

Date: December 11, 2025

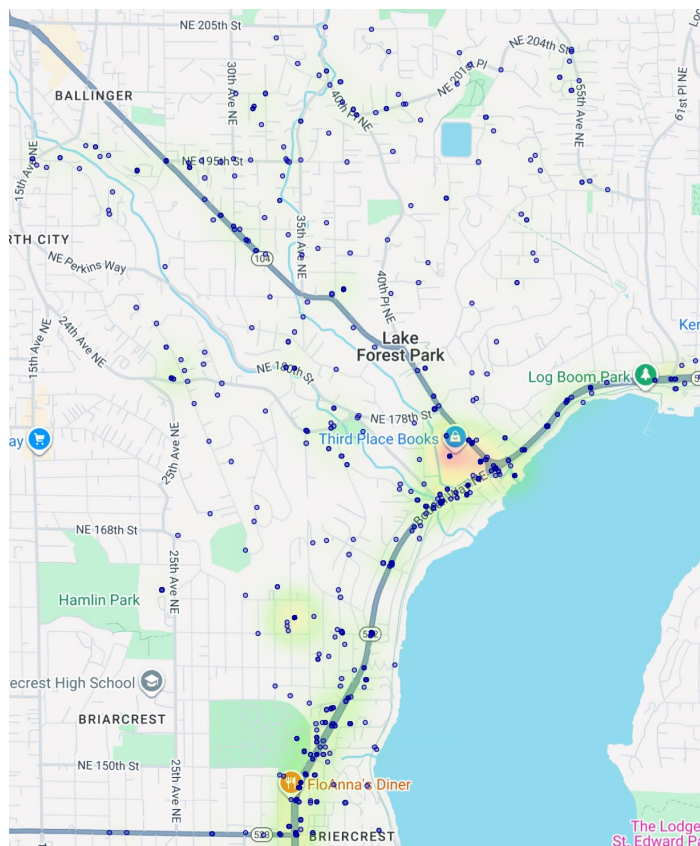
TO: Honorable Deputy Mayor and Councilmembers

FR: Phillip Hill, City Administrator

CC: Honorable Mayor Tom French
Leadership Team

Please let me know if you have any questions or need additional information about any of the following items and please feel free to contact any of the department heads for additional information.

Police Department



2025:

This map represents **940** Call Incidents in **November**
See Traffic Stats in Traffic Safety Section

Behavioral Health	66
Questionable Activity	48
911 Calls	32
Area Check	30
Warrants	25
Contact of a Person	24
Welfare Check	22
Theft	17
Suicide	8
Alarm	7
Disturbance	6
Civil	5
Noise Complaint	5
Orders	5
Animal	4

Case Reports Taken for November 2025

Theft	13
Behavioral Health	9
Warrant Arrest	4
APS (Adult Protective Services)	4
DUI	3
Trespass	3
Burglary	2
Domestic Incident	2
Vehicle Prowl	2
Sexual Assault	1
Vehicle Theft	1

Traffic Offense	1
Reckless Endangerment	1
Civil Dispute	1
Disturbance	1
Court Order	1
Informational Report	1
Forgery	1
Welfare Check	1
Fraud	1
Hit and Run	1

Total – 54

Notable Incidents:**Contact of a Person**

One of our officers was in his patrol vehicle writing a report when a citizen knocked on the officer's window and asked him to leave because he didn't like the fact that the officer was there (NE 149th and SR 522) conducting traffic stops in the area. The officer explained that he was not blocking traffic or illegally parked in a private parking spot, he was on a city street and was literally one of his jobs to enforce traffic laws. The citizen didn't like the officer's answer.

Theft

Officers responded to a theft in progress at the Safeway store. Four juveniles stole several items and left before the arrival of the officers.

Suspicious

Officers responded to a possible rolling DV. The female victim didn't want to provide her name or details of the occurrence. No signs of injuries and the victim was uncooperative with the investigation. She left with her husband. The vehicle was bearing a Texas plate.

Suicide

Well-known to the police (mentally ill) person took several pills because she wanted to commit suicide. Officers responded to the call and sent her to the Hospital for evaluation.

Female juvenile swallowed 30 pills to kill herself. She was transported to the Children's Hospital and ITA'd.

Welfare Check

Male sleeping on the Burke Gilman trail at 00:30 hours. He refused to identify himself, did not want to be helped and left.

Officers checked on a highly intoxicated subject screaming in the street. The officers described the subject as he being on an “emotional rollercoaster”. He was transported to the Connections facility in Kirkland.

R/P called 911 because her ex-husband was not answering the phone. Officers were able to contact the ex-husband who was just fine.

Suspicious

A female subject was found in the security office of the town center. Nothing was missing but she was trespassed.

Malicious mischief

Several juveniles, who were playing football on the street, damaged a few parked cars. The victims declined charges, and the parents were contacted.

Domestic Violence Incident

Mentally ill person called 911 regarding a DV in progress. Officers responded but it was determined that nothing happened (additional calls 2025-10420 and 2025-10424, similar occurrences).

Animal

Patrol brought a lost dog to PAWS in Lynnwood. The dog had a microchip, so PAWS personnel contacted the owner.

DUI

A driver was stopped by patrol for speeding, but it was discovered that he was under the influence of alcohol. The driver was arrested.

A community member called 911 regarding a vehicle in a ditch with the driver slumped over. The driver was DUI. He was arrested, booked and released. He blew .164.

