



CITY OF LAKE FOREST PARK PLANNING COMMISSION MEETING

Tuesday, October 10, 2023 at 7:00 PM

Meeting Location: In Person and Virtual / Zoom

17425 Ballinger Way NE Lake Forest Park, WA 98155

INSTRUCTIONS FOR PARTICIPATING IN THIS MEETING VIRTUALLY:

Join Zoom Webinar: <https://us06web.zoom.us/j/87464653408>

Call into Webinar: 253-215-8782 | Webinar ID: 874 6465 3408

The Planning Commission is providing opportunities for public comment by submitting a written comment or by joining the meeting webinar (via computer or phone) or in person to provide oral public comment.

HOW TO PARTICIPATE WITH ORAL COMMENTS:

If you are attending the meeting in person, there is a sign-in sheet located near the entrance to the room. Fill out the form and the presiding officer will call your name at the appropriate time. Oral comments are limited to 3:00 minutes per speaker.

If you are attending the meeting via Zoom, in order to address the Commission during the Public Comment section of the agenda, please use the “raise hand” feature at the bottom of the screen. Oral comments are limited to 3:00 minutes per speaker. Individuals wishing to speak to agenda items will be called to speak first in the order they have signed up. The meeting host will call your name and allow you to speak. Please state your name and whether you are a resident of Lake Forest Park. The meeting is being recorded.

HOW TO SUBMIT WRITTEN COMMENTS:

<https://www.cityofflp.gov/617/Hybrid-Planning-Commission-Meetings> (use CTRL+CLICK to open this link)

Written comments for public hearings will be submitted to Planning Commission if received by 5:00 p.m. on the date of the meeting; otherwise, they will be provided to the Planning Commission the next day. Because the City has implemented oral comments, written comments are no longer being read under Citizen Comments.

For up-to-date information on agendas, please visit the City’s website at www.cityofflp.gov

AGENDA

1. **CALL TO ORDER: 7:00 P.M. (confirm recording start)**
2. **PLANNING COMMISSION'S LAND ACKNOWLEDGMENT**

We'd like to acknowledge we are on the traditional land of a rich and diverse group of Native Peoples who have called this area home for more than 10,000 years. We honor, with gratitude, the land itself and the descendants of these Native Peoples who are still here today. In doing this we aim to illuminate the longer history of this land we call home, our relationship to this history, and the heritage of those peoples whose ancestors lived here before the European-American immigration that began in the 1800s.

3. **APPROVAL OF AGENDA**
4. **APPROVAL OF MEETING MINUTES**

A. Meeting Minutes from September 12, 2023

5. **MEETING DATES**
6. **CITIZEN COMMENTS**

*The Planning Commission accepts oral and written citizen comments during its regular meetings. Written comments are no longer being read during the meeting. Instructions for how to make oral Citizen Comments are available here <https://www.cityofflp.com/617/Hybrid-Planning-Commission-Meetings>. **Comments are limited to three (3) minutes.***

7. **REPORT FROM CITY COUNCIL LIAISON**
 8. **OLD BUSINESS**
- A. Comprehensive Plan Update Memorandum and Attachments
9. **NEW BUSINESS**

10. **REPORTS AND ANNOUNCEMENTS**
11. **ADDITIONAL CITIZEN COMMENTS**
12. **AGENDA FOR NEXT MEETING**
13. **ADJOURN**

Any person requiring a disability accommodation should contact city hall at 206-368-5440 by 4:00 p.m. on the day of the meeting for more information.

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**City of Lake Forest Park - Planning Commission
Draft Regular Meeting Minutes: September 12, 2023
In-person and Zoom Hybrid Meeting**

Planning Commissioners present: Vice Chair Ashton McCartney; David Kleweno; Sam Castic; Meredith LaBonte; Chair Maddy Larson, Janne Kaje, Cherie Finazzo, Lois Lee, Melissa Cranmer

Staff and others present: Nick Holland, Senior Planner; Councilmember Semra Riddle (Planning Commission Liaison-in place of Councilmember Bodi), Councilmember Tracy Furutani; Phillip Hill, City Administrator, Andrew Oliver, Leeland Consulting; David Fiske, Leeland Consulting; Kristina Hayward, SCJ Consulting

Members of the Public: Sarah Phillips-Climate Action Committee Chair

Planning Commissioners absent: n/a

Call to order: Chair Larson called the meeting to order at 7:02 pm.

Land Acknowledgement: Chair Larson read the land acknowledgement.

Approval of Agenda

Comr McCartney made a motion to approve the agenda, Comr. Kleweno seconded, and the motion to approve the agenda carried unanimously.

Approval of Meeting Minutes

Comr. Lee made a motion to approve the July 26, 2023 meeting minutes; Comr. Finazzo seconded.

A number of small corrections were suggested.

Comr. Castic voted to approve the minutes as amended; Comr. Kaje seconded. All voted to approve the July 26, 2023, minutes as amended the motion carried unanimously.

Meeting Dates:

The next regular meeting is scheduled for October 10, 2023.

Citizen Comment

Sarah Phillips said that she is the chair of the Climate Action Committee. She said that the Climate Action Committee is excited to work with the Planning Commission on the climate change element of the comprehensive plan. She said that the Climate Action Committee will deliver information to the Council later this year. She said that they have been working with surrounding cities about electrifying the city and reducing dependence on fossil fuels. She emphasized collaboration with the Planning Commission is very much desired.

Discussion continued about the progress of the Climate Action Committee and the report they are creating.

City Council Liaison Report

Councilmember Riddle said that the Council was on a break late in the summer. She said that the next meeting is Thursday. She indicated that picnic in the park occurred, and it was attended well. Councilmember Riddle said that they will be extending the homeless shelter housing regulations which are interim regulations. She said that new officers will be sworn in at the next meeting.

1 Councilmember Furutani said that there is a work session prior to the Council meeting where the issue of
2 pedestrian safety in traffic will be discussed.

3

4 **Old Business**

5

6 ***Comprehensive Plan Update- Housing Needs Assessment***

7 City Administrator Hill introduced the consultants from Leeland Consulting. Cmr. Kleweno suggested that
8 the Commission hold their questions until the end. Mr. Fiske indicated that questions can be asked during
9 the presentation. The consultants introduced themselves and stated their role in the comprehensive plan
10 update.

