TO: Planning Commission

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

DATE: November 10, 2026

SUBJECT: Ordinance No. O2026-010 – Transportation Regulation Updates

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1) Recommended Action:

Staff recommends that the Planning Commission hold a public hearing and forward a recommendation to the City Council to approve Ordinance No. O2026-010 – Transportation Regulation Updates.

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2) Background:

Ordinance No O2026-010 proposes amendments to several chapters of the Tumwater Municipal Code related to transportation. This ordinance includes state-mandated amendments to transportation impact fees and transportation concurrency requirements along with 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 review and update its Comprehensive Plan and related development regulations at least once every ten years. The City completed its first set of Comprehensive Plan related development regulation updates in December 2025. The remaining required updates were due in June 2026 but were delayed due to staff capacity.

The proposed amendments to TMC 3.50 – *Impact Fees* and TMC 15.48 – *Transportation Concurrency Requirements* implement changes in state law intended to support affordable housing by making impact fees proportional to dwelling unit size and removing certain requirements when adding dwelling units to existing structures.

The proposed 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* simplify and clarify requirements and improve administration and compliance. The proposed amendments replace lists of specific locations in the municipal code with posted signage to identify speed limits, stop intersections, and no parking zones, providing greater flexibility in managing traffic regulations.

The General Government Committee is scheduled to review the proposed code amendments at its November 18, 2026, work session. The ordinance is scheduled for City Council consideration and adoption on December 15, 2026.

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3) Alternatives:

- ❑ None.

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4) Attachments:

A. Staff Report
B. Ordinance No. O2026-010 – Transportation Regulation Updates
C. Presentation