Assist

Officers assisted the fire department with a patient who had a cardiac arrest.

Officers assisted the fire department in looking for a person who overdosed in his vehicle in the middle of the street (14500 block of Bothell Way NE) but took off as the firefighters were assisting him. Unable to find the subject.

A community member dropped her keys down the drain. Officer Robles opened up the drain and fished the keys out using his own magnetic tool.

Officers assisted a community member who was having problems with his son who needs to go to rehab.

A very large black and red duck in the bus lane was not moving. As Sgt. Walker approached the duck, the animal decided to fly away. Sgt. Walker and a few bystanders were very disappointed.

APS

APS referral. Possible financial exploitation. The case was sent to detectives.

Road rage

A community member called the police because a vehicle was aggressively tailgating him. Patrol found the suspect vehicle and warned the driver about driving behavior.

Warrants

Officers located a well-known subject who had warrants. The subject ran in the upper mall and disappeared. Later in the evening the officers were able to locate him again. He was arrested and booked.

Lake Forest Park



Traffic Safety

Traffic Safety Highlights

Stop Sign/ Red Light Violations:

- 17200blk of 522- Officer observed driver running red light and was cited for failure to obey traffic control device
- 16200blk of 37th Ave NE- infraction for a stop sign violation
- 40th Place – 2 Infractions for stop sign violations

Transit Lane Violation:

- 17 infractions issued

Distracted Driving:

- Cell phone use – 4 infractions issued.

Traffic Stops	330
Traffic General	56
Traffic Collisions	11
Traffic Abandon	5
Impounds	2
DUI	3
Hit and Run	5

Speed violations:

- At the 18000blk of Brookside Blvd. A LFP resident was pulled over and given a “very firm warning,” for excessive speed and overall reckless driving.
- Early morning of the 19th, in the 15700blk of 522 and infractions were written for two drivers, one going 61mph and another going 62mph in the 40mph zone.
- An officer gave 3 warnings for speeding on Perkins Way.
- In the 14700blk of 522, a driver was cited for speeding going 61mph, stating, “I know I was speeding, I am late to work.”
- In the 15700blk of 522 a driver was cited for speeding 64mph in the 40mph zone.
- 17100blk of 522 a driver was cited for speeding 62mph in the 40mph zone.

Parking:

- At around 2pm, a community member called in to report someone parking in a “No Parking Zone” in the 14700blk of 35th Ave NE. When officers arrived, the vehicle was gone.
- In the 15500blk of 35th- a vehicle blocking roadway, the homeowner was contacted and they moved it.
- In the 19500blk of Forest Park Dr., a vehicle was cited for parking and unregistered vehicle, a day later, the vehicle had moved but was still in violation. The vehicle was tagged for removal.
- In the 19000blk of Lago Pl. a vehicle parked in right-of-way with expired registration and had clearly not moved in some time, “due to the moss growing on the vehicle.” The officer tried to contact the owner, but no one answered. Vehicle was tagged to be removed within 72 hours.

Other:

- At the 6000blk of Bothell Way, a driver was pulled over for expired registration. Upon investigation, the driver was cited for failure to initially register vehicle and no insurance. The driver has lived in Washington for two years.

DUI:

- In the 16500blk of Bothell Way, a vehicle was stopped for speeding at a rate of 64mph in a 40mph zone. Upon further investigation, the driver was arrested for DUI.

Collisions:

- A vehicle was traveling southbound on SR522 while another vehicle was traveling on 39th Ave NE, turning left onto SR522, when the other vehicle failed to yield right of way and collided with the vehicle traveling south on SR522. Both vehicles were towed from the scene, and no injuries were reported. An infraction was issued to one driver for failure to yield, and the other driver for no insurance.
- In the 14900blk of 522, a vehicle illegally traveling in the transit lane, which collided with vehicle turning left into Acacia. The driver in the transit lane first stated they were turning but then later admitted they were driving down the bus lane.

- An Amazon delivery driver left a note regarding vehicle damage. The driver reported that they were unaware of any damage to their vehicle until returning home to Des Moines after making deliveries in Lake Forest Park. The driver did not wish to file a formal police report but wanted to document the incident. Amazon has been cooperative in addressing the situation.

Scouting Event

Our officers had the pleasure of spending time with Cub Scout Pack 850 during their public service–focused event! Our team set up a table with stickers and goodies, and the kids kept us busy with tons of thoughtful, intelligent questions. It was great to see their enthusiasm as we talked about the role police officers play in the community.



A big thank you to Sgt. Gross, Officer Montague, Officer Holmes, and Cmdr. Zanella for attending, answering questions, and making meaningful connections with the Cub Scouts, their parents, and their leaders. The Scouts especially enjoyed checking out our uniforms, vests, duty-belt tools, and—of course—the chance to explore a patrol vehicle.



We can't wait to interact with Cub Scout Pack 850 again! 🚓



II. Internal City Information

Community Development Department

I. New Online Portal Simplifies the Permit Process

The Community Development Department now offers a streamlined permitting process for building, planning, right of way, and tree permits. Paper applications are no longer accepted. Customers can submit applications, complete checklists, upload plans, and schedule inspections all through the new online Permit Portal. For questions on the portal, please visit the permit center.

