



CITY OF LAKE FOREST PARK

CITY COUNCIL

AGENDA COVER SHEET

Meeting Date	March 23, 2023
Originating Department	Planning Department
Contact Person	Steve Bennett, Planning Director; and Kim Adams Pratt, City Attorney
Title	Ordinance 23-1266/Amending Chapter 16.16.250 of the Lake Forest Park Municipal Code, Reasonable use exception to allow for reasonable economic use

Legislative History

- First Presentation March 9, 2023 Work Session
 - Second Presentation March 23, 2023 Regular Meeting
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Attachments:

1. Ordinance 23-XXXX/Amending Chapter 16.16.250 of the Lake Forest Park Municipal Code, Reasonable use exception to allow for reasonable economic use
 2. September 13, 2022 Memorandum from Planning Commission with recommended amendments
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Executive Summary

In response to input from the community and a review of the history of Reasonable Use Exception (RUE) projects, the Planning Commission began reviewing the relevant provisions in Chapter 16.16.250 LFPMC to determine if there were amendments that could enhance City staff's ability to ensure mitigation and monitoring plans are adhered to. With the assistance of the Planning staff and the City Attorney, the Commission developed the recommended amendments in the attached draft ordinance (Attachment 1). Attachment 2 is a memorandum from the Planning Commission providing an explanation of the process and reasoning that led to the recommended changes.

Background

Section 16.16.250 of the Lake Forest Park Municipal Code (LFPMC) provides a process by which an applicant may apply for a reasonable use exception from Chapter 16.16 LFPMC, Environmentally Critical Areas, when the application of regulations in the Chapter prevents all reasonable economic use of the property.

After receiving community input early last year, the Planning Commission began the formal discussion of the issue at its May 2022 meeting. Public meetings were held on July 12, August 17, and September 13 of 2022, to consider possible amendments to LFPMC 16.16.250.

Fiscal & Policy Implications

Adoption of this ordinance would not add significantly to staff review time. The City's hearing examiner may charge the City for additional time to ensure new criteria are addressed by applicants.

Alternatives

<i>Options</i>	<i>Results</i>
• Adopt ordinance	City Staff and Hearing Examiner have more specific criteria pertaining to the review and approval of Reasonable Use Exceptions that better ensure compliance with conditions of approval
• No action	City Staff and Hearing Examiner will not have more specific criteria pertaining to the review and approval of Reasonable Use Exceptions

Staff Recommendation

Review draft ordinance and consider recommendations from Planning Commission and provide guidance to the Administration on any changes needed prior to adoption.