11

12 Mr. Oliver introduced ‘part one’ of the housing study. Mr. Fiske said that a study of the current community
13 profile and housing needs is necessary to understand how to plan. Mr. Oliver talked about the current LFP
14 population and how changes to it hasn’t increased in the last twenty years. He said that the age of the average
15 LFP resident is older than most of the region. He talked about some of the typical challenges a community
16 faces when the population is older. He discussed race and ethnicity in LFP and indicated that the population
17 is less diverse than most of King County. Mr. Oliver presented a map that illustrates geographic locations of
18 race and ethnicity. He presented a slide that indicated there are more homeowners in LFP than in the region
19 generally. He talked about the LFP Area Median Income (AMI) amounts, which is used to calculate housing
20 affordability. Cmr. Kaje indicated that the term AMI isn’t very well defined in the packet. Mr. Oliver
21 continued to discuss the topic of income and presented information on annual household income in LFP.
22 He presented a slide summarizing cost burden which is the amount of the household’s income that is spent
23 on housing costs. Cmr. Lee asked how Housing and Urban Development (HUD) calculated the numbers in
24 this study. Mr. Oliver provided an answer and said that census data is used to develop the numbers.

25

26 Chair Larson asked if data for disabled households was requested. Mr. Oliver answered and indicated that a
27 Commissioner commented on that section which is on page 24 of the packet. Cmr. LaBonte said she would
28 be interested in an age comparison on owners and renters in the city. Councilmember Riddle asked how the
29 city has changed racially over the years and asked if there can be information presented about how this
30 occurs.

31

32 Mr. Oliver provided information on the existing housing types in LFP. Mr. Fiske said that the type of
33 housing is often driven by regulation. Mr. Oliver presented information on housing unit sizes that are
34 currently in LFP. He said that a lack of smaller housing units may reflect the lack of supply in the
35 community. Cmr. LaBonte asked if the documents presented in the slides will be contained in the
36 comprehensive plan and Mr. Oliver answered and said that these are drafts that will likely end up in the
37 comprehensive plan. Cmr. Castic asked if there is a method to obtain information for actual numbers. Mr.
38 Oliver said that the census does have that data. Chair Larson said that the housing unit size slide is a good
39 example to illustrate how smaller housing units are needed in LFP.

40

41 Mr. Oliver talked about the LFP housing market and housing development trends in LFP. He presented a
42 slide that illustrated permitting for housing in LFP over the last twenty years. He said that single family
43 construction is mostly what LFP has been experiencing. Councilmember Riddle said that the multi-family
44 boom was a result of zoning changes. Cmr. Castic asked about accessory dwelling unit construction, and City
45 Administrator Hill replied and said that those units are contained in single family housing numbers. Cmr.
46 Kleweno asked if there has been an increased interest in ADUs and Senior Planner Holland answered him
47 and said yes. Mr. Oliver presented a slide illustrating housing costs in LFP. He indicated that the market has
48 cooled down a bit, due to interest rates rising. City Administrator Hill provided information on ADUs and
49 said that additional ADUs have been constructed since the new ADU regulations were adopted. Discussion
50 occurred on how to promote ADUs as a housing option. Mr. Oliver presented a slide that compared housing
51 prices and incomes in LFP. He indicated that the gap between incomes and housing prices are rising.

1 Councilmember Riddle asked if interest rates is a factor in how housing needs gets determined. Mr. Oliver
2 discussed how housing is difficult to afford in LFP due to the gap in income and housing prices.
3

4 Mr. Oliver discussed work force in LFP and provided data on employment in LFP. He said that there are not
5 too many jobs in LFP, but most jobs exist in the service industry. He provided data on surrounding
6 communities and the county. Cmr. Kaje asked if working from home is accounted for in the data for LFP,
7 and Mr. Fiske answered that the job is captured in the location where the employer is based. Mr. Fiske said
8 that some of the work from home numbers can be captured, but it would be an unofficial number. Chair
9 Larson asked what how the workforce data is interpreted. Mr. Oliver answered and said that the workforce
10 data is used to illustrate transportation trends and economic development trends. He said that the data serves
11 to aid in development of some other chapters within the comprehensive plan. Discussion continued on the
12 topic of employment and how it influences the community. Mr. Fiske said that the work from home group
13 isn't accounted for in the traditional numbers, but that those numbers will need to be included for future
14 analysis. Mr. Oliver summarized the gaps for housing opportunities in LFP that were discussed in tonight's
15 presentation. The overall theme is that housing in LFP is too expensive for the typical income amounts.
16 There is also a lack of vacant parcels for new development of affordable housing units. Cmr. Kleweno said
17 that he isn't comfortable that the data presented are final numbers. He said that state law must be satisfied as
18 well as the community need. He said he would be more comfortable using the words conclusions rather than
19 gaps identified. Mr. Fiske said that the data presented is to aid in the comprehensive plan amendment
20 process. He said that the information helps identify the next steps for LFP housing policy. Cmr. Lee said
21 that she feels that the current comprehensive plan is a good identifier for this community. She said that the
22 current plan should be modernized, but not changed in character. Councilmember Furitani asked if there
23 were any surprises from this version of the data and the 2015 comprehensive plan update. Mr. Fiske said
24 generally no, they basically expected what they found. The same trends are occurring in LFP as they are in
25 the region. City Administrator Hill said that the data supports what the Council is attempting to create,
26 which is more affordable housing. Cmr. Kleweno said that development codes (such as the tree code and
27 environmental ordinance) may impact the way that housing units can be constructed in LFP because those
28 codes restrict development on large square footages of land on private parcels. Cmr. Finazzo said that there
29 are a lot of short-term rentals in the city and she asked how those get counted in the housing data. Cmr. Kaje
30 said that data on short term rentals is needed and that a registration program could begin so that data for
31 short term rentals can be obtained. Cmr. Castic asked for clarification on the hosing target slide, and Mr.
32 Oliver provided a response. Discussion continued on general housing policy in LFP.
33

34 Mr. Oliver presented information on housing targets for LFP. He said that map showing the location for re-
35 developable parcels can be generated. He clarified that the employment targets will be studied as well.
36 Councilmember Riddle said that during the last comprehensive plan update environmentally sensitive areas
37 were most of the vacant land in LFP. Mr. Fiske said that only a small portion of a technically re-developable
38 parcel can be built on due to environmental laws. Chair Larson asked how the group can solve the housing
39 challenges that LFP has currently. She said that progress needs to be made on middle income housing stock
40 as well as housing diversity should be a priority. Cmr. Kleweno asked when and how the community will be
41 brought into the update process. Ms. Hayward said that at the next meeting she will be prepared to provide a
42 plan on getting the community engaged. She said that a tentative plan to engage the public for the first time
43 could be scheduled for the fall. She said that the message in the initial meeting will be to introduce the
44 comprehensive plan update process and how it relates to the average person. Cmr. Kleweno asked when the
45 land capacity analysis may be available and Mr. Oliver responded and indicated it would be in November,
46 prior to the holiday.
47

