




55° F
HI:58 LO:51

UniversityPlacePatch



Editor [Brent Champaco](#): Heard some news you want us to check out? Let me know: brent.champaco@patch.com

[Home](#)

[News](#)

[Events](#)

[Places](#)

[Marketplace](#)

[Q&A](#)

[Volunteer](#)

[E](#)

[Government](#), [Opinion](#)

[Print](#)

[Email](#)

E-MAIL TO THE EDITOR: Mayor Recaps Traffic Impact Fee, Kobayashi Discussions

Debbie Klosowski says traffic impact fees is one the most controversial and misunderstood issues in University Place.

By [Brent Champaco](#) | [Email the author](#) | 2:20pm

[0 Comments](#)



Related Topics: [Kobayashi](#), [debbie klosowski](#), [kobaya](#)

Interested in a follow-up to this article?

Revising the City's Traffic Impact Fee and redesigning the [Kobayashi house](#) were featured topics at this v
Traffic Impact Fees are one of the most controversial and misunderstood issues in our community.

Under state law, developers are required to mitigate impacts of their traffic by providing certain improvemen
improvements. Cities are also required to adopt acceptable levels of service. University Place has adopted
commonly adopted level across the nation. This means that at signalized intersections, it is acceptable for
delay (on average during the evening rush hour).

In the past, our City used SEPA (State Environmental Policy Act) regulations to determine when a particular service level. For example, several developers could develop new projects without paying for traffic improvement during peak PM hours did not tip the wait time beyond the adopted level of service. However, when that traffic would tip the scale resulting in the last developer being liable for the entire amount to improve an intersection that developer but also hampered future economic development.

In order to address the inequity of this situation, the City Council adopted a traffic impact fee system whereby each new business or development would be assessed an amount to help pay for future projects. This amount was based on the new traffic added as a result of the development.

Although the impact fee allowed several businesses and developments to move forward, many developers found the fee too high, especially in consideration of the economic down-turn.

The City Council recently created a Traffic Impact Fee Task Force composed of representatives from the Planning and Development Commission along with input from the Master Builders Association and local businesses. (The www.CityofUP.com). Recommendations presented to the Council for consideration would result in a minimum 100 percent reduction for high sales tax generating uses. These recommendations include:

- Traffic Model – Adjusting the Traffic Model from six years to 10 years to update project costs, traffic growth, and revising the Traffic Impact Fee to \$3,199 per PM peak hour vehicle trip. This is a 20 percent reduction over the current fee. Changes were due to the economy's impact on construction costs and property values along with a decrease in the interest rate.)
- Vacancy Period – Expanding a vacancy clause from six years to 10 years to allow businesses to receive a 20 percent credit on non-residential uses.
- Sales Leakage Credit – Providing a 2/3 traffic credit for most retail and restaurant uses to “recapture” sales tax revenue outside of our City.
- TIF Deferral – Right now, TIF is required before permit issuance. Recommendations include options to allow deferral until residential occupancy; a five year payment plan; and a 50 percent sales tax credit for sales tax generated by new businesses generated \$10,000 in sales tax that year, half of the City's sales tax revenue for that year the TIF due and transferred to the TIF account to pay for road improvements. This would provide an incentive to pay along with mitigating the fee.
- Occupancy Permits – Eliminating current regulations for collecting TIF prior to occupancy. Eliminating the requirement that don't need building permits to move into a space.
- Public Information/Marketing – Due to confusion and misconceptions about TIF in our community, the City is launching an information and education campaign to market some of the innovative approaches U.P. is considering to the community. (Note: U.P. is also one of the few communities that does NOT impose a local B&O tax.) Public information and TIF recommendations are scheduled for November 7. For more information, please contact City Engineer.

3rd Quarter Public Safety Report – Aggravated assaults and vehicle thefts are down in U.P., according to

Quarterly public safety highlights included:

- Reductions in overall aggravated assaults (58 this year compared to 67 in 2010); however, rapes involving people known to the victims. Theft has dropped considerably from 479 last year to 363 this year. A now incarcerated vehicle prowler who averaged five incidents a day.

- Code Enforcement (such as abandoned vehicles, illegal dumping and dilapidated properties) officers 17 were unfounded, 30 of the remaining 36 were resolved with six cases pending. Barking and loose dog Control Officers who are also responsible for code enforcement.
- Our Police Investigator worked on 41 cases dealing with search warrants, interviews and arrests, pro ongoing cases. Federal grants, agency partnerships and our Public Safety Manager Jennifer Hales' ong managers are also helping to address criminal activity along the Orchard Street corridor. Overall, there w keeping our officers busy.

Police Headquarters – Work is underway to complete improvements for the new Police Station on the sec Department is scheduled to move in before the end of the year.