Please note: Payments cannot currently be made through the new system. To pay by credit card, contact the Permit Technician at 206-957-2813. A 3% processing fee applies to all credit/debit card payments (Visa, MasterCard, and Discover only). Cash or check payments may be made in person at City Hall, mailed, or placed in the City Hall drop box.

Learn more on our website.

III. Council Information

Kirkland Crisis Care Center

King County is exploring the use of Crisis Care Center Levy funds to purchase the building currently occupied by the Connections Kirkland Facility. This would be an outright purchase. Ongoing costs to the levy would be for operations and maintenance of the building.

Regional Crisis Response Agency (RCR)

Due to the increase in revenues, it is not anticipated that RCR will need to utilize any of the Rate Stabilization reserves or Unreserved Working Capital, previously budgeted to use \$457k this biennium.

IV. Response to Citizen and Council Comments

V. Contract Reporting

On December 2 the administration was informed that the King County Council approved the Conservation Futures funding for the purchase of the Rose property, expanding the 5-acre Woods park. The agreement accepting these funds will be brought to Council in January.



King County

Water and Land Resources Division

Department of Natural Resources and Parks
King Street Center
201 South Jackson Street, Suite 6300
Seattle, WA 98104
206-477-4800 Fax 206-296-0192
TTY Relay: 711

December 2, 2025

Dear Phillip Hill:

The King County Council has approved the Conservation Futures funding awards, including the following to your agency.

Award Type	Project Name	Award Amount
FY 2026	Five Acre Woods Expansion - acquisition	\$1,284,551
FY 2026	Five Acre Woods Expansion - SSC	\$150,000

The email accompanying this letter provides details about next steps on our Agreement associated with this project. The project should be completed within two years of King County Council's approval of funds.

Please contact me at (206) 477-4578 or Ingrid.Lundin@kingcounty.gov if you have any questions about this award.

Sincerely,

Ingrid Lundin
Conservation Futures Program Coordinator

VI. Legislative Update

**City of Lake Forest Park
Preparing for the 2026 Legislative Session
November 2025**

The 2026 legislative session will be the second year of the 2025-27 legislative biennium. The state operates on a two-year cycle, with 2026 being the second year of that cycle. The 2026 session is scheduled to begin on January 12 and last for 60 consecutive calendar days.

2026 Legislature: The Bill Process

Every bill that was introduced during the 2025 session and did not pass into law will automatically be reintroduced at the beginning of the 2026 session. If a bill passed its chamber of origin in 2025, rather than starting over in a policy committee, it will begin the process in the Rules Committee in its chamber of origin. Please see our list of 2025 bills likely to return in 2026 further below in the report.

In a short session, the cutoff deadlines for bills to advance in the process come quickly. To successfully pass a bill in a short session, it is strongly advised to have it pre-filed in early December and request a public hearing in the first week of the session. To achieve this goal with a new piece of legislation, significant work must occur between now and December.

2026 Legislature: The Budget Process

During the 2025 session, the Legislature adopted biennial operating, capital, and transportation budgets for the 2025–27 biennium (July 1, 2025 – June 30, 2027). The primary goal of the 2026 short session is to make targeted adjustments to these budgets through the adoption of supplemental budgets.

That process is already underway. State agencies submitted [budget requests](#) to the Office of Financial Management in mid-September. The Governor will evaluate these submittals and release proposed supplemental budgets in December, which the Legislature will use as a starting point for its deliberations.

The Governor and Legislature face a challenging fiscal landscape. The September revenue forecast projected a \$900 million shortfall over the four-year budget outlook (2025-27 and 2027-29). This shortfall could increase as the outcome of ongoing litigation and federal actions become better understood.

The Governor has emphasized the need for continued cost-saving measures. Most of the legislative budget writers are indicating they will not consider new taxes to balance the budget. However, some progressive Democrats have proposed a wealth tax to backfill federal funding reductions. Budget cuts will likely be considered this session, including potential reductions to revenue streams shared with local governments.

2026 Legislature: The Politics

Over half the Senate and all the House of Representatives will be up for election in 2026. In short sessions, which are election years, the Legislature tends to avoid controversial issues that could impact incumbents' re-election.

Democrats will continue to hold a strong majority in both chambers. The current political breakdown for each chamber is as follows.

House of Representatives: 59 Democrats and 39 Republicans

State Senate: 30 Democrats, 19 Republicans

2026 Budget Outlook & Recommendations on Funding Requests

Below are some broad guidance/considerations for funding requests for the 2026 session.

Since the City of Lake Forest Park successfully secured \$1 million during the 2025 Legislative Session, the City may be perceived as having already received support for this budget cycle, and there may be a desire to allocate supplemental funds to stakeholders who did not receive funds in 2025. When developing priorities, consider whether your request is urgent or if it would be better positioned for the 2027 session.

Operating Budget: Funding is extremely limited. Requests within this budget must support programmatic or operational needs (e.g., staffing, technology), with expenditures completed by June 30, 2027. Any request must be funded through a state agency.

Late last week, [several media outlets](#) reported that Senate Ways & Means Committee Chair Sen. June Robinson said she would not accept operating budget requests for the 2026 session. This does not come as a surprise; our reports have noted that the state is facing a \$900 million+ shortfall over the 4-year budget. However, Sen. Robinson's comments apply only to the operating budget, and not the capital or transportation budgets. As a reminder, the state has three budgets, and the two budgets that fund projects are the capital and transportation budgets. The operating budget funds state agency operations and – most notably for cities – state-shared revenues. [Click here](#) to view AWC's state-shared revenue page, which allows you to see city-by-city impacts if these revenues were reduced.

