RESOLUTION NO. 37955

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
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
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

1. DATE: December 7, 2009

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

3a. REQUESTING  
DEPARTMENT/DIVISION/PROGRAM  
CEDD/Planning

3b. “DO PASS” FROM  
☐ Yes  
☐ No  
☐ To Committee as information only  
☒ Did not go before a Committee

3c. DID THIS ITEM GO BEFORE THE  
PUBLIC UTILITY BOARD?  
☐ Yes, on [Date]  
☒ Not required

4a. CONTACT (for questions):  
Elliott Barnett

4b. Person Presenting:  
Elliott Barnett

4c. ATTORNEY: Jeff Capell

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, together with a recommendation regarding the appropriate property tax discount, and appointing Tacoma City Council members Fey, Manthou and Walker to serve on a Joint Determining Authority with three Pierce County Council members, who will make a final decision on the application should the City and County differ in their respective recommendations.

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, south of Westgate Boulevard and west of North Pearl Street. 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. State law provides for such classifications in cases where the conservation of land as open space constitutes a benefit to the general public. The City Council and County Council jointly review Current Use Assessment applications, per RCW 84.34; the final action on this application will be by separate concurring decisions from both the City and the County, or by a Joint Determining Authority composed of three members of each Council in the event of differing recommendations.

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. 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.
REQUEST (CONT)

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)

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<th>Fund Number &amp; Name</th>
<th>State $</th>
<th>City $</th>
<th>Other $</th>
<th>Total Amount</th>
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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:

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Roll Call Vote:

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