48 Mr. Oliver provided information on how compliance with state mandates will occur for LFP and the update
49 process. He talked about the state legislation that affects the comprehensive plan update and what will be
50 considered during the update process. He talked about how the city might achieve community goals and
51 satisfy state mandates. Mr. Oliver presented a summary of each state bill that has been passed and how it
52 relates to LFP housing policy. He indicated that guidance from state Commerce on how the ADU housing

1 policy and requirements can be applied is being anticipated and how it might impact LFP. Councilmember
2 Riddle asked about how a reasonable use exception would be applied and if a duplex will be considered the
3 minimum reasonable economic use. Mr. Oliver indicated that there is not yet any guidance from Commerce
4 on that topic. Councilmember Riddle asked for them to present that question to Commerce for an answer.
5

6 Chair Larson asked if anyone had any additional questions. Ms. Hayward said that she can be contacted with
7 any follow up questions.
8

9 **New Business**

10 None.
11

12 **Reports and Announcements**

13 City Administrator Hill provided an update on staffing levels in the planning department. Cmr. Kaje asked
14 how to submit an agenda item for the meeting. Chair Larson indicated that a suggestion can be provided in
15 the next meeting agenda section.
16

17 **Agenda for Next Meeting:**

18 Additional comprehensive plan update topics.
19

20 Cmr. Kaje said that he would likely decline to read the Commission’s land acknowledgement because he
21 wasn’t a part of the discussion on the topic. He said that he would like to be a part of a discussion that
22 focuses on the intent of the land acknowledgement so that he can appropriately align with the statement and
23 understand its intent. Cmr. Lee said that she respects his opinion and statement. Cmr. Kleweno said that the
24 statement is typically made so that white people feel better. Chair Larson said that she would like to put the
25 discussion of the land acknowledgement on a future agenda, so that discussion can occur. She provided
26 some background on why the Commission adopted the statement.
27

28 **Additional Citizen Comments:**

29 None.
30

31 **Adjournment:**

32 Cmr. Castic made a motion to adjourn the meeting, Cmr. Kaje seconded, and the motion carried
33 unanimously. The meeting was adjourned at 9:00 pm.
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35 APPROVED:

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39 Maddy Larson, Planning Commission Chair
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Memorandum

To: Planning Commission
From: Phil Hill, City Administrator
Date: October 6, 2023
Re: Old Business - 2024 Comprehensive Plan Update (Housing Needs Assessment)
Attachments: 1. Memo – Summary of Recommended updates
2. GMA Checklist for Fully Planning Cities
3. PSRC Checklist Consistency Tool

At the July 26, 2023 Special Meeting, the Planning Commission kicked off the 2024 Comprehensive Plan Update with the consultant team. The focus of that meeting was to discuss the approach to the update, including a milestone schedule and public engagement strategy. There was strong interest in housing, especially with respect to recent legislative changes and options for compliance.

At the September 12, 2023 Regular Meeting, the Planning Commission reviewed initial baseline information for the Housing Needs Assessment that will form the basis for housing updates.

At this meeting, we will review update needs identified when completing the GMA and PSRC Checklists. Resources and information about the need for various updates is found in the attached memo.

See the following resources:

- 2015 Comprehensive Update: <https://www.cityoffp.gov/160/Lake-Forest-Park-Comprehensive-Plan>
- 2024 Comprehensive Plan Update Website: <https://www.cityoffp.gov/373/2024-Comprehensive-Plan-Update>



Memorandum

To Lake Forest Park Planning Commission
From: Cristina Haworth, AICP
Date: October 4, 2023
Project: Lake Forest Park 2024 Comprehensive Plan Update
Subject Summary of Recommended Updates

Introduction:

Lake Forest Park is required to update its Comprehensive Plan by December 31, 2024. Updates must meet standards, goals, and policies in the Growth management Act, recent legislative actions, Puget Sound Regional Council’s *Vision 2050*, and King County’s Countywide Planning Policies. The update is informed by a thorough and complete review of the current 2015 Comprehensive Plan using the Department of Commerce’s *Periodic Update Checklist for Fully-Planning Cities*.

Growth Management Act Goals

The Growth Management Act is codified in Chapter 36.70A RCW and establishes 15 goals that form the basis of all Comprehensive Plans in Washington State. The goals are summarized below (for full descriptions see [RCW 36.70A.020](#))

1. **Urban Growth.** Encourage development in urban areas with adequate public facilities and services.
2. **Reduce Sprawl.** Reduce the inappropriate conversion of undeveloped land.
3. **Transportation.** Encourage efficient multimodal transportation systems that are based on regional priorities and coordinated with other jurisdictions.
4. **Housing.** Plan for and accommodate housing affordable to all economic segments of the population of this state, promote a variety of residential densities and housing types, and encourage preservation of existing housing stock.
5. **Economic Development.** Encourage economic development throughout the state, promote economic opportunity for all, promote the retention and expansion of existing businesses and recruitment of new businesses, recognize regional differences, and encourage growth, all within the capacities of the state's natural resources, public services, and public facilities.
6. **Property Rights.** Private property shall not be taken for public use without just compensation having been made, and private property rights shall be protected from arbitrary and discriminatory actions.
7. **Permits.** Permit applications should be processed in a timely and fair manner.

8. **Natural Resource Industries.** Maintain and enhance natural resource-based industries.
9. **Open Space and Recreation.** Retain and enhance open space and green space to provide recreation, fish and wildlife habitat, and increased access.
10. **Environment.** Protect and enhance the environment and enhance the state's high quality of life, including air and water quality, and the availability of water.
11. **Resident Participation and Coordination.** Encourage the involvement of residents, including the participation of vulnerable populations and overburdened communities.
12. **Public Facilities and Services.** Ensure that those public facilities and services necessary to support development are provided concurrent with the development.
13. **Historic Preservation.** Identify and encourage the preservation of lands, sites, and structures, that have historical or archaeological significance.
14. **Climate Change and Resiliency.** Ensure that plans, policies, and regulations adapt to and mitigate climate change; support reductions in greenhouse gas emissions; foster resiliency; protect health and safety; and advance environmental justice.
15. **Shorelines of the State.** Manage shorelines of the state consistent with the goals and policies of the shoreline management act: protect statewide interest; preserve the natural character and ecology of the shoreline; and increase public access and recreational opportunities. (See [RCW 90.58.020](#).)

Recent Legislative Changes

2021-2022 Legislative Session:

[HB 1220](#) substantially amends housing-related provisions of the GMA, requiring planning for housing by income bands and addressing racially disparate impacts, displacement, and exclusion.