Other Council items included:

***Kobayashi House** – Last year, a fire and mold-related damage rendered the Kobayashi House unsuitable directed the Park & Recreation Commission to develop a proposal for the future of the house consistent wii Rebecca Vader and Public Works Director Gary Cooper presented a proposal to remove a significant porti primary structural beams, resulting in an open air covered shelter concept. Permanent ADA bathrooms, ad accessibility to creek overlooks, and electrical strips and counter tops were among proposed amenities.

Public comment from neighbors, local teachers and the Pierce County Stream Team enthusiastically supp outdoor learning facility while preserving the natural open space. Besides providing a significant entry point Properties, the proposed concept also provides better visibility for police officers as well as enhanced safet vandalism and air quality were expressed regarding the existing fireplace; however, staff indicated steel do usage. Special thanks to local builder **Bill Barrett and Jennifer Weddermann** for volunteering constructio currently has approximately \$88,000 from the fire insurance settlement. As a result, Council directed staff t timeline to bring back to Council for further review.

In other action, the Council authorized the City Manager to enter into agreements with:

*Apex Engineering for \$86,276 to conduct surveys and right of way services as required for the future desi **Street to 27th Street**. A federal grant will fund approximately 86 percent of the project while the City's matc survey is completed, an open house will be held to discuss potential plans with adjacent property owners.

*KPG consulting firm for \$51,581 for survey and mapping services required to design the **Mildred/67th Ave** A federal highway administration grant will fund approximately 86 percent of the costs with the remainder c While University Place is responsible for both sides of the road, U.P. City staff will resume meetings with th survey results are obtained. Since this grant is only for design purposes, a potential interlocal agreement b chances of obtaining future state and federal funds for constructing improvements on this road. (Note: The Way and 67th survey agreements is largely due to the greater number of property owners along Bridgeport

UPdate

- **World Trade Center Beam** – A ceremony dedicating a beam from the World Trade Center was held Rescue at the Public Safety Building. A remnant of one of the beams will serve as a constant reminder o

firefighters, police officers and citizens made during the 9/11 attack. Plans are underway to create a penn Building.

- **October 22, Parks Appreciation Day** – Check out our newest park and help spruce it up from 9 a.m. bring work gloves and prepare to get dirty as we clear out invasive vegetation from the Leach Creek Parl Tacoma School District. For information and directions, visit www.CityofUP.com or contact dsage@CityofUP.com
- **3rd Annual Simple Supper** to benefit the U.P. Food Bank and families in need on Saturday, October Cafeteria. Keynote speaker is David Zeeck, president and publisher of the Tacoma News Tribune. Ticket Please RSVP to www.familiesunlimitednetwork.org or call 253.460.3134, ext. 101.
- **Edgar Allan Poe** (as portrayed by actor Tim Hobban) and **fabric artists Helen Hein and AnneDoun** Arts Series on **Friday, October 28 from 7 to 8:30 p.m.** in the Civic/Library Building atrium. Free (donation Piano and Green Spot Teahouse. For more information, visit www.upforart.org.
- **Commission Vacancies** – Applications are being accepted for the Public Safety Commission (meetings Recreation (2nd Thursday at 6:30 p.m.); and Planning (1st and 3rd Wednesday at 7 p.m.) For more information egenetia@CityofUP.com or call 253.460-2510. Commissioners serve four-year terms and provide recommendations. Please note that current commissioners are eligible to reapply for their positions.
- **Holiday Volunteers and Donations Needed!** – Before you know it, the holidays will be upon us. Plan Park, Market Square and the City Hall complex into a festive winter wonderland and holiday areas. We need outdoor decorations and indoor rooms along with financial contributions. Please contact Marian Holloway 253.460.2500. Donations can also be sent to City of University Place, 3715 Bridgeport Way West, Univer on the memo line.
- **Duck the Halls** – Start a new holiday tradition by forming a caroling group to compete in the 1st annual **Friday, Dec. 9**, to benefit the U.P. Food Bank. Get your friends, family, neighbors and co-workers together register by **November 16**. For contest rules and information, visit www.upforart.org.

As always, I welcome your comments and questions. Please feel free to contact me at dklosowski@CityofUP.com

Sincerely,

Debbie Klosowski

[Follow this article](#)

[Submit a tip](#)

[Add photos & video](#)

Leave a comment

Submit ›



Advertise

Advertise on Patch and reach potential customers in your backyard and beyond. Click here for more information.

[Learn more »](#)

Volunteer

If you want to help local causes, or your cause needs local help, your next click should be right here.

[Learn more »](#)

Patch Info

[About Us](#)

[Jobs](#)

[Advertise](#)

[Terms of Use](#)

[Privacy Policy](#)

Get in Touch

[Help](#)

[Contact Us](#)

[Patch Blog](#)

Patch Initiatives

[PatchU](#)

[Patch.org](#)

Goodies

[Newsletters](#)

[Widgets](#)

Copyright © 2011 Patch. All Rights Reserved.