



TO: Elizabeth A. Pauli, City Manager
FROM: Jana Magoon, Land Use Planning Manager, Planning and Development Services
Peter Huffman, Director, Planning and Development Services *PA*
COPY: City Council and City Clerk
SUBJECT: Resolution – Approving Development Agreement related to Short Plat LU21-0041
DATE: November 23, 2021

SUMMARY AND PURPOSE:

A resolution authorizing the execution of a Development Agreement with Vista Property Tacoma LLC, and William and Arlene Crum, to complete a preliminary three-lot short plat, located at 3024 North Vista View Drive.

BACKGROUND:

The property was original owned by Tacoma Public Utilities (TPU) and surplusd in 1990. When the property was sold, TPU placed certain conditions limiting platting and development, which were not for utility purposes, but rather to enhance the marketability of the property (see attached deed). Over the past 30 years, the original 11 parcels have been consolidated into two remaining parcels, and the current owners desire to revise the conditions for development of those parcels. Although the 30 year old development restrictions do not serve a utility purpose, modifying them will result in an increase in value of the parcels and upon approval, the owner/developers will pay TPU the sum of \$40,000 to account for the increase.

COMMUNITY ENGAGEMENT/ CUSTOMER RESEARCH:

This agreement impacts the owner/developers as well as owners adjacent to the southern property line who have consented to the revisions. In addition, pursuant to RCW 36.70B.200, the City Council will receive public comment concurrent with consideration of this agreement.

2025 STRATEGIC PRIORITIES:

Equity and Accessibility:

Approval of this agreement and subsequent removal of conditions will facilitate in-fill development and housing opportunities in an area that has not seen much growth.

Economy/Workforce: *Equity Index Score:* Moderate Opportunity

Increase the percentage of people relocating to the city and access to housing.

Increase the number of Tacoma households that have livable wage jobs within proximity to the city.

Livability: *Equity Index Score:* Moderate Opportunity

Increased opportunity to live and work in the City of Tacoma.

Assure outstanding stewardship of the natural and built environ.

Explain how your legislation will affect the selected indicator(s).

This agreement and the subsequent short plat will increase housing opportunities in the City of Tacoma while also protecting the biodiversity areas near the property.



ALTERNATIVES:

Presumably, your recommendation is not the only potential course of action; please discuss other alternatives or actions that City Council or staff could take. Please use table below.

Alternative(s)	Positive Impact(s)	Negative Impact(s)
Denial of the agreement	None identified at this time	Limits housing and development opportunities

EVALUATION AND FOLLOW UP:

No evaluation or follow-up from the City Council is needed.

STAFF/SPONSOR RECOMMENDATION:

Staff recommend approval of the agreement, which will facilitate the requested short plat and increase development opportunities.

FISCAL IMPACT:

Short term, the agreement will result in \$40,000 to TPU. Long term, the agreement will facilitate additional permits, development and taxes to City of Tacoma.

Funding Number & Name	COST OBJECT (CC/WBS/ORDER)	Cost Element	Total Amount
4700	561100	6411030	\$40,000.00

What Funding is being used to support the expense? Not Applicable

Are the expenditures and revenues planned and budgeted in this biennium's current budget?

NO, PLEASE EXPLAIN BELOW

Approval of the agreement does not require any expenditures or any budgeted revenue.

Are there financial costs or other impacts of not implementing the legislation?

No

Will the legislation have an ongoing/recurring fiscal impact?

No

Will the legislation change the City's FTE/personnel counts?

No

ATTACHMENTS:

- Quitclaim Deed Recording No. 9104010408
- Resolution No. U-8393 dated April 25, 1990
- Development Agreement and Recorded Short Plat #9105280188