



# CITY OF LAKE FOREST PARK

## CITY COUNCIL

### AGENDA COVER SHEET

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| <b>Meeting Date</b>           | December 2, 2024  |
| <b>Originating Department</b> | Community Development Department  |
| <b>Contact Person</b>         | Mark Hofman, AICP, Community Development Director                       |
| <b>Title</b>                  | Adoption of the City of Lake Forest Park 2024 Comprehensive Plan Update |

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#### Legislative History

- Council review and analysis of the draft 2024 Comprehensive Plan Update: September 26, 2024; October 10, 2024; October 21, 2024; October 24, 2024; November 4, 2024; November 7, 2024; and November 14, 2024
  - First Presentation Ord. 24-1306                      December 2, 2024, Special City Council Meeting
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#### Attachments:

1. Ordinance No. 24-1306, Adopting the “2024 Comprehensive Plan Update” as the Comprehensive Plan for the City of Lake Forest Park.
  2. City of Lake Forest Park Draft 2024 Comprehensive Plan Update.
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#### Executive Summary

The City of Lake Forest Park is required to conform to the State of Washington's Growth Management Act (Chapter 36. 70A RCW) and to plan as provided in that Act. The City Council of the City of Lake Forest Park enacted Ordinance No. 1114 on January 14, 2016, adopting the City's “2015 City of Lake Forest Park Comprehensive Plan”. RCW 36.70A.130 of the Growth Management Act (GMA) requires continuing review and evaluation of comprehensive plans, and for cities in King County, requires review and adoption of revised comprehensive plans and development regulations compliant with the GMA by December 31, 2024.

The City has established a process and criteria for making modifications to the City's Comprehensive Plan in Chapter 18.01 of the Lake Forest Park Municipal Code, Comprehensive Plan and Amendments, including text and map amendments in accordance with the GMA. With a two-year effort, the city and a contracted consultant (SCJ Alliance, LLC) performed an extensive update effort involving community outreach and input, a public participation plan, workshops, open houses, a community survey, feedback from city commissions and committees, input from Tribes and state and regional agencies, numerous Planning Commission meetings and a recommendation after a public hearing, and extensive City Council review of the recommended 2024 Comprehensive Plan Update.

Proposed Ordinance No. 24-1306 repeals the “2015 City of Lake Forest Park Comprehensive Plan” and adopts the “2024 Comprehensive Plan Update” as the Comprehensive Plan for the City of Lake Forest Park, as required under the WA State Growth Management Act.

## **Background**

Community outreach for the 2024 Comprehensive Plan Update was done pursuant to a Public Participation Plan, using multiple platforms including workshops, open houses, and an interactive community-wide survey in March and April 2024, asking participants about the community’s vision, housing, land use, transportation, capital facilities, and environmental stewardship.

The City’s Planning Commission held regular, special public, and open house meetings regarding the 2024 Comprehensive Plan Update on January 9, 2024; February 6, 2024; February 13, 2024; March 4, 2024; March 12, 2024; April 4, 2024; April 9, 2024; May 8, 2024; May 14, 2024; June 6, 2024; June 11, 2024; July 9, 2024; July 16, 2024; August 13, 2024; and September 10, 2024. Additionally, the Planning Commission held a public hearing on August 13, 2024, taking testimony from the community regarding the 2024 Comprehensive Plan Update, and made its recommendations to the City Council regarding same on September 26, 2024.

The City Council held public meetings to review and analyze the 2024 Comprehensive Plan Update during regular meetings, special meetings, study sessions, and Committee of the Whole meetings on September 26, 2024; October 10, 2024; October 21, 2024; October 24, 2024; November 4, 2024; November 7, 2024; November 14, 2024; and December 2, 2024. A noticed public hearing is scheduled for a special meeting of the City Council on Monday, December 2, 2024.

In accordance with the requirements set forth in RCW 36.70A.106, the City provided the Washington State Department of Commerce notice of the City’s intent to adopt the proposed amendments on October 9, 2024. This required 60-day comment period ends on December 8, 2024, and any/all comments received will be reviewed and considered by the City Council prior to adoption.

In accordance with the State Environmental Policy Act (SEPA), the City’s responsible SEPA official issued a Determination of Nonsignificance (DNS) on November 8, 2024, pursuant to WAC 197-11-340. The 14-day appeal period for the DNS ended on Tuesday, November 26, 2024, and no appeal was timely filed with the city. A 21-day public and agency comment period for the SEPA determination ends on Tuesday, December 3, 2024, and any/all comments will be reviewed and considered by the City Council prior to adoption.

The community and City recognize that local conditions in Lake Forest Park have changed since the 2015 Comprehensive Plan was adopted, and more policy change is required to comply with mandates from the state legislature, especially for housing, land use, and transportation. The city has considered the goals of the GMA as set forth in RCW 36.70A.020 to guide and develop this adoption of the 2024 Comprehensive Plan Update; finds that regionally, the goals and policies adopted herein support and help to implement the multicounty policy guidance of Puget Sound Regional Council’s Vision 2050; finds that the goals and policies adopted herein support and are consistent with the King County Countywide Planning Policies; and finds that locally, the 2024 Comprehensive Plan Update recognizes and incorporates the importance of environmental preservation in all elements of the plan and highlights specific climate and critical areas policies, as well as green infrastructure projects identified in the Legacy 100-Year Vision adopted by the City in 2008.

The proposed 2024 Comprehensive Plan Update contains amendments across all elements and updates Volume II, Background Analysis. Most notably, the Update will accommodate growth over the next 20 years including housing needs for people across all income levels and all stages of life; integrate policy initiatives from the Climate Action Plan adopted in 2024; and incorporate the Safe Highways and Safe Streets planning initiatives to improve infrastructure throughout the City.

**Fiscal & Policy Implications**

Adoption of the 2024 Comprehensive Plan Update will have no direct fiscal impact. The Update effort was supported by existing professional staff and grant funds from the WA State Department of Commerce Periodic Update Grant program. The 2024 Comprehensive Plan Update will inform future City decisions and budgeting into the extended planning period through 2044.

**Alternatives**

| <i>Options</i>  | <i>Results</i>  |
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| <ul style="list-style-type: none"><li>• Adopt Ordinance 24-1306.</li></ul>        | The “2015 City of Lake Forest Park Comprehensive Plan” will be repealed and the “2024 Comprehensive Plan Update” will be adopted as the Comprehensive Plan for the City of Lake Forest Park, as required under the WA State Growth Management Act.  |
| <ul style="list-style-type: none"><li>• Do not adopt Ordinance 24-1306.</li></ul> | The “2015 City of Lake Forest Park Comprehensive Plan” will not be repealed and will remain the Comprehensive Plan for the City of Lake Forest Park. The deadline for update as required under the WA State Growth Management Act would not be met. |
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**Staff Recommendation**

After a public hearing at the City Council, review comments received and provide feedback and requests for any additional information to Staff and the Consultant.