Capital Budget: This remains the most stable budget. Competitive 2026 requests should be \$250,000 or less and address urgent needs. Requests should serve as the last dollars into a project. Note: transportation projects are not eligible under the capital budget.

The Capital Budget is largely funded through bonds that a portion of the Operating Budget is dedicating to paying off each year; there is approximately \$350 million bond capacity for the mid-biennial adjustment to the capital budget. Bonds typically fund community projects throughout the state. In addition to bond revenues, there are also several revenue streams that are dedicated to grant programs that are appropriated through the Capital Budget. One of those is the hazardous substance tax, which funds three Model Toxic Control Act (MTCA) accounts, which are focused on preventing pollution, cleaning up contaminated sites, protecting water resources, improving air quality, and responding to oil spills and threats from emerging contaminants like PFAS. Based on the September revenue forecast and the 2025-27 biennial budgets adopted by the Legislature, the MTCA Operating Account currently has a projected shortfall of -\$20 million this biennium. Ecology is implementing cost reduction measures that prioritize Ecology's core environmental programs while cutting vacant positions, eliminating new work, and reducing or eliminating grant and interagency contract funding. The Legislature will determine how to further address this shortfall this session.

Transportation Budget: Funding remains constrained. The House Transportation Chair has stated there will be no new project funding in 2026. Broader discussions will continue on replacing declining gas tax revenues.

Last week, Transportation budget writers and representatives from Governor Ferguson's Office spoke at the [Washington Highway Users Federation](#) on the status of the transportation budget. For the first time in several legislative sessions, the Transportation Budget is not facing an urgent shortfall heading into the 2026 session. However, the 10-year transportation spending plan has a \$500 million shortfall based on current project estimates. During the 2025 session, \$600 million was transferred from the Transportation Budget to the Operating Budget to support the current biennium's budgets, with a commitment that a portion of sales tax revenues would be deposited into the Transportation Budget in 2027-29 and years thereafter. Transportation budget writers expressed concern that this commitment would not be honored, given the challenges the Operating Budget faces. It was also noted that Legislators have some remaining bond capacity that they could access to allocate additional funds in the current supplemental budget; there was some commentary, but no commitments, that the bonding capacity could be used to fund transportation maintenance and preservation.

Governor Ferguson's representative noted that the Governor's transportation priority is preservation and maintenance, with a particular emphasis on bridges. It was shared that of WSDOT's 3,000 bridges, 80 need replacement. Transportation budget writers shared this emphasis on preservation and maintenance. There was also a collective recognition that the gas tax will need to be replaced with an alternative revenue source (vehicle fee, [road usage charge](#), [tolling](#), etc.), but that no action to make a change is anticipated in 2026. Budget writers also discussed re-evaluating how best to replace 13 ferries, reducing regulatory obstacles to allow transportation projects to be completed quickly, and improving driver behavior to improve traffic safety.

Association of Washington Cities Legislative Priorities

The Association of Washington Cities' Legislative Priorities Committee and AWC Board have approved the Association's final priorities. To review them, [click here](#).

2025 Bills Likely to Return in 2026 & Emerging Topics

All bills from the 2025 Session that did not pass will automatically be reintroduced and reconsidered during the 2026 session. The list below highlights legislation that is expected to receive significant discussion during the 2026 session. Additionally, we have identified a few areas of new, emerging issue topics. This is not an exhaustive list; if you are aware of a topic being discussed or is of interest, please let us know.

The Governor and Legislators are placing greater emphasis on cost-saving and efficiency proposals. We encourage you to review the proposals and prepare for the continuation of these policy discussions by indicating whether you have any feedback on these items or whether any of these items are a high priority.

Budget & Finance:

State-Shared Revenues: Preserve state-shared revenues amid likely forthcoming budget cuts (liquor profits, cannabis revenues, municipal criminal justice assistance account, etc.).

Progressive Real Estate Excise Tax: Pursue legislation allowing local jurisdictions to switch the local real estate excise tax from a flat rate to a tiered rate that aligns with the state-imposed real estate excise tax.

Property Tax Levy Lid Lift: While given significant consideration in 2025, this proposal is not likely to be viable in 2026 for a variety of reasons.

Short-Term Rental Tax: [Senate Bill 5576](#) (ESSB 5576), sponsored by Sen. Liz Lovelett (D-40th LD), authorizes counties, cities, and towns to impose a new local excise tax on short-term rental lodging transactions facilitated through short-term rental platforms. The bill establishes the framework for the tax, its rate (not exceeding 4%), collection, and use of proceeds, which must be deposited into the "essential affordable housing local assistance account" to fund affordable housing-related purposes such as construction, operations, rental assistance, and social services.

Declining Model Toxics Control Act Revenues: Revenue for the Model Toxics Control Act (MCTA) primarily comes from the Hazardous Substance Tax (HST), which is levied on the first possession of hazardous substances within the state, including petroleum products, certain pesticides, and industrial chemicals. Over 90% of revenue is generated from a per-barrel tax on petroleum products. However, current revenue projections show a declining trend, driven by falling oil prices and reduced fuel consumption. MCTA revenue is a primary funding source for Department of Ecology staff so this decline could place more strain on the state's general fund.

