



# CITY OF LAKE FOREST PARK

## CITY COUNCIL

### AGENDA COVER SHEET

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<b>Meeting Date</b>	June 16, 2025, Special City Council Meeting
<b>Originating Department</b>	Community Development
<b>Contact Person</b>	Mark Hofman, Community Development Director
<b>Title</b>	Ordinances 25-1309 and 25-1310 / Middle Housing, Accessory Dwelling Units, and Unit Lot Subdivision Code Amendments

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#### Legislative History

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|-----------------------|-----------------------------------------|
| • Introduction        | May 22, 2025– Regular Council Meeting   |
| • First Presentation  | June 9, 2025 – Special Council Meeting  |
| • Second Presentation | June 12, 2025 – Public Hearing          |
| • Third Presentation  | June 16, 2025 – Special Council Meeting |
| • Council Action      | June 26, 2025 – Adoption scheduled      |
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#### Attachments:

1. Draft Ordinance 25-1309 with
  2. Draft Ordinance 25-1310 with
  3. SCJ Alliance Technical Memorandum
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#### Executive Summary

The proposed ordinances update Lake Forest Park Municipal Code, Titles 16, 17 and 18, to implement state-mandated requirements for middle housing, accessory dwelling units (ADUs), and unit-lot subdivisions. Compliance with E2SHB 1110 (2023), EHB 1337 (2023), and ESHB 2321 (2024) ensures the City allows at least two dwelling units per residential lot, meets base guidance for accessory dwelling units, and provides streamlined subdivision procedures while preserving local design standards.

**Background**

Washington’s 2023–24 housing legislation requires “Tier 3” cities like Lake Forest Park to allow a minimum of two dwellings per lot and to permit zero-lot-line and unit-lot subdivisions. The Planning Commission held six public work sessions and a public hearing (May 13, 2025) before forwarding a recommendation.

**Fiscal & Policy Implications**

Adoption aligns local code with state law, avoiding default to the Department of Commerce model ordinance. Implementation will require staff training and public outreach but is expected to be covered by existing budgets of the Planning & Building Department. Permit fee revenue may increase modestly as additional housing applications are submitted.

**Alternatives**

<i>Options</i>	<i>Results</i>
<ul style="list-style-type: none"><li>Defer action</li></ul>	The WA State Department of Commerce’s model ordinance would automatically govern after June 30, 2025
<ul style="list-style-type: none"><li>Adopt Ordinance 25-1309 and 25-1310</li></ul>	Comply with baseline guidance of recent legislation for middle housing and accessory dwelling units

**Staff Recommendation**

Staff recommends the Council review draft Ordinance 25-1309 and 25-1310, recommend changes to the LFPMC, offer the staff any recommended changes, and adopt the ordinances prior to June 30, 2025.