



City of Tacoma

City Council Action Memorandum

TO: Elizabeth Pauli, City Manager
FROM: Wesley Rhodes, Senior Planner, Planning and Development Services
Corey Newton, P.E., Acting Director, Planning and Development Services *CEN*
COPY: City Council and City Clerk
SUBJECT: Resolution – Setting a Public Meeting on the McKinley Annexation Request – April 1, 2025
DATE: March 18, 2025

SUMMARY AND PURPOSE:

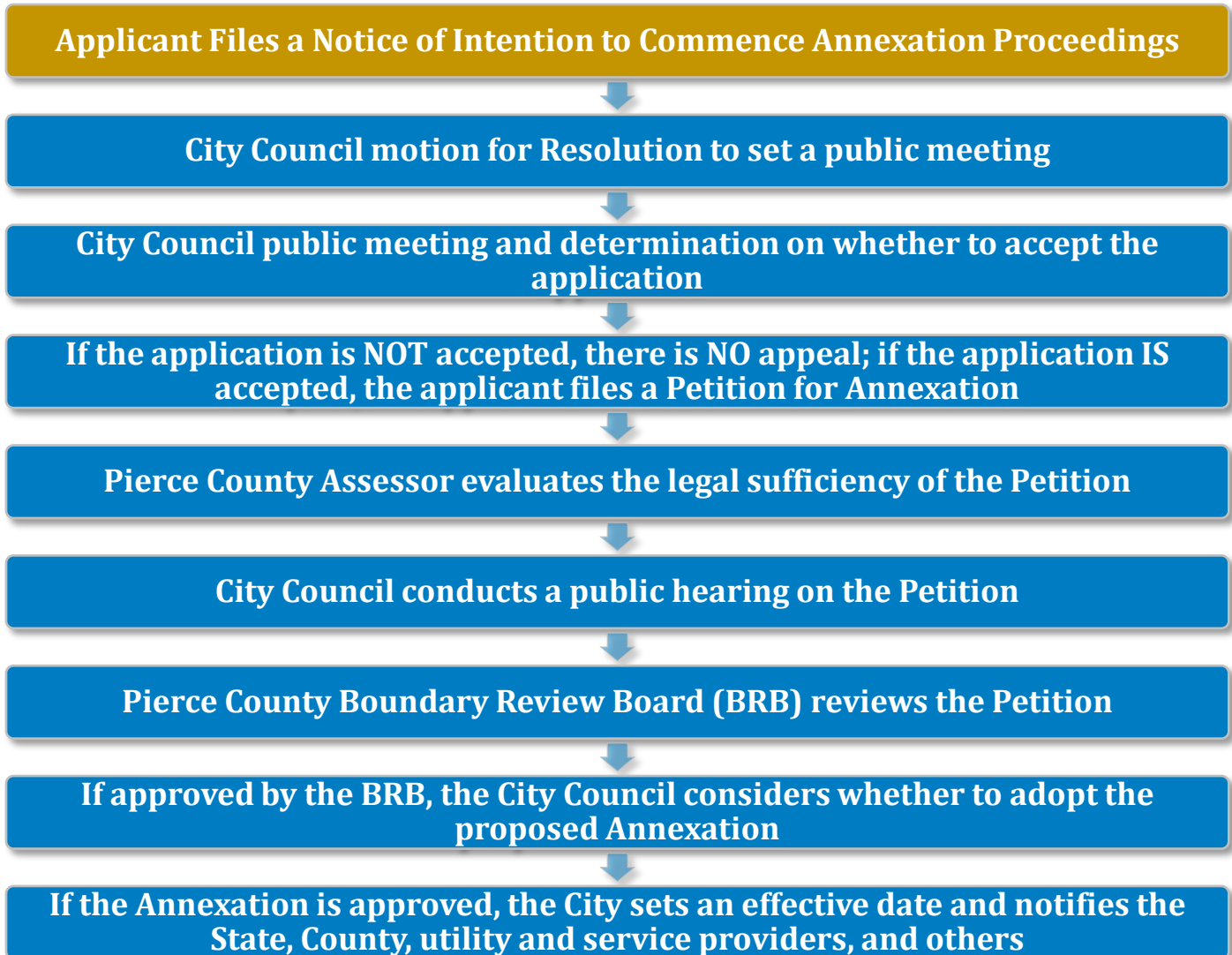
A resolution acknowledging receipt of a Notice of Intention to Commence Annexation Proceedings received from the owner of two parcels of property located at 8717 McKinley Avenue East, the owner of one parcel of property at 8615 McKinley Avenue East, and the owner of one parcel of property at 8801 McKinley Avenue East; and setting Tuesday, April 15, 2025, as the date for a public meeting to assist the City Council in determining whether to accept, reject, or geographically modify the proposed annexation, whether it shall require the simultaneous adoption of the zoning for the proposed area in substantial compliance with the Comprehensive Plan, and whether it shall require the assumption of all or any portion of existing City indebtedness by the area to be annexed.

BACKGROUND:

Pursuant to RCW 35.13.125 and RCW 35.13.130, on February 21, 2025, the owner of two parcels of property at 8717 McKinley Avenue East, the owner of one parcel of property at 8615 McKinley Avenue East, and the owner of one parcel of property at 8801 McKinley Avenue East in unincorporated Pierce County, filed with the City of Tacoma a Notice of Intention to Commence Annexation Proceedings, as provided in Exhibit "A", attached hereto, indicating their desire to begin annexation proceedings for said properties.

