



Open Space Current Use Assessment

City of Tacoma | Planning and Development Services

Infrastructure, Planning and Sustainability
Committee

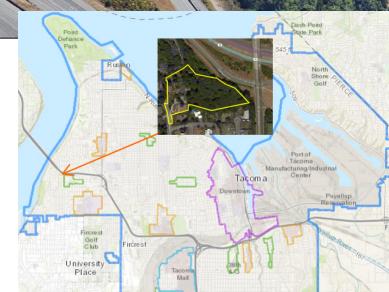
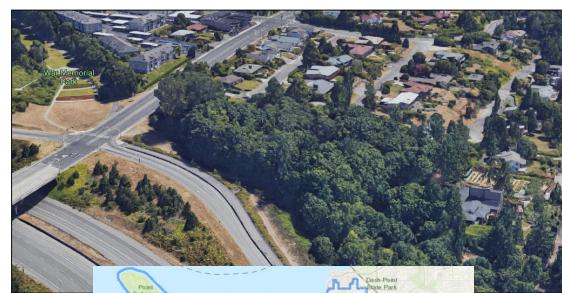
1/9/19

ITEM #1

••• OVERVIEW



- Application – 811 North Karl Johan Avenue;
Applicants: Karl and Christine Anderson
- Background on the Open Space Current Use Assessment Program
- Process and Public Benefit Rating System
- The Planning Commission is recommending approval
- Next steps



••• BACKGROUND



- The Current Use Assessment Program
 - Enacted in 1970 by the state legislature through RCW 84.34
 - Voluntary program to incentivize private conservation of open space assets valuable to the general public
 - If approved, the property tax rate could be reduced corresponding to Public Benefit Rating System
 - Owners may remove their property from the program at any time, paying back taxes and a penalty if they do so within 10 years of entering the program

3

••• APPLICATION



- Property located between SR-16, North Jackson Avenue and Karl Johan Avenue.
- 3.13 acre; three parcels; 2 involved one of which will be excluded from OSCUA because of development
- Critical areas on the site
- Permanent conservation easement in place (with Forterra)
- A pleasant forest gateway to the city along the Scott Pierson trail entry and SR-16.

4

••• SCORING CRITERIA



Public Benefit Rating System

| PBRS Priority | Categories | Point System |
|----------------|--|--------------|
| High Priority* | Fish & Wildlife Habitat Conservation Area | 5 |
| | Streams | 5 |
| | Wetland | 5 |
| | Wooded Areas | 5 |
| Med. Priority | Adjacent to open space (Scott Pierson Trail/War Memorial Park) | 3 |
| Low Priority | Landslide & Erosion Hazards Area (Steep Slopes) | 1 |
| Bonus | Conservation/Historic Easement Granted in Perpetuity | 10 |
| | Site Within a Designated Urban Growth Area (UGA) | 5 |

25+ point score

- In accordance with RCW 84.34.055; Pierce County Code Chapter 2.114; staff recommends a 31 Points award on the PBRS.
- Pierce County staff concurs that the site merits 25+ points
- Joint meeting is required to give final approval to the request. That committee must be comprised of three members of each body

5

••• HEALTH, EQUITY & SUSTAINABILITY ANALYSIS



1- Scott Pierson Trail. 2 - Green shaded area denotes the Parks and Open Space Land Use designation. 3 - Narrows Creek.

- Site is located with the Parks and Open Space Designation.
- Comprehensive plan calls for conservation and enhancement of open, natural and improved areas valuable for their environmental, recreational, green infrastructure and scenic character and all the public benefits they provide
- The headwater of narrows creek is located on the site.
- The site serves as a sanctuary for many birds and native urban species.

6

••• OUTREACH



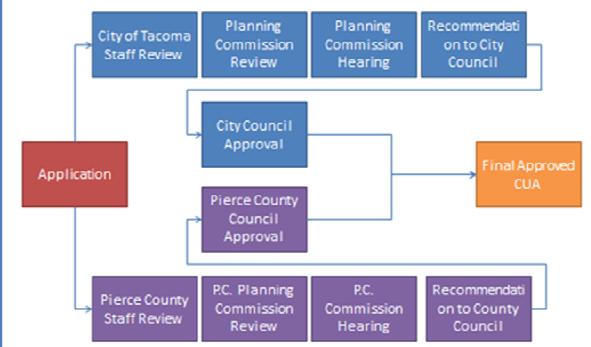
- Postcard Mailing prior to Planning Commission to all property owners within 1,000 feet of the site.
- The Planning Commission held a public hearing on the proposed current use application on December 5, 2018.
- Single area of concern expressed regarding possible loss of tax base and concern that the home would also have a tax reduction

7

••• NEXT STEPS

- Council Hearing* – March 5th
- City Council Resolution* – March 19th
- Joint City County Meeting* – April/June
*Tentative dates

Current Process Map – Current Use Assessment Applications



8



••• RECOMMENDATIONS (if presentation to Committee)

- Staff recommends the IPS Committee forward the application to City Council for consideration and approval with a due pass recommendation
- Staff is also requesting the City Council designate the membership of the 3 member committee for the joint meeting to occur sometime in April/May 2019

9



Open Space Current Use Assessment

City of Tacoma | Planning and Development Services

Infrastructure, Planning and Sustainability Committee
1/9/19
ITEM #1