

Technical Development Rights (TDR) Technical Oversight Committee

Regular Meeting Minutes | April 5, 2023, 2:00 p.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

Brandee Fish

Kimberly Freeman

Sean Gaffney

CM Ryan Mello

Wolfgang Opitz

Erick Thompson

Members Absent:

Others Present:

Todd Campbell

Aaron Hallenberg

Sydney Dysert

Mike Poteet, TDR Administrator, called the meeting to order at 2:00 p.m.

APPROVAL OF MINUTES

Motion made (Fish/Freeman) to approve the February 16, 2023, minutes with amendments.

Motion passed.

OLD BUSINESS

None.

NEW BUSINESS

Establish Development Rights (DR) Price for 2023: The committee reviewed and discussed two options for establishing Development Right prices for 2023. Historical transactions and inflationary adjustments were used to establish the DR price in Option 1, and real estate values and regional sales of DRs in other jurisdictions were used to establish the DR prices proposed in Option 2. Option 2 was the preferred approach by the Committee.

Motion made (Opitz/Freeman) to create a single-tier price, effective April 6, 2023, of price per Development Right at \$14,179. ***Motion passed.***

Note 1: The established price applies to projects in unincorporated Pierce County and the City of Tacoma. It will be priced at the approved value for the remainder of 2023 and until a new evaluation is conducted in 2024.

Note 2: This price is still subject to reviews for adjustments by the Committee and negotiation of up to 10% +/- by the TDR Program Administrator.

Public Comment

No public comments.

Public comment closed.

ADJOURN

Meeting was adjourned at 3:01 p.m.