

2026 Work Plan

1. Carried over from 2025 Work Plan.

- a. Comprehensive Plan Update. Under the Washington State Growth Management Act (GMA) the City is required to complete a comprehensive plan update by December 30, 2025. While most of the required work has been completed, it is anticipated that updates to address state agency comments, final document preparation, editing, and adoption hearings before the Planning Commission and City Council will continue into early 2026.
- b. Fire and EMS level of service and impact fee study. This project was included in the 2025 Work Plan as the department's fourth highest priority. The department has published an "Request for Proposals" (RFP), selected a firm to assist with this project, and is in the process of negotiating a contract. No other work has been completed. This project is anticipated to be completed by the end of 2026.
- c. Cascade subarea plan. This project was listed as the department's fifth highest priority in the 2025 Work Plan. The project involves creating a subarea plan for the former Cascade Mall property. The current property owner does not appear to have immediate redevelopment plans. That being the case, the Community Development Department recommends a limited scope for this project. The subarea plan would likely include development thresholds triggering compliance with the subarea plan, basic land use and development policies, and a framework for preparing more detailed plans at a later date if a major redevelopment is proposed.

2. Ongoing annual work.

- a. Monitoring. Numerous comprehensive plan policies call for monitoring trends and progress towards goals. Monitoring topics include, but are not limited to transportation, energy consumption, and housing.
- b. Minor code updates. Each year the code is updated to address errors, confusing language, and organization.
- c. Planning support. The Community Development Department provides planning support to other City departments including parks, public works, and administration. Support includes assistance with capital project design and permitting, policy analysis, and research.

- d. Annual Capital Improvement Plan (CIP): The CIP is a six-year plan that includes a list of capital projects and the funding sources used to pay for projects. By law, the CIP must be updated annually in advance of the City's budget process.

3. Requests from Mayor or City Administrator.

- a. Fairhaven streetscape plan. This project would involve public outreach and consideration of various streetscape improvements or changes to street sections. The project could include consideration of landscaping, sidewalks and pedestrian amenities, parking, signage, and public art. This project will be a joint effort with the City's Public Works Department.
- b. Facilities evaluation. The recently completed energy efficiency audit revealed that the City does not have a comprehensive inventory of buildings and facilities and lacks a repair and replacement schedule for buildings and building systems such as HVAC, roofing, lighting, etc. The proposed facilities evaluation would involve retaining an architectural consultant to assess the condition of the city's buildings and facilities and prepare a long-term capital repair and replacement schedule. This project will be a joint effort with the City's Public Works Department.
- c. System development charges. System development charges are fees levied for sewer and stormwater connections associated with new development. System development charges pay for a proportionate share of city-wide infrastructure needs. The City Administrator has requested that the Community Development department evaluate current system development charges to determine if they are up-to-date and accurately reflect the impact of development on sewer and stormwater systems. This project will be a joint effort with the City's Public Works Department.