[HB 1241](#) changes the periodic update cycle from every eight years to every 10 years, gives 2024 jurisdictions until December 31, 2024 to finalize their review and submit to Commerce, and requires an implementation progress report five years after the review and revision of their comprehensive plan.

[HB 1717](#) adds new requirements regarding tribal participation in planning efforts.

[HB 1799](#) requires jurisdictions to allow for the siting of organic materials management facilities to increase volumes of organic materials collected and delivered to composting and other organic material management facilities.

[SB 5593](#) changes how urban growth areas are planned and modified.

[SB 5818](#) supports housing construction in cities through amendments to and limiting appeals under SEPA and GMA.

2022-2023 Legislative Session:

[HB 1293](#) establishes standards for clear and objective local design review to streamline permitting processes.

[HB 1425](#) revives and updates the annexation tax credit program to encourage annexation of unincorporated urban growth areas.

[HB 1042](#) encourages the conversion of existing commercial and mixed-use buildings to multifamily housing.

[HB 1110](#) requires cities to allow certain minimum densities for middle housing and at least six out of nine potential types of middle housing. An alternative compliance pathway is available for unique circumstances.

[HB 1181](#) creates a 15th GMA goal and new required Climate Change and Resiliency Element, with sub-elements addressing greenhouse gas emissions reductions and resiliency. Changes to the land use and transportation elements are required to respond to climate directives.

[HB 1337](#) requires cities to allow two accessory dwelling units per lot and establishes standards for jurisdictions to use.

[HB 1544](#) extends the Shoreline Master Program review schedule from eight to 10 years.

[SB 5290](#) amends the Local Project Review Act to increase the timeliness and predictability of permitting processes. The Department of Commerce is required to provide a consolidated permit review grant program and a digital permitting grant program to support implementation of this bill.

[SB 5374](#) allows cities with a population less than 25,000 to adopt the county's critical areas regulations by reference to satisfy GMA requirements.

[SB 5412](#) expands SEPA Categorical Exemptions related to infill projects.

Vision 2050

Vision 2050 is the Puget Sound Regional Council's (PSRC) regional plan for growth. It establishes multicounty planning policies, actions, and a regional growth strategy to guide growth and change through 2050. *Vision 2050* informs the Regional Transportation Plan, Regional Economic Strategy, Countywide Planning Policies, and local comprehensive plans.

Countywide Planning Policies

King County's Countywide Planning Policies (CPPs) create a shared framework for growth and development for King County and its incorporated jurisdictions.

Summary of Major Recommended Updates

Land Use Element

- ◆ Incorporate new growth allocations and potential changes to development patterns resulting from housing legislation.
- ◆ Include policies to site organic materials management facilities.

Housing Element

- ◆ Update the land capacity analysis to address land availability by income bands.
- ◆ Include policies addressing housing locations in relation to employment and the role of ADUs.
- ◆ Perform a racially disparate impact and displacement risk analyses and adopt policies to address findings.

Capital Facilities and Utilities Elements

- ◆ Clarify policies related to budget decision-making.
- ◆ Update CIP for 20- and 6-year planning horizons.
- ◆ Establish policies for funding shortfalls.
- ◆ Review and update information related to location and capacity of existing and proposed utilities.

Transportation Element

- ◆ Update inventory of facilities and services to reflect changes since 2015, including Sound Transit BRT.
- ◆ Review and update Level of Service (LOS) information, including nonmotorized LOS.
- ◆ Review and update the Transportation Improvement Plan (TIP).
- ◆ Update traffic forecast and system needs projection.
- ◆ Review and adopt policies related to transportation demand management strategies.

Shoreline

- ◆ No major updates needed.

Other

- ◆ Incorporate the Southern Gateway and Town Center Subarea Plans.
- ◆ Clarify policies related to siting essential public facilities (EPFs).
- ◆ Coordinate with the Muckleshoot Tribe during public engagement, including executing a Memorandum of Agreement for collaboration.
- ◆ Update economic development policies to address the Town Center process.
- ◆ Review and update parks and recreation facilities and amenities.
- ◆ Address the Climate Action Plan. If funding becomes available, prepare the Climate Element with greenhouse gas emissions reduction and resiliency sub-elements.

VISION Consistency Tool for Local Comprehensive Plans

Note: The tool shown here is for illustrative purposes. To fill out the tool, visit www.psrc.org/our-work/plan-review.

This tool is intended to help cities and counties integrate VISION 2050 into their local comprehensive plans. VISION 2050's multicounty planning policies serve as the adopted regional guidelines and principles required in state law to guide both regional and local planning. The tool also identifies transportation planning requirements of the Growth Management Act (GMA). The tool may be used at various times in the local planning process:

Plan Update Scoping: Use checklist items as guidance for scoping the extent of plan element updates. New or expanded issue areas in VISION 2050 are identified to support this process.

Draft Plan Review: Submit draft plans to PSRC prior to Planning Commission and Council review. Completing and submitting this tool and providing early drafts to PSRC help identify potential consistency issues early in the process.

Certification Review: Along with the adopted plan, the tool will assist in PSRC's review of the plan. Demonstrating inclusion of the necessary information in the checklist helps facilitate certification. *Note: The PSRC Executive Board is the final decision-making body for plan certification.*

Regional Collaboration: The tool provides cities and counties an opportunity to highlight innovative policies and programs. This supports sharing of best practices across the region and benefits jurisdictions as they apply for planning grants and awards.

Updates made in September 2022 integrate the GMA requirements of HB 1220 and countywide housing needs into PSRC's plan review process, including housing for all income levels and addressing racially disparate impacts.

Resources

- Regional Plans: [VISION 2050](#), [Regional Transportation Plan](#), and [Regional Economic Strategy](#)
- [VISION 2040 to VISION 2050](#) – summary of what changed in VISION 2050
- [VISION 2050 Policy Matrix](#) – a comparison of multicounty planning policies and actions from VISION 2040 to VISION 2050
- [Plan Review webpage](#) – access more information about the review and certification process and find [PSRC guidance](#) and other resources by policy area. See previous [certification reports](#) for areas for future work.



Discussion Questions | Innovation, Engagement, and Racial Equity

Questions provide an opportunity to highlight the most noteworthy aspects of the plan and the planning process. Responses help tell PSRC boards how the plan is working to implement VISION 2050 and how the plan meets certification requirements.

