



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"> • 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 • Public hearing • Recommend development regulation amendments to the City Council (for adoption by June 30, 2025) 	<p>40% (Completed)</p>
<p>2. 2025 Climate Element Comprehensive Plan Amendment</p> <ul style="list-style-type: none"> • 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 • Review of Climate Policy Advisory Team (CPAT) materials and recommendation • Public hearing • Recommend amendments of the Comprehensive Plan to the City Council (CPAT draft by June 15, 2025 to Commerce) 	<p>30% (Completed)</p>
<p>3. Tools and incentives for middle housing affordability</p> <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 • Review Min. Frontage Regulations in LFPMC Residential • Consider consolidation of similar Zoning Districts • ADU options for applicability to Duplex Residential 	<p>30% (as time permits) Started in Fall 2025 and ongoing in discussion into 2026</p>

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

Potential 2026 Comprehensive Plan Docketing Amendment (Voluntary 3rd 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 40th Place impacts, traffic calming and safety, light rail.