



CITY OF LAKE FOREST PARK

CITY COUNCIL

AGENDA COVER SHEET

Meeting Date	September 8, 2022
Originating Department	Planning and Building Department
Contact Person	Steve Bennett, Planning Director
Title	Ordinance 1248 renewing interim development regulations relating to Emergency Shelters and Housing, Transitional Housing, and Permanent Supportive Housing

Legislative History

- First Presentation: Regular City Council meeting September 9, 2021
 - Second Presentation: Regular City Council meeting September 23, 2021
 - Third Presentation: Special City Council meeting November 18, 2021
 - Fourth Presentation: Regular City Council meeting March 10, 2022
 - Fifth Presentation: Regular City Council meeting September 8, 2022
-

Attachments:

1. Ordinance No. 1248 renewing interim regulations adopted in Ordinance 1227
 2. Ordinance No. 1227 adopting interim development regulations relating to indoor Emergency Shelters and Housing, Transitional Housing, and Permanent Supportive Housing
-

Executive Summary

Council is considering Ordinance No. 1248, which would renew for a second time the interim development regulations in Ordinance No. 1227, which was adopted by Council on September 23, 2021 (Attachment 2). Council has previously held two public hearings on this matter and would hold a third public hearing prior to deliberating on Ordinance No. 1248. Under the Growth Management Act (GMA), interim regulations may be in effect for six months and may be renewed for one or more six-month periods. The Administration recommends this second renewal of the interim regulations while the City is waiting for the Washington State Department of Commerce (“Commerce”) to provide the City with the necessary guidance and data that could affect unit numbers, locations, and reasonable intensity, spacing, and occupancy requirements.

Background

E2SHB 1220, Emergency Shelters and Housing – Local Planning and Development, was adopted during the state legislature’s 2021 regular session and became effective July 25, 2021. E2SHB 1220

amends statutory requirements for cities regarding affordable housing, emergency shelters and housing, and transitional and permanent supportive housing.

E2SHB 1220 provides in part that “[e]ffective September 30, 2021, a city shall not prohibit indoor emergency shelters and indoor emergency housing in any zones in which hotels are allowed, except in such cities that have adopted an ordinance authorizing indoor emergency shelters and indoor emergency housing in a majority of zones within a one-mile proximity to transit.”

Prior to the adoption of Ordinance No. 1227, the LFPMC had two zoning districts that allowed hotels: Commercial Corridor (CC) and Town Center (TC). The CC zoning designation occurs on the three narrow parcels across Bothell Way NE from Town Center that comprise roughly one-third of an acre, and on one parcel occupied by North Park Heating and Sheet Metal on Ballinger Way that is about two-thirds of an acre. The Town Center zone includes an area of about 18 acres.

E2SHB 1220 also states that “[a] city shall not prohibit transitional housing or permanent supportive housing in any zones in which residential dwelling units or hotels are allowed.” Currently, the TC, CC, and Residential (includes Southern Gateway-Corridor, Southern Gateway-Transition and Southern Gateway-Single-family Residential) zones do not list transitional housing or permanent supportive housing as permitted uses.

The interim regulations permit emergency housing and shelters in the CC zone, but not in the TC zone since the interim regulations removed hotels as a permitted use in the 18-acre TC zone. The interim regulations also add transitional and permanent supportive housing as permitted uses in the twelve zones that allow residential dwelling units as well as the CC zone.

The short September 30, 2021, deadline in E2SHB 1220 did not give the City sufficient time to investigate and analyze all options before adopting permanent development regulations. The short deadline also did not allow enough time for the City to receive necessary guidance and data from Commerce. The City has still not received this information from Commerce, but it is now expected in December of 2022.

Fiscal & Policy Implications

Alternatives

<i>Options</i>	<i>Results</i>
<ul style="list-style-type: none">• Approve the Ordinance	Interim regulations will remain in effect for six months, or until sooner repealed by the City Council
<ul style="list-style-type: none">• Do not approve the Ordinance	The current interim regulations will expire on September 22, 2022, and the City will not be in compliance with the statutory requirements until new interim or permanent regulations are adopted

Staff Recommendation

Adopt Ordinance 1248 renewing interim development regulations relating to Emergency Shelters and Housing, Transitional Housing, and Permanent Supportive Housing.