- What aspects of the updated plan would you like to highlight? What was especially innovative, challenging, or noteworthy?
- What innovative public engagement strategies were used in the update process? Did you use strategies to reach communities that have not typically been engaged in planning? How were other agencies and governments, such as tribes, ports, and special purpose districts, engaged through this process? (MPP-RC-1, DP-8)
- Racial equity and access to opportunity have been elevated as critical regional issues in VISION 2050. How has your community addressed racial equity in the comprehensive plan update? Do you have lessons learned from your experience about how to advance racial equity? (MPP-RC-3)

Checklist at a Glance

Support regional collaboration	Page/Policy Reference
✓ Include a statement of how the plan aligns with regional policies, VISION 2050, and planning. Indicates new or expanded emphasis in VISION 2050	Indicate where to find the best or most complete example. It is not necessary to list all relevant policies.
⚙️ Coordinate with other jurisdictions, agencies, tribes, ports, military installations, special purpose districts, and adjacent regions (RCW 36.70A.070(6)(a)(v), MPP-RC-1, RC-4-5)	
⚙️ Prioritize services and access to opportunity for people of color, people with low incomes, and historically underserved communities so that all people can attain the resources and opportunities to improve quality of life and address past inequities (MPP-RC-2) Provides relevant VISION 2050 policies or actions	

Regional Collaboration

The plan supports **collaboration for a healthy environment, thriving communities, and opportunities for all**, including coordination with other jurisdictions and agencies, tribes, ports, military installations, and adjacent regions.

Policies and programs should:

Support regional collaboration	Page/Policy Reference
✓ Include a statement about how the plan relates to countywide planning policies, VISION 2050, and planning requirements of the Growth Management Act	Yes, Cites vision 2040 (page 5-8 Goals and Policies) be updated to the 2050 vision.
✎ Coordinate with other jurisdictions, agencies, tribes, ports, military installations, special purpose districts, and adjacent regions (RCW 36.70A.070(6)(a)(v), MPP-RC-1, RC-4-5)	Yes, mentions coordinating with state and neighboring jurisdictions (page 8) but does not detail coordinating with local Tribes. Policies: Policy EQ-3.9, Policy EQ-6.4, Policy CS-1.6, Policy CF-1.3 Policy CF-2.4
✎ Prioritize services and access to opportunity for people of color, people with low incomes, and historically underserved communities to ensure all people can attain the resources and opportunities to improve quality of life and address past inequities (MPP-RC-2)	Missing
✎ Address land use, transportation, and housing opportunities and challenges related to military installations, when applicable (MPP-RC-6)	N/A (no military installations within city limits or adjacent to Lake Forest Park)
✓ Prioritize investments in centers, including regional centers, countywide centers, high-capacity transit areas with a station area plan, and other local centers (MPP-RC-8-9)	Policy LU-7.4, Policy EQ-1.2, Goal ED-3, Policy ED-3.7, Policy ED-5.2
✓ Explore funding sources, changes to regulatory, pricing, taxing, and expenditure practices, and other fiscal tools to meet infrastructure and other needs (MPP-RC-10-11, RC-Action-7, RC-Action-9)	Table 11.14, Table 11.16, Table 11.18, Table 11.20, Table 11.24, Table 11.27., Table 11.35, sources for



	City capital improvements 2015-2020 (pages 163-177).
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Additional comments on Regional Collaboration or additional documents to share [optional]: _____

Regional Growth Strategy

The plan **focuses growth in designated centers and near transit stations** to create healthy, equitable, vibrant communities well-served by infrastructure and services. The plan **supports rural and resource lands** as vital parts of the region that retain important cultural, economic, environmental, and rural lifestyle opportunities over the long term.

The plan should:

Implement the Regional Growth Strategy	Page/Policy Reference
<ul style="list-style-type: none"> ✓ Incorporate housing and employment targets (MPP-RGS-1-2) 	Table 11.1 (Page 103) Table 11.2 (Page 118) Table 11.7 (Page 136) Table 11.8 (Page 122) Table 11.17 (Page 138) Table 11.20 (Page 141) Table 11.22 (Page 143) Goal H-1, Policy H-3.5, Policy ED-1.4,
<ul style="list-style-type: none"> ✓ Use land use assumptions substantially consistent with countywide growth targets (RCW 36.70A.070, WAC 365-196-430, VISION 2050 Regional Growth Strategy) 	Policy H-1.2 (page 42), Policy H-3.9 (page 44), Table 11.2 (Page 118), Land Use Element (99-107)

✓ Demonstrate sufficient zoned development capacity to accommodate targets (RCW 36.70A.115)	Land capacity (103-104) Figure 11.2 (103), Figure 11.3 (107),
✓ Use consistent land use assumptions throughout plan (RCW 36.70A.070, WAC 365-196-430) ¹	Compliant, LU chapter

Note: see [Growth Target Guidance](#) for additional information.

Population, Employment, and Housing Growth

(add information from local plan and insert/delete rows as needed, based on regional centers or county regional geographies)

	Adopted Growth Target*	Land Use Assumptions for Travel Demand Modeling (numbers/notes, as applicable)	Zoned Development Capacity (can be greater than target)	Page Reference
County or citywide**				
Employment	1,948 (2035), or 244 jobs	Growth follows prior development patterns, with employment typ. along SR 522	285 jobs	page 103 & page 118
Housing	5,743 (2035), or 551 units	Growth follows prior development patterns, with multifamily occurring along/near SR 522 and SFR occurring in existing single family neighborhoods.	631 units	page 103 & page 118

*Include targets as applicable. Some counties adopt only housing and employment targets, and not population targets. If more explanation would be helpful, provide additional information about land use assumptions for modeling in space provided below.





**Counties: Attach additional tables or add rows to address multiple regional geographies.

Policies and programs should:

Maintain a stable urban growth area with densities and capacity that support the Regional Growth Strategy	Page/Policy Reference
✓ Encourage infill development and increased density in locations consistent with the Regional Growth Strategy (MPP-RGS-6)	Policy LU-4.3 (page 25), Policy H-1.5 (page 42), Policy H-2.1 (page 42)

¹ The Transportation Element must be based on the land use assumptions in the Comprehensive Plan - A problem sometimes encountered in the certification of transportation-related provisions in local comprehensive plans is the use of different planning assumptions in the transportation element from the land use element. Comprehensive plans are to be internally consistent, which means that the same land use assumptions must be used for planning for housing, transportation, and other provisions in the plan.