Public Safety

Adjustments to HB 2015: In 2025, the Legislature approved [HB 2015](#), authorizing a \$100 million grant program and a new local sales tax option to fund public safety. The Criminal Justice Training Commission is implementing the program. Additional legislation may be needed to clarify the provisions of the bill.

Public Defense: Cities and counties plan to request funding to implement newly approved indigent defense caseload standards. They also plan to seek policies to support developing a workforce of public defenders, prosecutors, and other personnel to ensure the standards can be implemented.

Attorney General Oversight: [House Bill 1056](#), sponsored by Rep. Darya Farivar (D-46th LD), and [Senate Bill 5066](#), sponsored by Sen. Drew Hansen (D-23rd LD), empower the Attorney General to investigate and address systemic misconduct within local law enforcement and corrections agencies through independent investigations and legal actions. The bill focuses on systemic abuses such as excessive force, discriminatory practices, and inadequate confinement conditions, explicitly excluding isolated misconduct or individual officer liability.

Independent Prosecutions: [Senate Bill 5584](#)/[House Bill 1740](#), sponsored by Sen. Manka Dhingra (D-45th LD) and Rep. Monica Jurado Stonier (D-49th LD), would create an Office of Independent Prosecutors to align with the new Office of Independent Investigations (OII) that was

established in 2021. The independent prosecutor would conduct reviews of investigations, make charging decisions, and prosecute such cases upon the Governor's request. This bill was considered during the 2025 session and will be considered again in 2026.

Law Enforcement Eligibility: [Senate Bill 5364](#), sponsored by Sen. John Lovick (D-44th LD), and [House Bill 1399](#), sponsored by Rep. Roger Goodman (D-45th LD), establish uniform criteria for law enforcement officers, including U.S. citizenship, a minimum age of 25, a high school diploma or equivalent, no felony or certain gross misdemeanor convictions, and at least two years of full-time law enforcement experience. It mandates certification within 12 months of assuming office, requires background investigations for candidates, limits the roles of volunteers and specially commissioned officers unless certified, repeals outdated provisions, and clarifies the duties of sheriffs to enforce state and federal laws.

Independent Jail Oversight: [Senate Bill 5005](#), sponsored by Senator Rebecca Saldaña (D-37th LD), establishes the Washington Jail Council within the Office of the Governor to oversee and improve the state's jail system. The council is tasked with monitoring jail operations, collecting and analyzing data, publishing reports, investigating systemic issues, and participating in unexpected fatality review teams, with access to facilities and records necessary for oversight.

Juvenile Interrogations: [Senate Bill 5052](#), sponsored by Sen. Jesse Salomon (D-32nd LD), clarifies law enforcement authority to contact juvenile witnesses and victims not suspected of criminal activity. The bill narrows attorney consultation requirements to juveniles detained based on probable cause of criminal involvement, ensuring these requirements do not apply to witnesses or victims. It also reinforces the admissibility of lawfully obtained evidence and includes legislative intent to provide consistent statewide interpretation of juvenile interrogation laws.

Behavioral Health

Misdemeanor Charge Dismissal Framework: [House Bill 1113](#), sponsored by Rep. Darya Farivar (D-46th LD), establishes a framework for courts of limited jurisdiction to dismiss certain misdemeanor and gross misdemeanor charges if defendants comply with court-ordered conditions aimed at rehabilitation. Courts may dismiss charges upon a defendant's substantial compliance with conditions over a continuance period of 6 to 12 months, which must be tailored to support rehabilitation and address factors such as behavioral health disorders, housing instability, or employment challenges. Exclusions include serious offenses such as DUI-related crimes, domestic violence, firearm-related charges, animal cruelty, traffic offenses involving commercial driver's licenses, and offenses involving sexual motivation or minors.

Competency Evaluations: [House Bill 1218](#), sponsored by Rep. Darya Farivar (D-46th LD), introduces significant changes to the forensic mental health system, focusing on competency evaluation and restoration services. The bill expands the role of forensic navigators to assist with evaluations for class B and C felonies and misdemeanors, prioritizes diversion programs for defendants charged with class C felonies or nonfelony serious offenses, streamlines outpatient competency restoration eligibility, and requires courts to dismiss charges if restoration is

deemed unlikely. It also establishes a Behavioral Health Diversion Incentive Program and Fund, while mandating counties to develop diversion plans to reduce jail time for individuals with behavioral health needs.

Land Use/Permit Issues

Annexation: The House Local Government Committee held an interim work session exploring different concepts to facilitate annexations and ease the tensions that exist when potential annexation areas are developed prior to annexation.

Permit Streamlining: [Senate Bill 5729](#), sponsored by Sen. Chris Gildon (R-25th LD), requires local governments to deem building permit applications prepared by licensed engineers or architects as complete upon submission while allowing additional information requests. It mandates deemed approval of project permits after six reviews if applications comply with development regulations and infrastructure capacity, and excludes certain types of projects from site plan review, such as expansions or remodels that do not modify site layout or involve exterior work adding to the building footprint. The bill also imposes professional liability insurance requirements for architects and engineers and prohibits approvals for applications that fail to meet housing affordability or regulatory compliance standards.

Neighborhood Cafes: [House Bill 1175](#), sponsored by Rep. Mark Klicker (R-16th LD), mandates that cities and towns allow "neighborhood stores" and "neighborhood cafés" to operate in any zoning district permitting residential uses, subject to conditions such as parking regulations, hours of operation, and maximum square footage. Cafés serving alcohol must also offer food, and stores in residential zones are prohibited from selling nicotine products. The bill establishes a phased implementation timeline for cities and exempts related regulatory actions from environmental review under the State Environmental Policy Act (SEPA).

