



RESOLUTION NO. 41591

1 A RESOLUTION relating to utility-owned surplus property; setting Tuesday,
2 January 14, 2025, upon completion of Regular Agenda Items, no earlier
3 than 5:15 p.m., as the date for a public hearing by the City Council on the
4 declaration of surplus and sale of approximately 113 acres of
5 Tacoma Water property, located in the Frederickson vicinity of
6 unincorporated Pierce County, Washington, owned by the City of Tacoma,
7 through its Department of Public Utilities, Water Division, and now surplus to
8 its needs, to the Tacoma Sportsmen's Club Conservation Land Foundation,
9 for the amount of \$3,490,000.

10 WHEREAS the City of Tacoma, through its Department of Public Utilities,
11 Water Division (d.b.a. "Tacoma Water"), owns approximately 113 acres of real
12 property located in a suburban location in unincorporated Pierce County,
13 Washington, in the Frederickson vicinity, identified under Pierce County Assessor
14 Tax Parcel Nos. 0419303000 and 0419304000 ("Property"), and

15 WHEREAS the Property is in a suburban location in unincorporated Pierce
16 County and was originally acquired to supply water to the City of Tacoma, however,
17 as other water sources were subsequently developed, this Property has not been
18 utilized by Tacoma Water for decades, and

19 WHEREAS much of the sale Property has been under permit to the Tacoma
20 Sportsmen's Club for activities associated with its goals, including recreation,
21 education, and conservation, and

22 WHEREAS the Tacoma Sportsmen's Club Conservation Land Foundation
23 ("Foundation") has been approved to utilize in part, Pierce County Conservation
24 Futures funds for this acquisition, which will ensure ongoing environmental
25 conservation of the Property due to the obligation to execute and record a
26



1 Stewardship Agreement and Restrictive Covenant as a condition of use of such
2 funds, and

3 WHEREAS Tacoma Water has determined that the Property is not essential
4 for continued effective utility service, and

5 WHEREAS the Foundation has offered to purchase the Property for
6 \$3,490,000.00, which was deemed acceptable by Tacoma Water, and

7 WHEREAS Tacoma Water proceeded with the negotiated disposition
8 process pursuant to Tacoma Municipal Code ("TMC") 1.06.280.F, and

9 WHEREAS, on November 13, 2024, by adoption of Public Utility Board
10 Resolution No. U-11495, the Property was properly declared surplus to the needs
11 of Tacoma Water and Tacoma Public Utilities, pending confirmation from the
12 City Council, and

13 WHEREAS, pursuant to RCW 35.94.040 and TMC 1.06.280, the
14 City Council shall conduct a public hearing on the proposed sale of City-owned real
15 property; Now, Therefore,

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

17 Section 1. That a public hearing on the sale of approximately 113 acres of
18 property identified as Pierce County Assessor Tax Parcel Nos. 0419303000 and
19 0419304000, located in a suburban location in unincorporated Pierce County,
20 Washington, in the Frederickson vicinity, owned by the City of Tacoma, through
21 its, Department of Public Utilities, Water Division (d.b.a. "Tacoma Water") and
22 now surplus to its needs, to the Tacoma Sportsmen's Club Conservation Land
23
24
25
26



1 Foundation for the amount of \$3,490,000, shall be held before the City Council in
2 the Council Chambers on the first floor of the Tacoma Municipal Building,
3 747 Market Street, Tacoma, Washington, and may be offered in a hybrid format
4 that includes a remote option, on Tuesday, January 14, 2025, upon completion of
5 Regular Agenda Items, no earlier than 5:15 p.m. or as soon thereafter as the same
6 may be heard.
7

8 Section 2. That the Clerk of the City of Tacoma shall give proper notice of
9 the time and place of said hearing.
10

11 Adopted _____
12

13 _____
Mayor

14 Attest:
15

16 _____
City Clerk

17 Approved as to form:
18

19 _____
Deputy City Attorney

20
21 Requested by Public Utility Board
22 Resolution No. U-11495
23
24
25
26