Of the seven methods of annexation available to first class cities, the applicant is applying the "Sixty Percent Petition Annexation Method." For this annexation method, State law requires that the City Council set a date, not later than sixty days after the filing of a Notice of Intent to Commence Annexation Proceedings, for a meeting with the applicant to determine whether the City will accept, reject, or geographically modify the proposed annexation, whether it shall require the simultaneous adoption of the zoning for the proposed area in substantial compliance with the Comprehensive Plan, and whether it shall require the assumption of all or any portion of existing City indebtedness by the area to be annexed.

As outlined in State law, this annexation method generally consists of the following sequential steps (step one is complete and this resolution addresses step two):



To complete the above-mentioned process, it is estimated that it would require 24 months, or longer, to fulfill certain mandated steps, while allowing an adequate amount of time for staff analysis, review by service providers, discussion about zoning and land use, community outreach and engagement, and other appropriate and necessary procedures. Staff is actively reaching out to best determine the applicants/owners reasoning for filing the Intent to Annex Notification.

In 2018 the City received an application for annexation for a portion of this currently proposed annexation area. On October 23, 2018, the City Council rejected that prior application for annexation of the two parcels located at 8717 McKinley Avenue East, citing the creation of an irregular City boundary that would likely be denied by the BRB. As such, this new application includes an additional property to both the north (8615 McKinley Avenue East) and south (8801 McKinley Avenue East) of the two parcels at 8717 McKinley Avenue East.



It was indicated during the Notice of the Intention to Commence Annexation proceedings in 2018 that, for the two parcels at 8717 McKinley Avenue East, annexation was being sought in order to facilitate development of the 4.4-acre property into a multi-lot single-family residential development. Annexation would allow the property to access the City's sewer system. The applicant claimed that if annexation was not allowed at that time, the cost to bring in sewer, road repair, sidewalk repair, drain field removal, septic tank removal, and hookup to the street main after the neighborhood was built would be significant and considered detrimental to the neighborhood. It does not appear that said development has occurred upon this property in the intervening years.

COMMUNITY ENGAGEMENT/ CUSTOMER RESEARCH:

Staff and City Council have worked with one of the applicants with ownership of two parcels at 8717 McKinley Avenue East, during a previous Notice of Intent for Annexation in 2018. Staff has worked with the applicants to ensure they are aware of and are following due legal procedure to file this new and geographically expanded Notice of Intent and that they are aware of the upcoming procedural dates as well as the overall process. Staff is still working to determine from the applicants the stated reasons for this new and expanded Notice of Intent for Annexation, if in fact it differs from that which was communicated during the previous Notice of Intent in 2018.

Additionally, staff has reached out to various City departments as well as service and utility providers to determine if there are impacts (positive or negative) to City staff and/or service and utility providers from the requested annexation of property.

2025 STRATEGIC PRIORITIES:

Setting the date for a meeting with the applicant is best aligned to the following strategic policy priority:

- Encourage and promote an efficient and effective government, which is fiscally sustainable and guided by engaged residents.

Civic Engagement: While the area is not currently part of Tacoma, the overall Equity Index Score is: Low Opportunity

Increase the number of residents who participate civically through volunteering and voting.

Representation at public meetings will reflect the diversity of the Tacoma community

ALTERNATIVES:

There is only one feasible alternative to the date of April 15, 2025, for the required public meeting, which is April 22, 2025. April 22, 2025, is the last regularly scheduled meeting date of the Council before the expiration of the mandatory 60-day period since the filing of the annexation request. However, holding the public meeting that late does not allow adequate time for public notification of the meeting.

STAFF/SPONSOR RECOMMENDATION:

There is no issue in fixing the date, time, and place for the required public meeting. However, as to the proposed annexation, staff would provide the following initial considerations:

- The 7.026-acre subject area is part of the approximately 10,500-acre Parkland/Spanaway Potential Annexation Area, which is an Urban Growth Area (UGA) as designated in both the City's and the County's comprehensive plans, where annexation to the City of Tacoma is expected and encouraged by the State Growth Management Act and regional planning policies.
- Consideration of annexations is subject to numerous laws and standards, including review by the BRB. The BRB's standards of review, as outlined in RCW 36.93.180, include the following objectives:



- (1) Preservation of natural neighborhoods and communities;
- (2) Use of physical boundaries, including but not limited to bodies of water, highways, and land contours;
- (3) Creation and preservation of logical service areas;
- (4) Prevention of abnormally irregular boundaries;
- (5) Discouragement of multiple incorporations of small cities and encouragement of incorporation of cities in excess of ten thousand population in heavily populated urban areas;
- (6) Dissolution of inactive special purpose districts;
- (7) Adjustment of impractical boundaries;
- (8) Incorporation as cities or towns or annexation to cities or towns of unincorporated areas which are urban in character; and
- (9) Protection of agricultural and rural lands which are designated for long term productive agricultural and resource use by a comprehensive plan adopted by the county legislative authority.

FISCAL IMPACT:

There is no significant fiscal impact from setting this public meeting. Regarding the annexation, specific fiscal and financial impacts of the proposed annexation to the City and the applicant would need to be evaluated if the request for annexation is accepted and moves forward. If the annexation is completed, the City will be required to provide services to the property. The City will also collect property and other taxes from the property.

ATTACHMENT:

- Exhibit A: Notice of Intention to Commence Annexation Proceedings