



## MEMORANDUM

TO: Bethany Grubbs, Senior Planner, Planning & Zoning

FROM: Diana Spriggs, P.E. – Regulatory Division Director, Public Works

DATE: January 13, 2026

SUBJECT: P25-158 Sandpiper Bay – PUD Amendment No. 2  
Traffic Generation & Circulation Approval

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This application and Traffic Report prepared by Simmons & White dated January 6, 2026 has been reviewed by the Public Works Department and the transportation elements of the project were found to be in compliance with the adopted level of service and requirements of Chapter 156 of City Code, and Public Works Policy 19-01pwd.

The proposed PUD change is not anticipated to generate any additional traffic based on the existing resort and school are already approved. The addition of accessory uses for the school is intended to be utilized for sports and activities for the students.

