

Community Development Director
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DATE: February 24, 2025
TO: Committee of the Whole, City of Lake Forest Park
FROM: Mark Hofman, Community Development Director
RE: Community Development Department Update on Anticipated Projects

2024 Comprehensive Periodic Update- Adopted by City Council on December 12, 2024. The WA State Dept of Commerce review is complete for Growth Management Act (GMA) timeline compliance. We've received King County Affordable Housing Committee (AHC) review comments. The Puget Sound Regional Council (PSRC) review and action re: the transportation goals and policies of the Plan is forthcoming.

Middle Housing Development Regulations- Amendments to LFPMC, due by June, 2025 or the city would be subject to a model ordinance for Tier 3 cities from the WA State Dept of Commerce. The grant from Commerce and contract with SCJ ends June, 2025.

Climate Element- Amendment to the Comprehensive Plan to add a climate element and GHG and Resiliency sub elements. Draft is due to Commerce in June, 2025 per grant deliverables, then City Council review occurs and contract closure (Cascadia Consulting) in the second half of 2025. This includes an Implementation Chapter effort as a carryover item from the 2024 adoption.

Incentives for Affordable Housing- Potential development regulation amendments:

- Tools to incentivize housing affordability
- Frontage regulations review and amendment
- Zoning district combining review

Sign Ordinance- Planning Commission's prior recommended amendments to the LFPMC at City Council March through May, 2025.

Critical Areas Ordinance Update- Required regular update was due with the Comp Plan Periodic Update in Dec. 2024; extra time granted given the workload in the region and the heavy list of legislative mandates; is now due in 2025 but has some flexibility for cities that are "diligent pursuing" an update.

Critical Areas Mapping- A "guide" to be used for initial review to assist with identifying sites with or near critical areas. Site specific analysis is required for development proposals.

Shoreline Master Program (SMP)- Review and update from 2019 is overdue. Next update cycle is 2027.

Tree Regulations- Amendments to the LFPMC (Ordinance) regarding tree list and exceptional tree criteria.

Parks, Recreation, Open Space, and Trails Plan (PROST Plan) Update- Inventory update of what the City has and current status.

Transit Oriented Development Legislation- Current legislative session in 2025 includes new mandates regarding housing, including parking near transit stations/centers. If passed, could require amendments to development regulations in LFPMC.

Neighborhood Commercial, House Bill 1175- active legislation to allow both restaurant cafes and corner stores in all residential areas. Would involve zoning and development regulation amendments to LFPMC for small scale economic development and vitality for a city that is essentially built out.

Wireless Ordinance- Out of date regulations in LFPMC that do not represent current FCC declarations and review timelines.

Subdivision Ordinance- Amendments to the LFPMC to address boundary adjustments, lot splits, etc.

Other?