



## City of Lake Forest Park

### Planning Commission Work Plan—PC prep. for 2026

Project Summary	Focus as a % of estimated time that will be devoted to each project in 2025.
<p>1. 2025 Middle Housing and Accessory Dwelling Unit Development Regulations Amendments to LFPMC required by the WA State Legislature</p> <ul style="list-style-type: none"><li>• Review of SCJ Alliance and Leland Consulting Group (Planning Consultants) drafts of potential Middle Housing and Accessory Dwelling Unit amendments to LFPMC and background materials</li><li>• Public hearing</li><li>• Recommend development regulation amendments to the City Council (for adoption by June 30, 2025)</li></ul>	40% (Completed)
<p>2. 2025 Climate Element Comprehensive Plan Amendment</p> <ul style="list-style-type: none"><li>• Review of Cascadia (Planning Consultant) policy audit, vulnerability assessment, community survey, public engagement plan, GHG inventory, resiliency sub-element policy, drafts of Comprehensive Plan amendments, and background materials</li><li>• Review of Climate Policy Advisory Team (CPAT) materials and recommendation</li><li>• Public hearing</li><li>• Recommend amendments of the Comprehensive Plan to the City Council (CPAT draft by June 15, 2025 to Commerce)</li></ul>	30% (Completed)
<p>3. Tools and incentives for middle housing affordability</p> <ul style="list-style-type: none"><li>• Review, explore, and discuss opportunities</li><li>• Recommend methods and potential amendments to the City Council</li><li>• Review Min. Lot Size Regulations</li><li>• Review Min. Frontage Regulations in LFPMC Residential</li><li>• Consider consolidation of similar Zoning Districts</li><li>• ADU options for applicability to Duplex Residential</li></ul>	30% (as time permits) <b>Started in Fall 2025 and ongoing in discussion into 2026</b>

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

**Potential 2026 Comprehensive Plan Docketing Amendment (Voluntary 3<sup>rd</sup> year amendment, not GMA mandated. GMA Periodic Update completed on time December of 2024. Climate Element completed December of 2025, four years early.)**

- Implementation Chapter addition with the 2025 Comprehensive Plan Amendment.
- King County Housing Authority 2025 comments review re: housing policy and implementation items.
- PSRC Transportation Certification comments- Council Resolution with Work Plan to PSRC. Then PSRC Cert. by Dec. 2026.
- Climate Element implementation chapter, with items for new Climate Coordinator/Manager.

## **Major Development Regulation Item Updates**

- Critical Areas Ordinance Mandatory Update to LFPMC. (Mandatory, Dec. 2025)
- 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)
- 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 LSPMC 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).
- 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 40<sup>th</sup> Place impacts, traffic calming and safety, light rail.