RESOLUTION NO. 18-0439

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF
EDGECOUD, WASHINGTON, RELATING TO THE CITY'S OPEN
SPACE PROGRAM, DESIGNATING PROPERTY OWNED BY N.C.
TALAS LLC, LOCATED AT 11623 VALLEY AVENUE EAST, CITY OF
EDGECOOD, AS OPEN SPACE FOR PROPERTY TAX PURPOSES
UNDER THE CITY AND PIERCE COUNTY'S OPEN SPACE CURRENT
USE ASSESSMENT PROGRAM

WHEREAS, N.C. Talas, LLC is the owner of property located at 11623 Valley Avenue East, Edgewood, Washington (Parcel Nos. 0420221702, 0420221703, 0420221704 and 0420221705); and

WHEREAS, N.C. Talas, LLC has requested that this property be included into the statewide Current Use Assessment program authorized under RCW 84.34.037; and

WHEREAS, this classification would reduce the property taxes assessed to the N.C. Talas LLC property on an on-going basis, contingent upon its continued use as an open space area; and

WHEREAS, the procedure in RCW 84.34.037 allows for separate legislative actions of both the Pierce County Council and the City Council of the City of Edgewood; and

WHEREAS, on October 23, 2018, the Pierce County Council considered the recommendation of various County departments in a Staff Report, which recommended approval, and adopted PCC Ordinance No. 2018-69, which affirmed the application without modification and directed that the Ordinance be forwarded to the City of Edgewood for affirmation of the application, consistent with RCW 84.34.037; and

WHEREAS, RCW 84.34.037 requires that the application be processed in the same manner as a comprehensive plan amendment, in which the City Council must conduct a public hearing; and

WHEREAS, on December 11, 2018, the City Council held a public hearing on the N.C. Talas LLC application for the proposed Open Space Current Use assessment; and

WHEREAS, this Resolution is categorically exempt from SEPA under WAC 197-11-800(19); and

WHEREAS, the Council considered this Resolution during its December 11, 2018 regular City Council meeting;

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF EDGEMOOD,
WASHINGTON, HEREBY RESOLVES AS FOLLOWS:
Section 1. That the City Council has reviewed the Findings of Fact adopted by the Pierce County Council in PCC Ordinance No. 2018-69 (attached hereto as Exhibit A) and incorporates the same by reference.

Section 2. That the application for Case No. OS15-17 for N.C. Talas LLC for property located at 11623 Valley Avenue East, Edgewood, Washington (Parcel Nos. 0420221702, 0420221703, 0420221704 and 0420221705) for Open Space classification of 19.12 acres, as more fully described in Exhibit A to PCC Ordinance No. 2018-69, attached hereto and incorporated herein by reference, is hereby approved.

Section 3. That the City Clerk is directed to forward this Resolution to the Clerk of the Pierce County Council, in order to complete the process, all as described in Pierce County Ordinance No. 2018-69 and the transmittal letter dated November 6, 2018 from the Clerk of the Pierce County Clerk to Rachel Pitzel, Edgewood City Clerk.

Section 4. This Resolution shall become effective upon passage.

PASSED THIS 11TH DAY OF DECEMBER, 2018.

Daryl Eidinger, Mayor

ATTEST:

Rachel Pitzel, City Clerk