

TO: Planning Commission
FROM: Sharon Lumbantobing, Deputy Community Development Director
DATE: September 22, 2026
SUBJECT: Community Development 2026 Work Plan Status Update

1) Recommended Action:

Information and discussion only.

2) Background:

The City Council adopted the Community Development Department 2026 Work Plan in January 2026. This presentation provides a mid-year update of work completed, work currently underway, and projects that have been delayed.

Most major work plan initiatives remain on schedule and are progressing toward Planning Commission and City Council consideration at the end of 2026 and early 2027. Several complex projects require additional time to complete technical analysis, public engagement, interdepartmental coordination, and implementation planning to ensure well-informed policy recommendations, such as the Urban Forestry Code Updates and the Housing Code Update.

The Community Development Department continues to manage a significant workload with a small number of staff, balancing long-range planning initiatives, current planning responsibilities, legislative implementation, and four consultant-supported projects. Staff remain focused on delivering high-quality work products and advancing the remaining 2026 Work Plan projects for Council consideration through early 2027.

3) Policy Support:

Goal LU-2: Ensure development occurs in an orderly, effective, and cost-efficient manner to best utilize available land and public services, conserve natural resources, protect and enhance critical areas and open space, address equity and climate change, and reduce sprawl.

4) Alternatives:

☐ None.

5) Attachments:

A. Presentation