 Avoid increasing development capacity inconsistent with the Regional Growth Strategy in regional geographies not served by high-capacity transit (MPP-RGS-12)	Policy H-1.4 (page 42)
 Metropolitan Cities: Provide additional housing capacity in response to rapid employment growth, particularly through increased zoning for middle density housing (MPP-RGS-7)	N/A LFP is not a Metropolitan City per Vision 2050.
✓ Counties: Accommodate the region's growth first and foremost in the urban growth area (MPP-RGS-4)	N/A
✓ Counties: Ensure long-term stability and sustainability of the urban growth area (MPP-RGS-5)	N/A
Support growth in designated centers and near high-capacity transit	Page/Policy Reference
 Where applicable, focus a significant share of growth in designated regional growth centers, high-capacity transit station areas, manufacturing/industrial centers, and countywide centers (MPP-RGS-8-11) ²	Town Center subarea plan
✓ Include growth targets for designated regional growth centers and manufacturing/industrial centers (MPP-RGS-2)	N/A LFP is not an RGC or MIC.
Manage and reduce rural growth and protect resource lands	Page/Policy Reference
✓ Counties: Identify steps to reduce rural growth over time to maintain rural landscapes and lifestyles and protect resource lands and the environment (MPP-DP-40-43)	N/A
✓ Counties: Include a full range of strategies, including zoning and development standards, incentives, infrastructure investments, funding for conservation easements, housing tools, and economic development to reduce rural growth rates and protect natural resource lands over time (MPP-RGS-14-15, RGS-4, RGS-Action-7)	N/A
✓ Counties: Locate commercial, retail, and community services that serve rural residents in neighboring cities and existing activity areas (MPP-RGS-13, DP-37)	N/A
 Counties: Avoid growth that cannot be sufficiently served by roads, utilities, and services at rural levels of service (MPP-DP-45)	N/A
✓ Counties: Address vested development that conflicts with regional and local growth management objectives (MPP-DP-36)	N/A

² The region has a goal to attract 65% of new residential growth and 75% of employment growth to regional growth centers and high-capacity transit station areas.



Additional comments on the Regional Growth Strategy or additional documents to share [optional]: _____

Environment

Local plans support the natural environment through policies on **protecting and restoring natural systems, conserving habitat, improving water quality, and reducing air pollutants**. The health of all residents and the economy is connected to the health of the environment. Planning at all levels should consider the impacts of land use, development, and transportation on the ecosystem and use the best environmental information available.

Policies and programs should:

Protect and restore the environment	Page/Policy Reference
<ul style="list-style-type: none"> ✓ Protect critical areas, habitat, and water quality and coordinate planning with adjacent jurisdictions, tribes, countywide planning groups, and watershed groups (MPP-En-1, En-6, En-11-12, En-14, En-16, En-Action-3) 	Policy EQ-1.1 (page 31), Policy EQ-1.3 (page 32), Policy EQ-3.2 (page 33), Policy EQ-3.3 (page 33), Policy EQ-3.9 (page 34)
<ul style="list-style-type: none"> ✓ Advance integrated and interdisciplinary approaches for environmental planning and assessments (MPP-En-2) 	Policy EQ-1.4 (page 32), Policy EQ-5.3 (page 35), Policy EQ-9.5 (page 37), Further consideration should be given to adopting new goals/policies about using advanced integrated and interdisciplinary approaches for environmental planning.



✓ Promote innovative and environmentally sensitive development practices in siting, design, materials selection, construction, and maintenance (MPP-En-5)	Policy EQ-1.6 (page 32), Policy EQ-3.7 (page 33), Policy EQ-9.6 (page 37)
⊗ Support programs to ensure that all residents, regardless of race, social, or economic status, have clean air, clean water, and other elements of a healthy environment and prioritize the reduction of impacts to vulnerable populations that have been disproportionately affected (MPP-En-3-4, En-7-8, En-21)	Additional work needed to identify and reduce disparate impacts.
⊗ Support and incentivize environmental stewardship on private and public lands (MPP-En-10)	Environmental sustainability is clearly a priority and foundational value in LFP. Additional work may be needed to explicitly explain LFP's commitment to environmental stewardship.
⊗ Identify open space, trail, and park resources and needs, and develop programs for protecting and enhancing these areas (MPP-En-11-12, En-15, En-Action-4)	Missing. Policy EQ-1.4 supports the requirement.
✓ Protect and restore native vegetation and tree canopy (MPP-En-9, En-13)	Policy EQ-1.3 (page 32)
⊗ Protect and restore hydrological functions and water quality, including restoring shorelines and estuaries, removing fish-blocking culverts, reducing use of toxic products, and retrofitting basins to manage stormwater (MPP-En-16-20)	Missing. Policy EQ-1.5 (page 32), Goal EQ-3 (page 32), Policy EQ-3.6 (page 33) supports the requirement.
✓ Ensure all federal and state air quality standards are met and reduce emissions of air toxics and greenhouse gases (WAC 173-420-080, MPP-En-22)	Goal EQ-6 (page 35), Policy EQ-5.4 (page 35), Policy EQ-6.1 (page 35), Policy EQ-6.5 (page 35), Policy CF-4.3 (page 64), Policy T-3.5 (page 91)

Additional comments on Environment or additional documents to share [optional]: _____





Climate Change

The plan supports substantially **reducing emissions of greenhouse gases** that contribute to climate change in accordance with the goals of the Puget Sound Clean Air Agency and **preparing for climate change impacts**.

Policies and programs should:

Reduce greenhouse gas emissions in support of state, regional, and local reduction goals	Page/Policy Reference
<ul style="list-style-type: none"> Support achieving regional greenhouse gas emission reduction goals by: <ul style="list-style-type: none"> Electrifying the transportation system, <ul style="list-style-type: none"> Reducing vehicle miles traveled through increasing alternatives to driving alone and using land use strategies that reduce trips and trip length, and Expanding the use of conservation, alternative energy sources, and energy management technology (MPP-CC-1, CC-3, CC-5, CC-11-12, CC-Action-3) 	Missing electrification of the transportation system. Goal EQ-5 (page 35), Policy EQ-5.1 (page 35), Policy CF-4.3 (page 64), Policy T-3.5 (page 91). Additional work will be performed during climate element update when grant funding is available.
<ul style="list-style-type: none"> Reduce building energy use through green building and retrofit of existing buildings (MPP-CC-2, CC-Action-3, DP-46) 	Policy EQ-5.2 (page 35), Policy EQ-5.5 (page 35), Policy CF-4.5 (page 64), Policy CF-4.12 (page 65)
<ul style="list-style-type: none"> Protect and restore natural resources that sequester and store carbon (MPP-CC-4) 	LFP is committed to protecting and increasing tree canopy coverage, but more specific policy guidance related to carbon sequestration should be added.
<ul style="list-style-type: none"> Address impacts to vulnerable populations and areas that have been or will be disproportionately affected by climate change (MPP-CC-6, CC-8, CC-Action-3, CC-Action-4) 	Missing.





