



# Open Space Current Use Assessment

City of Tacoma | Planning and Development Services

**Infrastructure, Planning and Sustainability  
Committee**

**1/9/19**

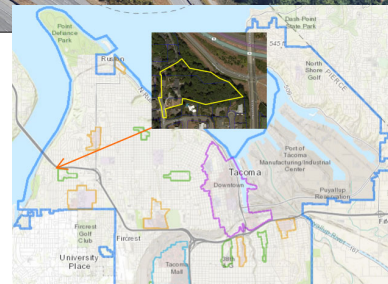
**ITEM #1**



## 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

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## 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.

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## SCORING CRITERIA



### Public Benefit Rating System

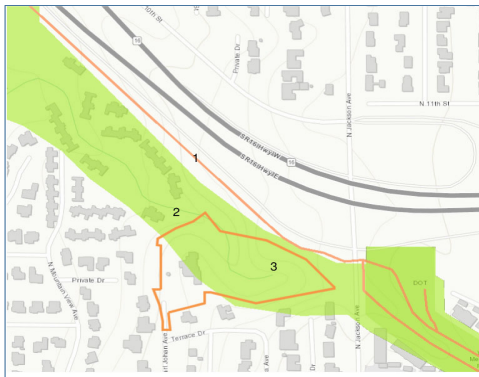
PBRS Priority	Categories	Point System
High Priority*	Fish & Wildlife Habitat Conservation Area	5
	Streams	5
	Wetland	5
	Wooded Areas	5
Med. Priority	Adjacent to open space (Scott Pierson Trail/War Memorial Park)	3
Low Priority	Landslide & Erosion Hazards Area (Steep Slopes)	1
Bonus	Conservation/Historic 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

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## 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.

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## 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

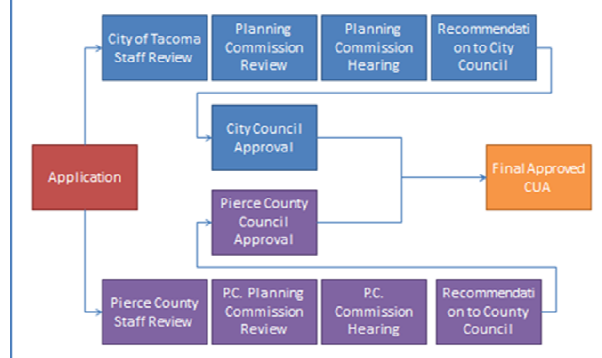
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## NEXT STEPS



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

Current Process Map – Current Use Assessment Applications



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## 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

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