

# South Hill Incorporation Study

South Hill Advisory Commission, 2/6/2023

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*Planner 3*



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# Agenda

- Background
- Purpose and Scope of Study
- Next Steps
- Questions

# Background

- **No incorporation process has started and no petition to start an incorporation has been filed.**
- Washington State Growth Management Act states that all urban growth areas should eventually be annexed into an existing city or incorporated into a new city.
- Pierce County has a large urban unincorporated area with a significant population.
- South Hill has previously been identified as a potential area of incorporation. This study is an opportunity to assess the financial feasibility and what a future city could look like.
- In the 2022-2023 budget, the County Council allotted \$175,000 for purposes of contracting an incorporation study.

# What the Study is Not

- ✘ This incorporation study is not the formal initiation of the incorporation process.
- ✘ The study does not mean that incorporation is inevitable, nor does it imply an endorsement of incorporation.
- ✘ The study will not make a recommendation or determination on whether an incorporation should or should not move forward.

# Key Purposes of an Incorporation Study

- Inform the public, the SHAC, and the County about the feasibility of incorporation.
- Study the factors that the Pierce County Boundary Review Board will need to consider in affirming, altering, or rejecting a proposed incorporation.
- If incorporation does occur, it provides an early basis for the new city government to make early decisions.
  - Form government
  - Tax structure
  - Departments to create
  - Strengths and weaknesses



# Area of the Study

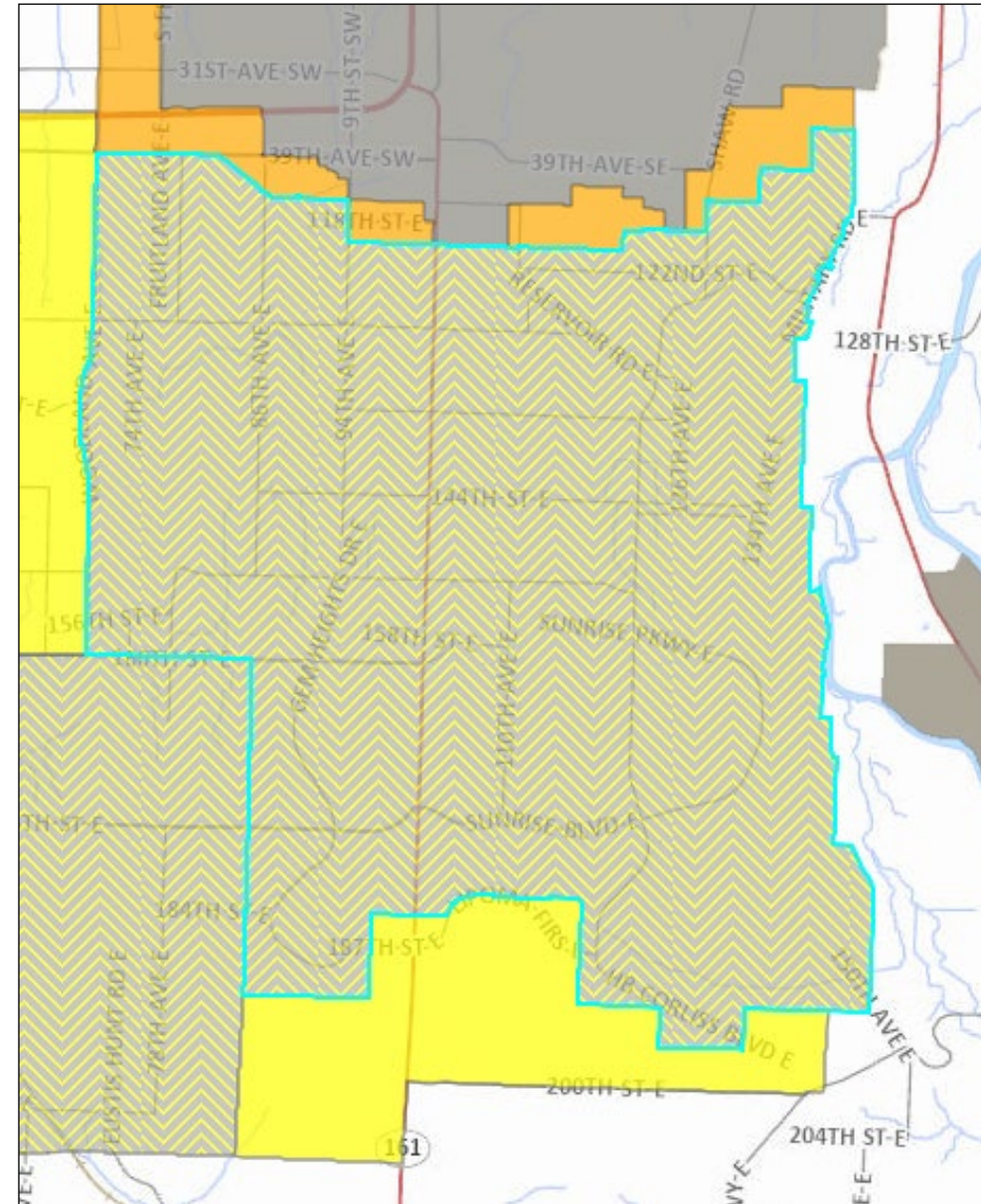
## Primary Area:

- ✓ South Hill Incorporation Area as identified in the Pierce County Comprehensive Plan

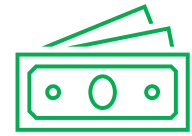
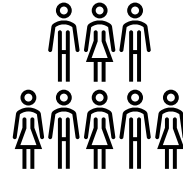
## If Budget Allows:

(Note: these areas would be *separately* analyzed)

- Graham Urban Unincorporated Area
- Puyallup Potential Annexation Area
- Comparison of the costs of Annexation vs. Incorporation for the South Hill Incorporation Area



# Scope of the Study



- Background on the incorporation area – existing and planned land uses, notable features, demographics, etc.
- Revenue sources available.
- Current services provided and levels of service.
- Potential forms of governments - city council-mayor form, city-manager-city council and administrative.
- Option for providing services.
- Projected level of revenue.
- Likely level of service for those provided by the new city.
- Level of expenditures to maintain levels of service.

