



RESOLUTION NO. 40232

1 A RESOLUTION setting Tuesday, March 5, 2019, as the date for a public
2 hearing by the City Council on the proposed Open Space Current Use
3 Assessment application by Christine and Karl Anderson, for the property
4 located at 811 North Karl Johan Avenue.

4 WHEREAS the Open Space Current Use Assessment Program
5 (“Program”), enacted by the Washington State Legislature through RCW 84.34, is
6 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 and
10 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 at
15 any time, paying back taxes and a penalty if they do so within ten years of entering
16 the Program, and

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18 WHEREAS, in July 2018, Karl and Christine Anderson submitted a Program
19 application for property located at 811 North Karl Johan Avenue (Parcel
20 Nos. 0220032010 and 0221343116), 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 13.08.030, and against the Public
26 Benefit Rating System evaluation criteria as 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 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 the City desires to fix a time and date for public hearing for the purpose of considering the proposed Open Space Current Use Assessment application for the property located at 811 North Karl Johan Avenue; Now, Therefore,

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

Section 1. That Tuesday, March 5, 2019, at approximately 5:30 p.m., is hereby fixed as the time, and the City Council Chambers on the First Floor of the Tacoma Municipal Building, 747 Market Street, Tacoma, Washington, as the place when and where a public hearing shall be held on the proposed Open Space



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Current Use Assessment application by Karl and Christine Anderson, for the property located at 811 North Karl Johan Avenue.

Section 2. That the City Clerk shall give proper notice of the time and place of said hearing.

Adopted _____

Mayor

Attest:

City Clerk

Approved as to form:

Deputy City Attorney