 Identify and address the impacts of climate change and natural hazards on the region to increase resilience (MPP-CC-7-10, CC-Action-4)	Missing.
 Address rising sea water by siting and planning for relocation of hazardous industries and essential public services away from the 500-year floodplain (MPP-CC-10)	Missing.

Additional comments on Climate Change or additional documents to share [optional]: _____

Land Use/Development Patterns

The plan supports the further development of **healthy, walkable, compact, and equitable transit-oriented communities** that maintain unique character and local culture. The plan supports **conserving rural areas and creating and preserving open space and natural areas**.






Policies and programs should:

Build thriving urban communities	Page/Policy Reference
 Support inclusive community planning (MPP-DP-2, MPP-DP-8)	LFP is committed to inclusive and transparent planning processes. Inclusivity in the process and the plan content will be clearly documented.
✓ Support the development of compact urban communities and central places with densities that support the Regional Growth Strategy, transit, and walking (MPP-RGS-6, DP-1, DP-3)	Policy LU-1.2 (page 20), Table I.2 (page 20), Policy LU-4.1 (page 25), Policy LU-4.5 (page 25), Policy H-1.3 (page 42)
 Reduce disparities in access to opportunity and expand employment opportunities to improve the region's shared economic future (MPP-DP-2, Ec-8, Ec-13)	Missing.
✓ Coordinate with local, state, and federal agencies to identify underused lands such as surplus public lands or environmentally contaminated lands and:	Policy LU-4.3 (page 25), Policy LU-5.5 (page 26),



<ul style="list-style-type: none"> ✓ Promote infill or redevelopment in growth centers and existing neighborhoods in a manner that supports the Regional Growth Strategy (MPP-DP-4) ✓ Develop strategies for cleaning up brownfield and contaminated sites (DP-Action-7) 	<p>Policy EQ-1.2 (page 32) Policy H-1.5 (page 42), Policy H-2.1 (page 42)</p>
<p>🌸 Preserve historic, visual, and cultural resources and consider potential impacts to culturally significant sites and tribal treaty fishing, hunting, and gathering grounds (MPP-DP-5-7)</p>	<p>Missing. Goal LU-8 (page 27), and Policy LU-8.2 (page 27) support the requirement however further goals/policies are needed to meet this requirement.</p>
<p>🌸 Support inclusive engagement to ensure land use decisions do not negatively impact historically marginalized communities (MPP-DP-8)</p>	<p>Policy CS-1.5 supports the requirement but does not meet the standard. Inclusivity in engagement is a priority for the 2024 update.</p>
<ul style="list-style-type: none"> ✓ Support the design of transportation and infrastructure projects that achieve community development objectives and improve communities (MPP-DP-12-15, DP-17) 	<p>Goal T-1 and related policies, Goal T-2 and related policies, Goal T-3 and related policies, Goal T-4 and related policies</p>
<p>Promote healthy communities</p>	<p>Page/Policy Reference</p>
<p>🌸 Reduce health disparities and improve health outcomes (MPP-RC-3, DP-18)</p>	<p>Missing.</p>
<p>Support centers as connections to opportunity</p>	<p>Page/Policy Reference</p>
<ul style="list-style-type: none"> ✓ Identify one or more central places as locations for more compact, mixed-use development (MPP-DP-22, DP-25) 	<p>Table I.2 (pages 20 and 21), Policy H-1.6 (page 42)</p>



<p> Jurisdictions with or planning for high-capacity transit stations: Identify high-capacity station areas and plan for densities³ that maximize benefits of transit investments (MPP-DP-22, DP-Action-8)</p>	Town Center Subarea Plan
<p> Jurisdictions with or planning for light rail stations: Support the adoption of subarea plans for light rail station areas (DP-Action-8)</p>	N/A
<p>✓ Jurisdictions with regional centers: Support the update of regional center subarea plans to be consistent with the revised Center Plan Tools (DP-Action-8)</p>	N/A
<p> Evaluate planning in areas for potential residential and commercial displacement and use a range of strategies to mitigate displacement impacts (MPP-DP-23, Ec-12)</p>	Missing.
<p>Support annexation and incorporation</p>	Page/Policy Reference
<p>✓ Work towards annexation and the orderly transition of unincorporated urban areas by:</p> <ul style="list-style-type: none"> • Joint planning and urban development standards for urban unincorporated areas • Affiliating all unincorporated urban growth areas with adjacent cities  Planning for phased growth of communities to be economically viable, supported by planned urban infrastructure, and served by public transit (MPP-RGS-16, DP-27-30) 	Missing. Coordination with King County is needed.
<p>Preserve rural areas and natural resource lands</p>	Page/Policy Reference
<p>✓ Counties: Work to ensure that development in rural areas is rural in character (MPP-DP-32-35, DP-37-38)</p>	N/A
<p>✓ Counties: Work to ensure the sustainability of designated resource lands through programs that support economic vitality, encourage conservation, and avoid incompatible adjacent land uses (MPP-DP-39, DP-41-43)</p>	N/A
<p>Conserve and enhance important uses</p>	Page/Policy Reference
<p>✓ As applicable, limit incompatible uses adjacent to:</p> <ul style="list-style-type: none"> • Military lands (MPP-DP-49) • Manufacturing/industrial centers (MICs) and industrial zoning (MPP-DP-50)  Tribal reservation lands (MPP-DP-51) 	N/A

³ VISION 2050 calls for transit-oriented development near stations located in or near manufacturing/industrial centers to function differently with different uses than other centers to maintain a focus on protecting industrial zoning, jobs, and the region's overall economic vitality.









Additional comments on Land Use/Development Patterns or additional documents to share [optional]: _____

Housing

The plan guides the **preservation, improvement, and expansion of the housing stock** to provide a range of **affordable, accessible, healthy, and safe housing choices** to every resident. It continues to **promote fair and equal access to housing for all people**.