# Next Steps

- County staff is in the middle of procuring a consultant to perform the analysis. A more complete schedule will be provided when the procurement process is complete.
- The consultant will prepare a draft and final report. The SHAC will receive update presentations as the report is prepared. The purpose will be to update the SHAC on findings and receive feedback.
- The final report and findings will be relayed to County leadership, the SHAC, as well as the City of Puyallup.
- As previously noted, this report will not formally initiate the annexation nor incorporation process.

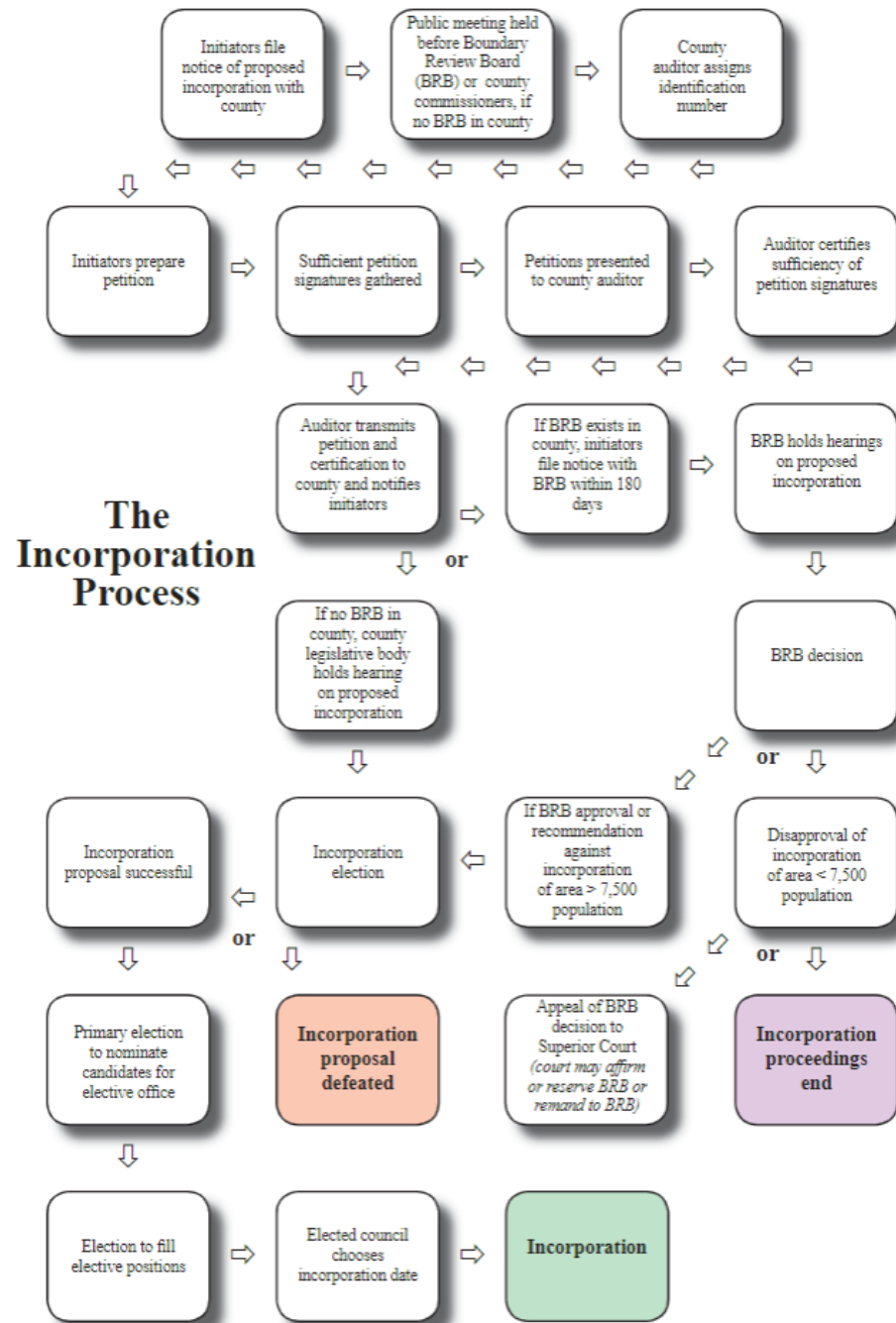


# After the Study

If incorporation were to occur, many more steps are required:

- 1) Filing with the auditor
- 2) Public petition
- 3) Boundary Review Board public hearing & recommendation
- 4) Incorporation election
- 5) Election of candidates for the new government

RCW 35.02 regulates the process and requirements of incorporation.





# Questions