

Technical Development Rights (TDR) Technical Oversight Committee

Regular Meeting Minutes | February 16, 2023, 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

Sean Gaffney

Kimberly Freeman

Members Absent:

Brandee Fish

Wolfgang Opitz

Others Present:

Todd Campbell

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

APPROVAL OF MINUTES

Motion made (Gaffney/Mello) to approve the October 20, 2022, minutes as presented. ***Motion passed.***

OLD BUSINESS

Update on Programmatic Review: Set up a Regional TDR Alliance Working Group with King and Snohomish counties, Forterra, and the Puget Sound Regional Council. PSRC organized this group.

Meeting bi-monthly to discuss where programmatic improvements can be made. Laid out a blueprint of areas that need to be dug into further. Hoping to secure a service from an outside consultant, still under development.

Update on YWAM/Zetterberg: Waiting on submission of boundary line adjustment to reconfigure the parcels.

NEW BUSINESS

Setting prices for Development Rights in 2023:

- Review of historic pricing mechanism and baseline price establishment for previous transactions.
- Review of King County TDR Bank transactions since 2015.
- Discussion of housing cost comparisons and other Pierce County-specific transactions to help establish DR prices.
- Need for predictable, fair, transparent, defensible, documented method for setting prices by the Committee for future sales.
- Potential upcoming receiving site transactions:

Browns Point Town Center (Quail Park)
1127 Tacoma Ave S (IHB Architects)
Spanaway Mini-Storage (2009 M-13)
Other 2009 Comp Plan Amendment Property Updates

Regional TDR Alliance

Aedalin:

- 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.

Public Comment

No public comments.

Public comment closed.

ADJOURN

Meeting was adjourned at 11:20 a.m.