Mandatory Hearing Examiners: [Senate Bill 5719](#), sponsored by Sen. Jesse Salomon (D-32nd LD), mandates adoption of hearing examiner systems for quasi-judicial land use decisions in counties and cities based on population and planning status under the Growth Management Act. Counties fully planning under the GMA and cities with populations over 2,000 must adopt hearing examiner systems for decisions such as plat approvals, variances, and conditional use permits, while smaller jurisdictions may do so optionally. Hearing examiner decisions are final, appealable only through the courts, and must align with comprehensive plans and clear development regulations; jurisdictions may impose fees to recover costs or enter interlocal agreements for shared services.

Clear and Objective Development Regulations and Design Standards: [Senate Bill 5613](#), sponsored by Sen. Jesse Salomon (D-32nd LD), amends the Growth Management Act to require cities and counties to adopt clear and objective development regulations and design standards for residential development. The bill defines "clear and objective development regulations" as those involving no personal or subjective judgment by public officials and ascertainable by measurable written or graphic criteria. "Clear and objective design standards" are similarly defined, with the stipulation that they do not reduce density, height, bulk, or scale below

generally applicable development regulations. Cities and counties must comply with these standards by January 1, 2029, and the Department of Commerce must publish a model code by June 30, 2027.

Wildfire Building Codes: [House Bill 1254](#), sponsored by Rep. Davina Duerr (D-1st LD), mandates phased statewide adoption of the International Wildland Urban Interface Code (IWUIC) to address wildfire risks. The bill requires the State Building Code Council to adopt the IWUIC, or portions thereof, by November 1, 2029, following the completion of statewide wildfire hazard and risk maps, and mandates its application in high-risk areas identified by these maps. Local governments may adopt amendments to address specific conditions, but amendments affecting residential buildings require State Building Code Council approval.

Environmental Justice Integration: [House Bill 1303](#), sponsored by Rep. Sharlett Mena (D-29th LD), and [Senate Bill 5380](#), sponsored by Sen. Liz Lovelett (D-40th LD), integrates environmental justice considerations into State Environmental Policy Act (SEPA) processes. The bill requires the Department of Ecology to amend SEPA rules to include environmental justice as an element of the environment and develop mitigation guidance for addressing potential adverse impacts. Lead agencies must evaluate and mitigate environmental justice impacts under SEPA, with the option to use existing assessments to meet new requirements. The bill's implementation is contingent on funding being allocated in the state budget by June 30, 2025.

Homelessness/Housing

Commercial -> Residential Incentives: Building on Senate Bill 5755 from the 2025 Legislative Session, sponsored by Sen. Emily Alvarado (D-34th LD), the Lieutenant Governor's Office is [conducting a study](#) on the conversion of commercial buildings to residential uses. This process may lead to legislation in 2026.

Revision to Parking Lot -> Housing Incentives: In 2022, the Legislature approved [Senate Bill 5755](#), sponsored by Sen. Yasmin Trudeau (D-27th LD), allowing cities to offer a 10-year sales and use tax exemption to affordable housing projects constructed on parking lots. There is interest amongst staff at some of the largest cities – including Tacoma – in modifying the provisions of the bill to ensure that it can be efficiently implemented.

Religious Property Incentives: [House Bill 1859](#), sponsored by Rep. Osman Salahuddin (D-48th LD), decreases the amount of affordable units required to qualify for a density bonus for affordable housing developed on property owned by a religious organization, and provides a sales and use tax exemption for housing on properties owned by a nonprofit religious organization.

Supportive Housing Permitting: [House Bill 1195](#), sponsored by Rep. Strom Peterson (D-21st LD), facilitates the siting, permitting, and operation of permanent supportive housing, transitional housing, indoor emergency housing, and indoor emergency shelters. Local governments must approve permit applications for these facilities through an administrative process and are prohibited from using local comprehensive plans or regulations to preclude

such developments in residential or commercial zones within urban growth areas contiguous with cities. The Department of Commerce is empowered to resolve disputes, enforce compliance, and withhold certain revenues from noncompliant jurisdictions.

Vehicle Residence Protections: [House Bill 1240](#), sponsored by Rep. Strom Peterson (D-21st LD), reforms vehicle impoundment procedures to provide protections for individuals living in their vehicles. The bill defines "vehicle residence" as a vehicle used as a home, residence, shelter, or homestead and establishes that such vehicles are not considered abandoned, requiring additional notifications and procedures before impoundment or auction. Key provisions include expedited court hearings, financial relief for storage fees, protections for personal belongings, and restrictions on auctioning vehicle residences.

Homelessness Regulation Framework: [House Bill 1380](#), sponsored by Rep. Mia Gregerson (D-33rd LD), establishes a framework for regulating the use of public property by individuals experiencing homelessness, requiring that such regulations be "objectively reasonable" in terms of time, place, and manner. The bill applies to laws enacted by cities, towns, code cities, counties, and the state, including those governing capitol building lands. It allows individuals to challenge such laws in court or assert an affirmative defense if enforcement is unreasonable, prohibits claims for monetary damages, and includes an emergency clause making the bill effective immediately upon enactment.

