



RESOLUTION NO. 40257

1 A RESOLUTION relating to open space; approving the Open Space Current Use
2 Assessment application by Christine and Karl Anderson, for the property
3 located at 811 North Karl Johan Avenue, with a 90 percent tax reduction
4 on eligible open space.

4 WHEREAS the Open Space Current Use Assessment Program
5 (“Program”), enacted by the Washington State Legislature pursuant to RCW 84.34,
6 is a voluntary program to incentivize private conservation of open space assets
7 valuable to the general public, and
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9 WHEREAS Program applications are jointly reviewed by Pierce County
10 and the City, and, if approved, the property tax rate is reduced in exchange for a
11 voluntary agreement from the property owners to leave the site undeveloped and
12 in its natural state, and
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14 WHEREAS property owners may remove their property from the Program
15 at any time, paying back taxes and a penalty if they do so within ten years of
16 entering the Program, and
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18 WHEREAS, in July 2018, Karl and Christine Anderson submitted a
19 Program application for property located at 811 North Karl Johan Avenue (Parcel
20 Nos. 0220032010 and 0021343116), to be assessed at its current use as open
21 space for property tax purposes, and
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23 WHEREAS the application was reviewed by the Planning Commission
24 (“Commission”) in accordance with the procedural requirements set forth in
25 RCW 84.34.037 and Tacoma Municipal Code 13.09.030, and against the Public
26 Benefit Rating System evaluation criteria set forth in RCW 84.34.037, and



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WHEREAS the Commission, upon completing its review, including a public hearing on December 5, 2018, made a recommendation to the City Council for approval of the application, and

WHEREAS, on January 9, 2019, the Infrastructure, Planning and Sustainability (“IPS”) Committee reviewed the application as recommended by the Commission, and forwarded to the City Council its recommendation to approve the application and support a property tax reduction of 90 percent of the assessed value for the applicable area, and

WHEREAS, pursuant to RCW 84.34.037, final action on the application may be taken either through separate affirmative acts, after final hearing, by the City Council and the County Council, in cases where both bodies concur on the final decision; or by a Joint Determining Authority composed of three members of each Council, and

WHEREAS, on March 5, 2019, the City Council held a public hearing on the proposed Open Space Current Use Assessment application, with no comments received, and

WHEREAS, if approved, this resolution will be forwarded to the Pierce County Council for concurrent action; Now, Therefore,



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BE IT RESOLVED BY THE COUNCIL OF THE CITY OF TACOMA:

That the application of Christine and Karl Anderson, for an Open Space Current Use Assessment for property located at 811 North Karl Johan Avenue, with a 90 percent tax reduction on eligible open space, is hereby approved.

Adopted _____

Mayor

Attest:

City Clerk

Approved as to form:

Deputy City Attorney