

Technical Development Rights (TDR) Technical Oversight Committee

Regular Meeting Minutes | October 20, 2022, 10:30 a.m.

Pierce County Services Building (Annex), Pantages Conference Room

2401 S. 35th Street, Tacoma WA 98409

Meeting conducted in person and via Zoom.

Note: Minutes of the Pierce County TDR Technical Oversight Committee meetings are not verbatim. Audio recordings are available upon request.

Members Present:

Mike Poteet, TDR Administrator
CM Ryan Mello
Erick Thompson
Brandee Fish
Wolfgang Opitz
Sean Gaffney (*joined at 10:55 am*)

Members Absent:

Kimberly Freeman, *excused*

Others Present:

Todd Campbell
Erika Rhett

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

APPROVAL OF MINUTES

Motion made (Mello/Fish) to approve the July 21, 2022, minutes as presented. ***Motion passed.***

OLD BUSINESS

Youth With a Mission / Zetterberg Development (#939799)

Specific recommendation to Council pertaining to July 21, 2022, motion: To conditionally waive the requirement for the purchase of development rights upon the completion of a Boundary Line Adjustment for the newly created parcel under the ownership of Youth With a Mission, wherein a deed restriction with covenants is created stating that if Youth With a Mission sells in the future, the required number of development rights based on parcel size and zone change must be purchased by the parties involved in said transaction. Furthermore, the covenant placed on the YWAM parcel shall include continued suspension of the development right requirement should the property be acquired by another non-profit engaged in transitional and/or affordable housing. The second parcel created under the Boundary Line Adjustment and sold to Zetterberg Homes shall have the standard development right requirements based on the calculations and regulations in PCC Title 18G.10 addressing Comprehensive Plan Amendments.

Motion made (Opitz/Thompson) to approve the specific recommendation to revise the July 21, 2022, minutes. ***Motion passed, 4-0.***

NEW BUSINESS

- Mike Poteet provided an overview of the committee's Programmatic Review; focus was placed on the Q4 2022 through Q2 2024 timeframe. CM Ryan Mello commented on the Conservation Futures program and its interaction with the Transfer of Development Rights (TDR) program.

- 2023 meeting schedule, continue with quarterly meetings and proposed changes.

Committee Discussion

- Mike Poteet thanked everyone for their assistance and involvement in the committee the past calendar year.
- Brandee Fish inquired to see if there were any items that committee members could start working on prior to the next meeting.

Public Comment

No public comments.

Public comment closed.

ADJOURN

Meeting was adjourned at 11:15 a.m.