



RESOLUTION NO. 37955

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A RESOLUTION relating to the City's open space assessment procedures; designating the Highlands Golf Course as open space under the City's and Pierce County's Open Space Current Use Assessment program for property tax purposes and recommending that it be granted a 60 percent open space property tax discount, as recommended by the Planning Commission; and appointing City Council Members Fey, Manthou, and Walker to serve on a Joint Determining Authority with three Pierce County Council Members.

WHEREAS Highlands Twenty LLC ("Highlands") submitted an application concerning an Open Space Current Use Assessment for the approximately 20-acre Highlands Golf Course, consisting of five parcels located in west Tacoma, and

WHEREAS the proposed designation as open space would not affect the City's planning or regulatory classifications for the property but could reduce the property taxes assessed to the golf course on an ongoing basis, contingent upon its continued use as an open space and recreation area, and

WHEREAS Washington State law provides for such classifications in cases where the conservation of land as open space constitutes a benefit to the general public, and

WHEREAS, pursuant to chapter 84.34 RCW, the City Council and the Pierce County Council jointly review Open Space Current Use Assessment applications, and

WHEREAS the final action on the application will be by separate concurring recommendations from both the City and Pierce County or by a



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decision from a Joint Determining Authority composed of three members of each council in the event of differing recommendations, and

WHEREAS, on October 14, 2009, in accordance with Chapter 13.08 of the Tacoma Municipal Code, the Planning Commission ("Commission") held a public hearing recommending that four of the five parcels be classified as open space and consequently receive a 60 percent property tax reduction, and

WHEREAS the Commission determined that this reduction was proportional to the public benefits derived from the golf course, which contains three wetlands and provides open space and recreational opportunities to the community; Now, Therefore,

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

Section 1. That the Highlands Golf Course is designated as open space under the City's and Pierce County's Open Space Current Use Assessment program for property tax purposes, and it is recommended that it be granted a 60 percent open space property tax discount, as recommended by the Planning Commission.

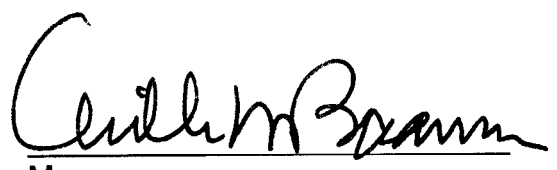
Section 2. That City Council Members Fey, Manthou, and Walker are appointed to serve on a Joint Determining Authority with three Pierce County



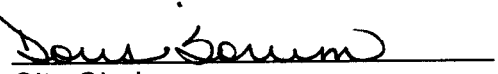
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Council Members to make a final decision on the application concerning an Open Space Current Use Assessment should the City and the County differ in their respective recommendations.

Adopted DEC 15 2009


Mayor

Attest:


City Clerk

Approved as to form:


Deputy City Attorney



REQUEST FOR
ORDINANCE RESOLUTION

Request #: 12463
Ord./Res. #: 37955

1. DATE: December 7, 2009

2. SPONSORED BY: COUNCIL MEMBER(S) N/A (If no sponsor, enter "N/A")

Table with 3 columns: Requesting Dept/Division, Contact/Person Presenting/Attorney, and Phone. Includes checkboxes for 'Do Pass' and 'Did this item go before the Public Utility Board?'.

5. REQUESTED COUNCIL DATE: December 15, 2009

The City is striving to complete our review during this calendar year, per the applicant's request.

6. SUMMARY AGENDA TITLE: (A concise sentence, as it will appear on the Council agenda.)

Designating the Highlands Golf Course, located in West Tacoma, as open space for property tax purposes under the City and County's Open Space Current Use Assessment program...

7. BACKGROUND INFORMATION/GENERAL DISCUSSION: (Why is this request necessary? Are there legal requirements? What are the viable alternatives? Who has been involved in the process?)

Highlands Twenty LLC submitted an application concerning an Open Space Current Use Assessment for the approximately twenty-acre Highlands Golf Course consisting of five parcels and located in West Tacoma north of State Route 16...

The Planning Commission, in accordance with Tacoma Municipal Code Chapter 13.08, held a public hearing on October 14, 2009 and recommends that four of the five parcels be classified as open space and consequently receive a 60 percent property tax reduction.

REQUEST (CONT)

CITY CLERK USE ONLY

Request #:	12463
Ord/Res #:	37955

8. LIST ALL MATERIAL AVAILABLE AS BACKUP INFORMATION FOR THE REQUEST AND INDICATE WHERE FILED:

Source Documents/Backup Material	Location of Document
Planning Commission Recommendation	CEDD
Planning Commission Findings and Recommendations	CEDD
Pierce County Staff Report	CEDD
Application	CEDD

9. WHICH OF THE CITY'S STRATEGIC GOALS DOES THIS ITEM SUPPORT? (CHECK THE GOAL THAT BEST APPLIES)

- A. A SAFE, CLEAN AND ATTRACTIVE COMMUNITY
- B. A DIVERSE, PRODUCTIVE AND SUSTAINABLE ECONOMY
- C. A HIGH-PERFORMING, OPEN AND ENGAGED GOVERNMENT

10. IF THIS CONTRACT IS FOR AN AMOUNT OF \$200,000 OR LESS, EXPLAIN WHY IT NEEDS LEGISLATIVE APPROVAL:

11. FINANCIAL IMPACT: EXPENDITURE REVENUE

- A. NO IMPACT (NO FISCAL NOTE)
- B. YES, OVER \$100,000, Fiscal Note Attached
- C. YES, UNDER \$100,000, (NO FISCAL NOTE)
Provide funding source information below:

FUNDING SOURCE: (Enter amount of funding from each source)

Fund Number & Name:	State \$	City \$	Other \$	Total Amount
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If an expenditure, is it budgeted? Yes No Where? Cost Center:
Acct #:

Resolution No. 37955

Adopted: DEC 15 2009

Maker of Motion: Strickland

Seconded: Manthou

Voice Vote:

MEMBERS	AYES	NAYS	ABSTAIN	ABSENT
<i>Vacant</i> Ms. Anderson				
Mr. Fey	2			
Ms. Ladenburg	2			
Mr. Lonergan	2			
Mr. Manthou	2			
Ms. Strickland	2			
Mr. Talbert	2			
Ms. Walker				2
Mayor Baarsma	2			

Roll Call Vote:

MEMBERS	AYES	NAYS	ABSTAIN	ABSENT
Ms. Anderson				
Mr. Fey				
Ms. Ladenburg				
Mr. Lonergan				
Mr. Manthou				
Ms. Strickland				
Mr. Talbert				
Ms. Walker				
Mayor Baarsma				