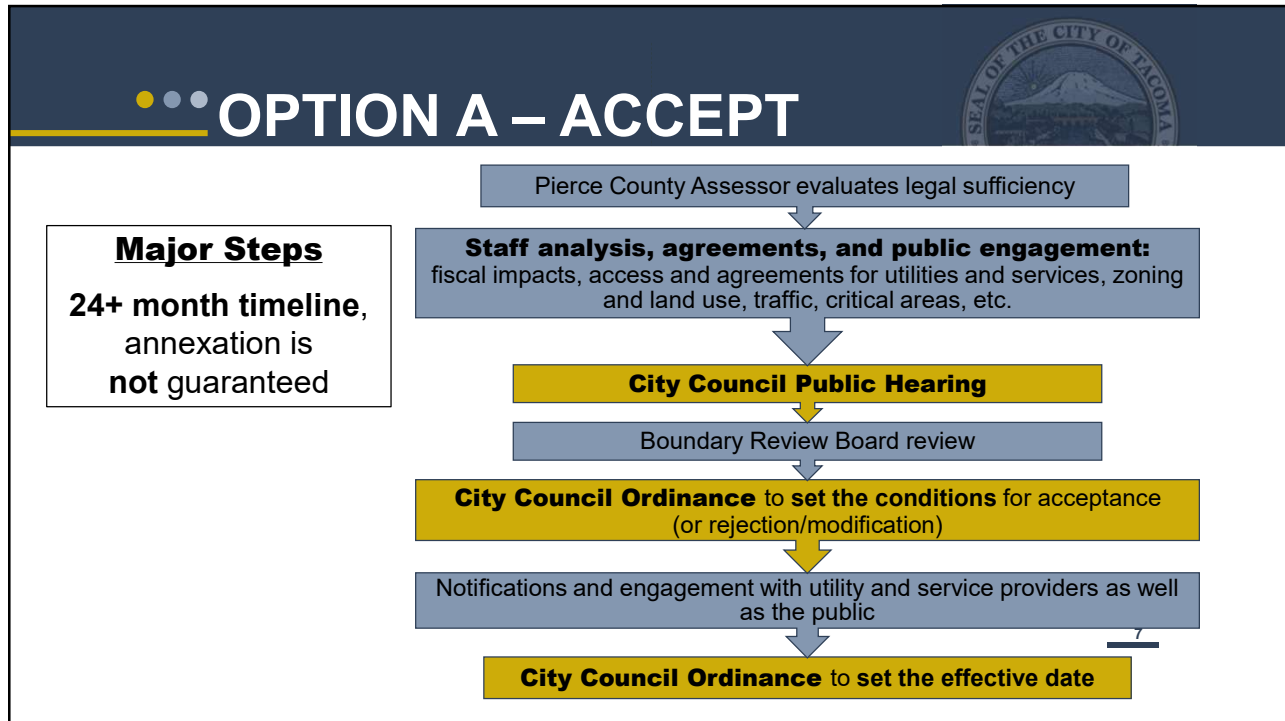
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## PROCESS / PROCEDURES

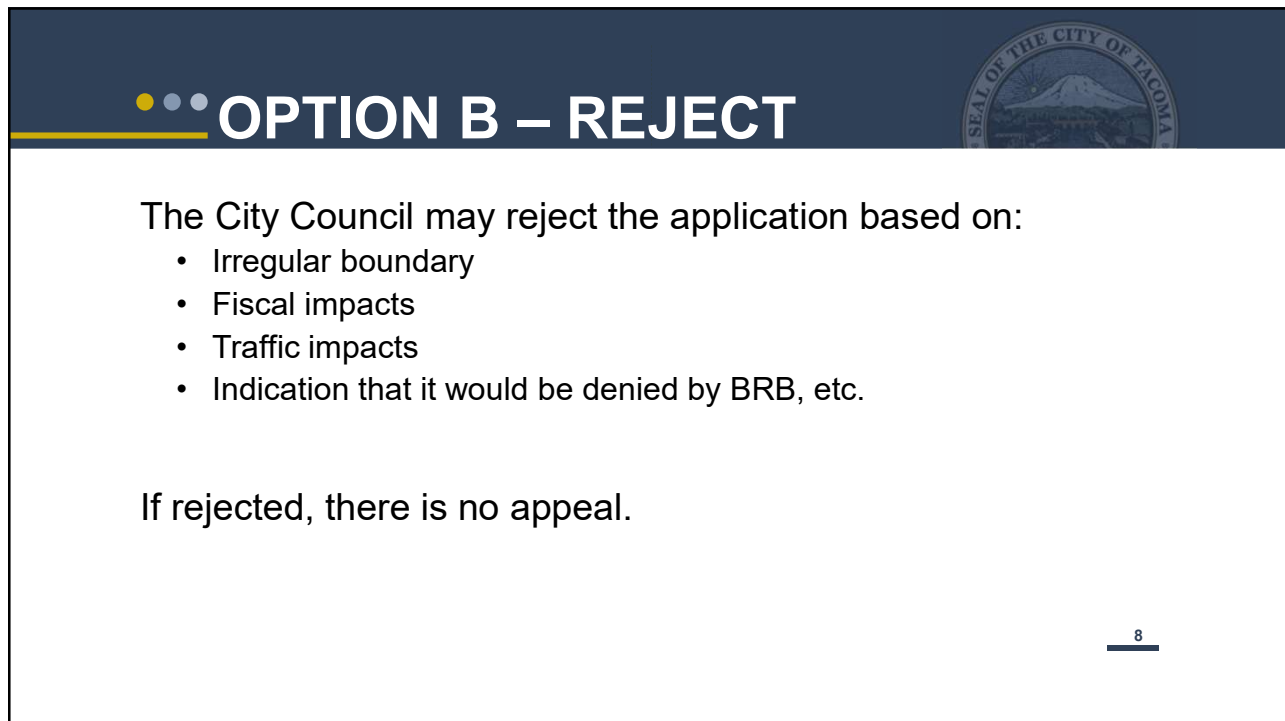
- February 21, 2025** Notice of Intention to Commence Annexation Proceedings filed (per RCW 35.13.125 and 35.13.130)  
\*Starts 60-day clock to accept, deny, or modify
- April 1, 2025** City Council Resolution to set public meeting
- April 15, 2025** City Council Public Meeting
1. **Review** the application
  2. **Receive** testimony (including from applicants)
  3. **Motion** to accept, reject or geographically 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

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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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