

TDR Technical Oversight Committee

Regular Meeting Minutes | April 21, 2022, 10:30a

Remote via Zoom.us | Meeting ID: 936 3339 7251 | Meeting Passcode: 7156

Minutes of the Pierce County TDR Technical Oversight Committee meetings are not verbatim. Recorded copies are available upon request.

Members Present:

Mike Poteet, TDR Administrator
Hans Zeiger
Erick Thompson
Kimberly Freeman
Brandee Fish
Sean Gaffney

Members Absent:

Wolfgang Opitz

Others Present:

Todd Campbell
Aaron Hallenberg
Tom Swanson

Mike Poteet called the meeting to order at 10:30 a.m.

Minutes

(January 27, 2022)

Motion made (Zeiger/Fish) to approve the minutes as presented. **Motion passed.**

OLD BUSINESS

Discussion on Youth with a Mission

- CM Zeiger discussed some possible option to assist YWAM with TDR Fees.
- Staff provided background information on this Application to fill in committee members.
- Question for legal council on authority to reduce number of development rights.
- Discussion on what the code allows the committee to do the for sale of development rights
- Understand the roles Zetterberg plays in this
- Committee would like staff to work with applicant to come up with a recommendation for the committee
- Question on can application can be split with costs for each parcel
- Question for legal counsel to look at record when we sold rights to Tacoma that price was lowered
- Market being set by Tacoma → there is no precedent for unincorporated sites

Motion made (Freeman/Zieger) to assign TDR program administrator to work with applicant and prosecuting attorney's office to identify possible solutions to execute a transfer of development rights for YWAM properties. **Motion passed unanimously.**

Determine Research Priorities

Mike Poteet requested input from the committee to prioritize topics for more in-depth research.

Required Participation Criteria

- Rather than investigating criteria investigate why it hasn't happened
- ATR would like a list of parcels to review areas they are located and what is happening

- What's the purpose of the TDR program? Making sure that conservation is going on
- Permissible reduced requirement

Commerce Rule vs. ILAs – Regional TDR Program

Conversion Rates & Pricing for Receiving Sites

Sending Site DR Quantification

Open Market Approach w/ County Support

Fate of Extinguished DRs from Other Programs

Property Tax Policies on Sending Sites/CE Properties

Committee Discussion

- Mike Poteet discussed with the committee options for moving forward with development.
- Discussion on how to proceed with possible exemptions as a non-profit to help get the project started.
- Discussion on future amendments to the code to address projects like this.
- Clarification on purview of the committee and if adjustments need to be made.
- Discussion on TDR bank.

NEW BUSINESS

Commerce Rule and ILAs

Mike Poteet, PPW, provided an update on the City of Seattle and Commerce Rule

Committee Discussion

- Discussion on how adoption could affect Pierce County and require an overhaul of the TDR program.
- Further discussion on ILAs
- Discussion on how DRs are valued in the Seattle market vs Tacoma and Pierce County.

Public Comment

No public comment provided.

Public Comment Closed

CONTINUE/ADJOURN

Meeting adjourned at 12:03 p.m.