

Attachment C

Transportation Updates

Ordinance No. O2026-010 Work Session

Planning Commission, October 13, 2026

CITY OF TUMWATER

Work Session on Ordinance No. O2026-010

Set a public hearing for November 10, 2026.

Changes to:

- TMC Chapter 3.50 – *Impact Fees*
- TMC Chapter 15.48 – *Transportation Concurrency Requirements*
- TMC Chapter 10.04 – *Model Traffic Ordinance*
- TMC Chapter 10.08 – *Speed Limits*
- TMC Chapter 10.12 – *Stop intersections*
- TMC Chapter 10.24 – *Parking*

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Key Changes

Update Tumwater code to reflect:

State Required Updates

Impact Fees (RCW 82.02.060)

- Must be proportionate.
- May pay for active transportation.

Concurrency Requirements (RCW 35.21)

- Reduce barriers for redevelopment.

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Key Changes

Update Tumwater code to reflect:

Staff Requested Updates

Impact Fees

- Clarifying credit eligibility.

Model Traffic Ordinance

- Update to current community goals.

No Parking Zones

- Remove list in code, refer to street signs.

Stop Signs

- Remove list in code, refer to street signs.

Speed limits

- Remove list in code, refer to street signs.

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Recommended Action

Staff requests that the Planning Commission set a public hearing for their November 10, 2026, meeting.

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Next Steps

State Environmental Protection Act

- SEPA Checklist was completed October 5, 2026
- Determination of Non-Significance is expected to be issued October 21, 2026
- Determination Appeal Period will end November 10, 2026

Commerce Notice of Intent

- Notice of Intent was submitted to Commerce on October 6, 2026
- Comment Period will end on December 5, 2026

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Next Steps

October 13, 2026
Planning Commission work session

The Commission will discuss the plan and set the public hearing date.

November 10, 2026
Planning Commission public hearing

Public hearing, deliberation, and a recommendation to the City Council.

November 18, 2026
General Government Committee

Committee review of the proposed amendments.

December 15, 2026
City Council

Council consideration of Ordinance No. O2026-010.

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Thank you!

Comments and questions:

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