



CITY OF LAKE FOREST PARK

CITY COUNCIL

AGENDA COVER SHEET

Meeting Date	June 9, 2025 Special Meeting
Originating Department	Community Development
Contact Person	Mark Hofman, Community Development Director
Title	Ordinance 25-1310 / Middle Housing and Accessory Dwelling Units Ordinance 25-1309 / Unit Lot Subdivision Code Amendments

Legislative History

- First Presentation June 9, 2025 – Special Council Meeting
 - Second Presentation June 12, 2025 – Public Hearing scheduled
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Attachments:

1. Draft Ordinance 25-1309 and Draft Ordinance 25-1310
 2. Redline version
 3. Clean-strikeout draft code with comments
 4. SCJ Alliance Technical Memorandum
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Executive Summary

The proposed ordinances update the Lake Forest Park Municipal Code (“LFPMC”), Titles 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), SB 5258 (2023) and ESHB 2321 (2024) ensures the City allows at least two dwelling units per residential lot 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 work sessions and a public hearing on May 13, 2025, before forwarding a recommendation to the City Council.

Fiscal & Policy Implications

Adoption of the proposed ordinances aligns the Lake Forest Park Municipal 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 budget of the Community Development 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 State's model ordinance would automatically govern after June 30, 2025
<ul style="list-style-type: none">Adopt the Ordinance	Comply with minimum legislative mandates for middle housing, ADUs, and unit lot subdivision

Staff Recommendation

Staff recommends the Council review the draft Ordinances with the recommend changes to the LFPMC, and offer the staff any recommended changes before adoption