TO: Planning Commission

FROM: Dana Bowers, Associate Planner; Sharon Lumbantobing, Deputy Community Development Director

DATE: October 13, 2026

SUBJECT: Ordinance No. O2026-010 – Transportation Updates

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1) Recommended Action:

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

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2) Background:

The purpose of the Planning Commission work session is to present Ordinance No O2026-010 – Transportation Related Updates, which includes state-mandated amendments to transportation impact fees and transportation concurrency requirements and staff-initiated amendments to impact fee credits, stop intersections, speed limits, and no parking zones.

As required by the Growth Management Act, the City must update its Comprehensive Plan and related development regulations at least once every ten years. The first Comprehensive Plan related development code update was completed in December 2025. The deadline for the remaining required updates was June 2026, but there was a delay due to staff capacity constraints.

Ordinance No. O2026-010 updates TMC 3.50 – *Impact Fees* and TMC 15.48 – *Transportation Concurrency Requirements* to implement changes in state law. The updates were intended to support development of affordable housing by making impact fees proportional to the size of the dwelling units and removing requirements when adding dwelling units to existing structures.

In addition, staff is proposing amendments to TMC Chapter 10.04 – *Model Traffic Ordinance* TMC Chapter 10.08, *Speed Limits*, TMC Chapter 10.12, *Stop Intersections*, and TMC 10.24 – *Parking* to simplify and clarify requirements and improve administration and compliance. The Model Traffic Ordinance update is intended to align more with community priorities. Currently, speed and no parking zones are established through lists of specific locations in the code. The proposed amendments instead rely on posted signage to identify speed limits, stop intersections, and no parking zones.

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3) Alternatives:

- ❑ None.

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4) Attachments:

A. Staff Report
B. Ordinance No. O2026-010
C. Presentation