Homes on Wheels: [House Bill 1443](#), sponsored by Rep. Mia Gregerson (D-33rd LD), and [Senate Bill 5332](#), sponsored by Sen. Sharon Shewmake (D-42nd LD), allows placement of up to two mobile dwellings, such as recreational vehicles, travel trailers, or tiny houses on wheels, on residential lots under specific conditions. The bill mandates utility connections, prohibits associations like homeowners' associations from enacting restrictive rules until January 1, 2028, and requires cities and counties to update zoning regulations by their next comprehensive plan update or within two years of the bill's effective date.

Kit Home Building Codes: [Senate Bill 5552](#), sponsored by Sen. Jeff Wilson (R-19th LD), establishes a new category of building codes for "kit homes" to promote affordable housing. The bill defines kit homes as residential structures composed of prefabricated walls, floors, and roofs that are assembled on-site and are 800 square feet or smaller in size. The State Building Code Council is directed to develop specific codes for these homes and is authorized to update these codes as needed.

Affordable Housing Incentives: [House Bill 1717](#), sponsored by Rep. Mari Leavitt (D-28th LD), establishes a sales and use tax remittance program to incentivize affordable housing development. The program allows eligible organizations to apply for a 50 percent remittance of state and local sales and use taxes paid on qualifying affordable housing projects, provided at least 50 percent of residential units are dedicated to low-income households for a minimum of 40 years.

General Government

Email Privacy Exemption: [House Bill 1765](#), sponsored by Rep. Tarra Simmons (D-23rd LD), and [Senate Bill 5707](#), sponsored by Sen. Shelly Short (R-7th LD), exempts email addresses provided to local agencies for subscription communications, such as newsletters, from public disclosure under the Public Records Act. The bill does not alter the scope of existing exemptions or add additional requirements for local agencies beyond protecting these email addresses.

Public Records Requests: [House Bill 1964](#), sponsored by Rep. Mary Fosse (D-38th LD), requires individuals requesting lists of individuals through public records requests to sign a declaration of noncommercial purpose under penalty of perjury. The declaration must attest that the request is not for commercial purposes and include a statement of the request's purpose. The Office of the Attorney General is directed to provide a template declaration to assist agencies in implementing this requirement.

Automated License Plate Reader Cameras Data: Pursue legislation to mitigate public records issue and liability exposure for data that is being purged that may be subject to a public records request. Potential state interest in protecting data that federal enforcement agencies may attempt to access.

Even-Year Local Elections: [House Bill 1339](#), sponsored by Rep. Mia Gregerson (D-33rd LD), and [Senate Bill 5373](#), sponsored by Sen. Bill Ramos (D-5th LD), allows local governments to shift their general elections from odd-numbered years to even-numbered years to increase voter turnout. The bill enables cities, towns, and special purpose districts to adopt this change through ordinances, voter-approved charter amendments, or voter-initiated measures. Key provisions include requirements for two public hearings held at least 30 days apart, term adjustments to align with the new schedule, and a null-and-void clause contingent on funding provided in the omnibus appropriations act by June 30, 2025.

Ranked Choice Voting Framework: [House Bill 1448](#), sponsored by Rep. Mia Gregerson (D-33rd LD), establishes a legal framework for jurisdictions to adopt ranked choice voting (RCV) for local elections. It defines rules and procedures for conducting RCV elections, including voter education requirements, ballot design, and cost allocation. Jurisdictions adopting RCV must implement it within two years, reimburse counties for related expenses, and conduct public education campaigns, while counties are not responsible for implementation costs.

Voting Rights Preclearance: [House Bill 1710](#), sponsored by Rep. Sharlett Mena (D-29th LD), establishes a preclearance process for voting-related changes in political subdivisions designated as "covered jurisdictions." Covered jurisdictions are defined as political subdivisions meeting specific criteria, including histories of voting rights violations, disparities in voter registration or participation among protected classes, or socioeconomic disparities affecting protected classes. Before implementing specific voting-related changes, covered jurisdictions must submit the proposed change to the Attorney General for certification that the changes do not diminish the ability of protected classes to participate in the political process or violate voting rights laws. Aggrieved parties may challenge certifications or compel compliance with the preclearance process through court action. The bill includes a null-and-void clause contingent on funding being provided by June 30, 2025.

Voting Rights Expansion: [House Bill 1750](#), sponsored by Rep. Natasha Hill (D-3rd LD), amends the Washington Voting Rights Act (WVRA) to expand protections against voter suppression and vote dilution for members of protected classes, defined as racial, color, or language minority groups. The bill prohibits election policies or practices that result in, are likely to result in, or are intended to result in a material disparate burden on the ability of protected class members to vote or participate in the political process, without requiring proof of discriminatory intent. Courts may order tailored remedies, including changes to election systems or district boundaries, and political subdivisions adopting court-approved remedies receive a four-year safe harbor from further challenges.

Ethics in Legislative Conduct: [Senate Bill 5143](#), sponsored by Sen. Chris Gildon (R-25th LD), makes comprehensive updates to the Ethics in Public Service Act, largely focused on clarifying and modifying definitions, gift regulations, and legislative conduct rules. It increases the gift limit from \$50 to \$100, expands the list of acceptable gifts, and adds new provisions about legislative activities. It alters reporting requirements for lobbyists and state officials, aiming to ensure more transparency in how public servants interact with potential sources of influence. Request legislation by ethics board for interest in mirroring the gift portion and removing the blanket provision that you can't accept anything.

