



# CITY OF LAKE FOREST PARK

## CITY COUNCIL

### AGENDA COVER SHEET

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<b>Meeting Date</b>	September 14, 2023
<b>Originating Department</b>	Planning and Building Department
<b>Contact Person</b>	Phillip Hill, City Administrator
<b>Title</b>	Ordinance 23-1275/Renewing interim development regulations relating to Emergency Shelters and Housing, Transitional Housing, and Permanent Supportive Housing

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#### 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
  - Sixth Presentation: Regular City Council meeting March 9, 2023
  - Seventh Presentation: Regular City Council meeting September 14, 2023
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#### Attachments:

1. Ordinance No. 23-1275 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
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#### Executive Summary

Council is considering Ordinance No. 23-1275 (Attachment 1), which would renew for a third time the interim development regulations in Ordinance No. 1227, which was adopted by Council on September 23, 2021 (Attachment 2). The Council has previously held four public hearings on this matter and would hold a fifth public hearing prior to deliberating on Ordinance No. 23-1275. 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 renewal of the interim regulations while the City is waiting for the necessary guidance and data that could affect unit numbers, locations, and reasonable intensity, spacing, and occupancy requirements.

#### Background

In 2021, the state legislature adopted RCW 35A.21.430 that states that 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.” For transitional and permanent supportive housing, the statute provides that a city may not prohibit them in zones where residential dwelling units or hotels are allowed. The statute does allow reasonable occupancy, spacing, and intensity of use restrictions on permanent supportive housing, transitional housing, indoor emergency housing, and indoor emergency shelters to “protect public health and safety.” These restrictions, however, must allow a “sufficient number” of these housing types to accommodate a city’s projected need for such housing and shelter. The projected need/numbers are to be provided by Commerce.

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.

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.

**Fiscal & Policy Implications**

**Alternatives**

<i>Options</i>	<i>Results</i>
<ul style="list-style-type: none"> <li>• Approve the Ordinance</li> </ul>	Interim regulations will remain in effect for six months, or until sooner repealed by the City Council
<ul style="list-style-type: none"> <li>• Do not approve the Ordinance</li> </ul>	The current interim regulations will expire on September 19, 2023, and the City will not be in compliance with the statutory requirements until new interim or permanent regulations are adopted

**Staff Recommendation**

Adopt Ordinance 23-1275 renewing interim development regulations relating to Emergency Shelters and Housing, Transitional Housing, and Permanent Supportive Housing.