



City of Lake Forest Park Planning Commission 2026 Work Plan (for Feb. 26, 2026 City Council)

Project Summary	Focus as a % of estimated time that will be devoted to each project in 2026.
1. Tools and incentives for housing affordability <ul style="list-style-type: none"> • Review, explore, and discuss opportunities • Recommend methods and potential amendments to the City Council • Review min. lot size regulations and other • Consider consolidation of similar zoning districts • ADU options for applicability to duplex residential 	40%
2. Critical Areas Ordinance mandatory update to the Lake Forest Park Municipal Code. <ul style="list-style-type: none"> • Introduction with background information and process • Review of existing adopted critical areas regulations • Review and recommendation to City Council on proposed amendments to the LFPMC 	30%
3. Puget Sound Regional Council (PSRC) Certification of the December 2024 Periodic Update of the Lake Forest Park Comprehensive Plan-Transportation Element comments. <ul style="list-style-type: none"> • Funding and Council resolution with 2026 work plan to PSRC for conditional certification • Planning Commission review and recommendation of voluntary amendment to the Comprehensive Plan to the City Council • Apply for PSRC full Certification in 2026 	30%

Review of additional City issues for future consideration: Parking Lot Items

Potential Comprehensive Plan Docketing Amendments (Voluntary annual docketing amendments, not GMA mandated. The GMA Periodic Update was completed on schedule in December of 2024. The Climate Element amendment was completed in December of 2025, four years prior to the mandated deadline.)

- Implementation Chapter addition with the 2025 Comprehensive Plan Amendment.
- King County Housing Authority 2025 comments review re: housing policy and implementation items.
- Climate Element implementation chapter, with items for new Climate Coordinator/Manager.

Major Development Regulation Item Updates

- Shoreline Master Plan Mandatory Update (Mandatory, June 2019 and then June 2027; WAC 173.26.090.1 and RCW 90.58.080.4.B.i). Update effort to start after Dept. of Ecology rulemaking effort is completed.
- Subdivision Code Amendments to LFPMC- including Short Plat Expiration Regulation. (Voluntary but could become mandatory in 2026/2027)
- Wireless Facilities Ordinance Amendments to LFPMC. (Voluntary but needed)
- Development regulations for co-living, emergency shelters, transitional housing, and permanent supportive housing. See Ordinance 1227, and Ord. 24-1302? (Mandatory but completed or partially completed in 2025 Middle Housing Ord.)

Potential Parking Regulations and Transit Oriented Development (Voluntary but could become mandatory in 2026/2027)

- HB 1235 Parking Requirements Amendments to LFPMC
- SSB 6015 Parking Requirements Amendments to LFPMC
- HB 1491 Transit Oriented Development Parking and Floor Area Ratio Amendments to LFPMC
- Review range of parking ratios from Low Density Residential to Apartments to Multi-Family
- Review potential for no parking requirements, at City Council direction, if directed

Other Land Use Items (Voluntary)

- Lot Split LFPMC Amendments- re: HB 1096

- Tree Regulations Amendments to LFPMC (Tree Board tree list and DBH criteria)
- Economic development, business assistance for small businesses and mixed use (House Bill 1175 proposed in 2025/2026 WA Legislative Session).
- Neighborhood scale businesses
- Expand commercial base, with feedback from business representatives.
- Reasonable Use Exceptions (RUEs), revisit and end user guide.
- Housing in Southern Gateway, potential incentives.
- Tree Canopy Report, update w/Tree Board. (SFI Grant in 2026/2027)
- Parks, Recreations, Open Space, & Trails (PROST) Plan update.
- Safe Streets, sidewalks, etc.
- Education on/of development regulations.
- Perkins Way and 40th Place impacts, traffic calming and safety, light rail.