



MEMORANDUM

TO: Bethany Grubbs, Senior Planner, Planning & Zoning

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

DATE: January 13, 2026

SUBJECT: P25-157 Sandpiper Bay – Comprehensive Plan Amend - Small Scale Traffic Generation & Circulation Approval

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 Small Scale Comprehensive Plan change is not anticipated to generate any additional traffic based on the existing resort, marina and school that are already approved.