

TDR Technical Oversight Committee
Regular Meeting Minutes | July 21, 2022, 10:30 A.M.
Pierce County Services Building (Annex), Pantages Conference Room
2401 S. 35th Street, Tacoma WA 98409
Zoom: Meeting ID: 948 1906 1538 / Passcode: 181118

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
CM Hans Zeiger
Erick Thompson
Kimberly Freeman
Brandee Fish
Wolfgang Opitz

Members Absent:

Sean Gaffney

Others Present:

Todd Campbell
CM Ryan Mello (Alternate)
Aaron Hallenberg
Marco Pinchot
Elliott Barnett
Dean McClary
Miles Musick
Greg Zetterberg

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

Minutes

(April 21, 2022)

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

OLD BUSINESS

Update on Required Participation for Comp Plan Amendments

- B. Fish conducted background research from AST perspective on historical TDR Receiving Sites. Several mitigating factors have influenced the lack of transactions, including the need for compliance with zoning requirements for allowed uses and access to sewer infrastructure limiting potential for expanded residential development.
- Discussion about PCC requirements for participation in Residential vs. Commercial/Industrial re-zones

Youth With a Mission / Zetterberg Development (#939799)

- Review of proposed development plans of YWAM & Zetterberg, including viewing of rough diagrams and discussion of necessary Boundary Line Adjustments to create separate parcels for each party
- Greg Zetterberg demonstrated a slight modification to the original plans as discussed during the initial meeting between TDR Administrator and project team.

Motion made (Freeman/Opitz) to waive the development rights for the portion of the property that is going to Youth with a Mission, with deed restriction including covenants that if Youth With a Missions sells in the future

that TDR funds would then be collected, and have standard development right requirements for Zetterberg homes for the reduced area only. Also, the covenant placed on the YWAM parcel shall include continued suspension of the DR requirement should the property be acquired by another non-profit engaged in transitional and/or affordable housing. ***Motion passed unanimously.***

NEW BUSINESS

Departure of Council Member Zeiger

- CM Zeiger is stepping down to pursue other opportunities. PC Council will assign a new Member and Alternate in short order.
- CM Mello gave a brief comment of appreciation to CM Zeiger and statement concerning his background and interest in TDR as the potential Council designee to the Committee.

Puget Sound Regional Council Update

- PSRC Planner working with regional TDR programs offered to facilitate a conversation with King County's TDR Administrator.

Tacoma Transfer of Development Rights Program Update

- Elliott Barnett, Sr. Planner, City of Tacoma, provided a presentation on the City of Tacoma's TDR Program. This report is an annual requirement per PCC from any municipality with whom Pierce County maintains an InterLocal Agreement for the transfer of development rights.

Committee Discussion

- Questions for E. Barnett on Tacoma's program from Committee Members

Public Comment

Miles Musick
Greg Zetterberg

Public Comment Closed

CONTINUE/ADJOURN

Meeting adjourned at 11:38 A.M.