Human Resources

AI and Collective Bargaining: [House Bill 1622](#), sponsored by Rep. Lisa Parshley (D-22nd LD), requires employers to bargain over the adoption or modification of AI technologies that impact wages or performance evaluations. Bargaining is not required for updates to existing AI technologies made by third parties that do not meaningfully impact wages or performance evaluations. Contracts in effect before the bill's effective date are exempt from these requirements until they expire, are renewed, or reopened.

Transportation/Infrastructure

Route Transfer Jurisdiction: The Washington Transportation Commission recently [completed a study](#) on Route Transfer Jurisdiction. The Legislature is likely to consider legislation based on their recommendations.

Sidewalk Funding: At the Legislature's direction, the Joint Transportation Committee is [beginning a study](#) on sidewalk funding mechanisms. The study will produce preliminary results prior to the beginning of the 2026 session to develop the framework for a pilot program.

Road Usage Charges: [House Bill 1921](#), sponsored by Rep. Jake Fey (D-27th LD), establishes a road usage charge (RUC) system to replace declining fuel tax revenues with mileage-based fees. The bill creates voluntary and mandatory RUC programs phased in over time, starting with electric and hybrid vehicles in 2027 and expanding to internal combustion engine vehicles by 2035. It introduces a road usage assessment to fund multimodal transportation systems,

includes privacy protections, and exempts certain vehicles, such as public transit and firefighting vehicles.

Public Works Contracting: [House Bill 1966](#), sponsored by Rep. Janice Zahn (D-41st LD), standardizes public works contracting rules and limits the use of in-house personnel for exigent projects. The bill allows entities to use in-house personnel for projects costing up to \$300,000 under "exigent public works needs," defined as unforeseen circumstances requiring urgent action to prevent serious impacts, with documentation made publicly available within two weeks of the project's start. It imposes a 10% cap on the use of in-house personnel relative to the entity's public works construction budget, removes prior provisions allowing work under "prudent utility management," and revises the definition of "lowest responsible bidder" to strictly refer to the lowest bid meeting specified criteria. Entities must annually report public works budgets and expenditures, with violations reported by the state auditor to the state treasurer.

Prevailing Wage Adjustments: [Senate Bill 5061](#), sponsored by Sen. Steve Conway (D-29th LD), amends prevailing wage laws for public works contracts by requiring annual adjustments to prevailing wage rates for most projects to ensure wages reflect the latest rates during the project's duration. It exempts small works roster projects and residential construction from the adjustment requirement while maintaining provisions for reclassifying residential construction projects to commercial rates if necessary. The act is set to take effect on July 1, 2027.

Public Works Payments: [Senate Bill 5176](#), sponsored by Sen. Javier Valdez (D-46th LD), strengthens prompt payment requirements and dispute resolution procedures for public works projects. Public agencies must pay contractors within 30 days of receiving a properly completed invoice, with interest penalties of 1% per month for late payments. The bill also requires timely issuance of change orders within 30 days of additional work completion, mandates that contractors and subcontractors pay lower-tier subcontractors within 10 days, and establishes procedures for addressing payment disputes, including civil remedies for aggrieved parties.

Tribal Transportation Coordination: [Senate Bill 5374](#), sponsored by Sen. Claudia Kauffman (D-47th LD), enhances tribal coordination and representation in transportation planning and safety initiatives. The bill requires counties to coordinate with affected tribal governments when developing transportation plans and programs, ensuring tribal transportation needs and impacts are considered. It also adds a tribal representative to the Cooper Jones Active Transportation Safety Council and establishes a Tribal Traffic Safety Coordinator Program to assist tribes with traffic safety strategies, including public outreach and data analysis.

Impound Fee Assistance: [Senate Bill 5484](#), sponsored by Sen. Mike Chapman (D-24th LD), and [House Bill 1653](#), sponsored by Rep. Brandy Donaghy (D-44th LD), establishes a program within the Department of Licensing to reimburse registered tow truck operators for releasing impounded vehicles to indigent individuals under specific conditions. Vehicle owners must be indigent, legally own the vehicle, demonstrate inability to pay or severe financial hardship, and certify eligibility under penalty of perjury. Tow truck operators must inform vehicle owners about the program, waive any lien or deficiency claim on vehicles released under it, and may

apply for reimbursement subject to fund availability. The Department must establish reimbursement rates, convene a stakeholder work group every two years to recommend amendments, and submit annual reports to the legislature detailing program metrics, including vehicles released, funds disbursed, and waitlisted applicants.

E-motorcycles + E-bikes: Pursue legislation (Public Safety + Transportation components) to update statute as it relates to safety and regulation, penalties, etc.

VII. Community Events

Community Clean Up Work Party at Blue Heron Park

December 13, 2025, 9:00 AM - 12:00 PM

[More Details](#)

Lake Forest Park Farmers Market & Holiday Craft Fair

December 14, 2025, 10:00 AM - 4:00 PM

[More Details](#)

VIII. Upcoming City Sponsored Events

IX. Meetings Calendar

North King County Coalition on Homelessness

December 18, 2025, 1:00 PM - 2:30 PM

[More Details](#)

City Council Budget & Finance Committee Meeting (hybrid meeting)

December 18, 2025, 6:00 PM - 7:30 PM City Hall and via Zoom

[More Details](#)