



CITY OF LAKE FOREST PARK

CITY COUNCIL

AGENDA COVER SHEET

Meeting Date	June 26, 2025, Regular City Council Meeting
Originating Department	Community Development
Contact Person	Mark Hofman, Community Development Director
Title	Ordinances 25-1309 and 25-1310 / Middle Housing, Accessory Dwelling Units, and Unit Lot Subdivision Code Amendments

Legislative History

- 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 Exhibit A
 2. Draft Ordinance 25-1310 with Exhibit A and B
 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">Defer action	The WA State Department of Commerce’s model ordinance would automatically govern after June 30, 2025
<ul style="list-style-type: none">Adopt Ordinance 25-1309 and 25-1310	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.