Policies and programs should:

Assess housing needs	Page/Policy Reference
 Address affordable housing needs by developing a housing needs assessment and evaluating the effectiveness of existing housing policies, and documenting strategies to achieve housing targets and affordability goals. This includes documenting programs and actions needed to achieve housing availability including gaps in local funding, barriers such as development regulations, and other limitations (H-Action-4)	Missing.
Increase housing supply and choices	Page/Policy Reference
 Increase housing supply and densities to meet the region’s current and projected needs at all income levels consistent with the Regional Growth Strategy (MPP-H-1)	Policy H-1.2 (page 42), Policy H-1.3 (page 42)
 Expand the diversity of housing types for all income levels and demographic groups, including low, very low, extremely low, and moderate-income households (MPP-H-2-6, H-9)	Goal H-1 (page 42), Policy H-1.3 (page 42), Policy H-1.8 (page 42), Policy H-3.5 (page 43)
 Expand housing capacity for moderate density housing, i.e., “missing middle” (MPP-H-9)	Missing.
 Promote jobs-housing balance by providing housing choices that are accessible and attainable to workers. Include jobs-housing balance in housing needs assessments to better support job centers with the needed housing supply (MPP-H-1, H-6, H-Action-4)	Additional policy work needed.
 Expand housing choices in centers and near transit (MPP-H-7-8)	Policy H-1.6 (page 42), Policy H-3.4 (page 43)



✓ Promote flexible standards and innovative techniques to encourage housing productions that keeps pace with growth and need (MPP-H-10)	Policy H-1.8 (page 42)
Support the development and preservation of affordable housing	Page/Policy Reference
Use inclusionary and incentive zoning to provide more affordable housing when creating additional housing capacity (H-Action-5)	Missing.
Jurisdictions planning for high-capacity transit stations: Create and preserve affordable housing near high-capacity transit ⁴ (MPP-H-8, H-Action-1)	LFPMP authorizes/requires affordable housing near high-capacity transit. Policy language should be added to the Comp Plan.
Address inequities in access to housing	Page/Policy Reference
Identify potential physical, economic, and cultural displacement of low-income households and marginalized populations and work with communities to develop anti-displacement strategies in when planning for growth (MPP-H-12, H-Action-6)	Missing.
Promote homeownership opportunities while recognizing historic inequities in access to homeownership opportunities for communities of color (MPP-H-5)	Missing.
Identify and begin to undo local policies and regulations that result in racially disparate impacts, displacement, and exclusion in housing, including zoning that may have a discriminatory effect and areas of disinvestment and infrastructure availability	Missing.

Additional comments on Housing or additional documents to share [optional]: _____

Economy

The plan includes an **economic development element (Ec-Action-5)** that promotes a **prospering and sustainable economy** by supporting **businesses and job creation and investing in all people.**

⁴ Transit-oriented development near stations located in or near manufacturing/industrial centers need to function differently with different uses than other centers to maintain a focus on protecting industrial zoning, jobs, and the region’s overall economic vitality.

Policies and programs should:

Promote a prosperous and sustainable economy for all people	Page/Policy Reference
✓ Identify and enhance industry clusters, including those recognized in the Regional Economic Strategy that provide goods and services for export (MPP-Ec-3, Ec-4)	Missing.
✓ Focus retention and recruitment efforts and activities to foster a positive business climate and diversify employment opportunities by specifically targeting: <ul style="list-style-type: none"> • Businesses that provide living wage jobs <ul style="list-style-type: none"> 🌀 Locally, women-, and minority-owned small businesses and start-up companies 🌀 Established and emerging industries, technologies, and services that promote environmental sustainability, especially those addressing climate change and resilience (MPP-Ec-1, Ec-3, Ec-4, Ec-7, Ec-9, Ec-16) 	Missing.
🌀 Promote strategies and policies that expand access to opportunity and remove barriers for economically disconnected communities (MPP-Ec-13-14)	Missing.
🌀 Address and prevent potential physical, economic, and cultural displacement of existing businesses that may result from redevelopment and market pressure (MPP-Ec-12)	Missing.
✓ Develop a range of employment opportunities to create a closer balance between jobs and housing (MPP-Ec-18)	Policy ED-1.4 (page 48).
🌀 Promote environmental and socially responsible business practices, especially those addressing climate change, resilience, and improved health outcomes (MPP-Ec-8, Ec-16)	Missing.
🌀 Support, recognize, and empower the contributions of the region's culturally and ethnically diverse communities, institutions, and Native Tribes (MPP-Ec-15, Ec-17, Ec-20)	Missing.

Additional comments on Economic Development or additional documents to share [optional]: _____

Transportation

The plan promotes a **sustainable, equitable, affordable, safe, and efficient multimodal transportation system**, with specific emphasis on an **integrated regional transit network that supports the Regional Growth Strategy** and promotes vitality of the economy, environment, and health.





Policies and programs should:

Implement the Regional Transportation Plan	Page/Policy Reference
<ul style="list-style-type: none"> ✓ Promote the development of an efficient, multimodal transportation system that supports the Regional Growth Strategy in collaboration with other jurisdictions and agencies (MPP-T-7) 	Policy T-1.5 (page 87), Policy T-1.7 (page 87), Policy T-1.8 (page 87), Policy T-1.16 (page 88), Policy T-4.7 (page 92)
<ul style="list-style-type: none"> ✓ Work to develop and operate a safe and convenient system for all users and the movement of freight and goods (MPP-T-11) 	Policy T-1.5 (page 87), Policy T-1.6 (page 87), Goal T-2 (page 89), Policy T-2.2 (page 89), Policy T-2.5 (page 89), Policy T-2.7 (page 89), Policy T-2.9 (page 90), Policy T-2.15 (page 91), Policy T-4.2 (page 91) No mention of freight, policies regarding freight should be considered.
<ul style="list-style-type: none"> ✓ Reduce the need for new capital improvements through investments in operations, pricing programs, demand management strategies, and system management activities that improve the efficiency of the current system (RCW 36.70A.070(6)(a)(vi), MPP-T-3) 	Reconsideration needed.
<ul style="list-style-type: none"> ✓ Emphasize transportation investments that provide alternatives to single occupancy vehicle travel, increase travel options, especially to and within centers, and support compact, pedestrian- and transit-oriented densities and development (MPP-T-12-13, T-15) 	Policy T-1.4 (page 87), Policy T-1.12 (page 88),
<ul style="list-style-type: none"> ⊗ Increase the resilience of the transportation system and support security and emergency management (MPP-T-31) 	Missing. Anticipated for discussion with climate resilience sub-element.
<ul style="list-style-type: none"> ⊗ Prepare for changes in transportation technologies and mobility patterns (MPP-T-33-34) 	Missing.
Support the Regional Growth Strategy	Page/Policy Reference



✓ Focus system improvements to connect centers and support existing and planned development as allocated by the Regional Growth Strategy (MPP-RC-7-9, T-7-8, T-15)	Goal T-2 (page 89), Policy T-6.7 (page 94)
✿ Prioritize multimodal investments in centers and high-capacity station areas (MPP-RC-7-10, T-12-13, T-19)	Missing. Goal T-4 (page 91) supports this requirement.
✓ Promote the design of transportation facilities that support local and regional growth centers and high-capacity transit station areas and fit the community in which they are located (MPP-T-19-21)	Missing. Goal T-2 (page 89) supports this requirement but needs further details to meet this requirement.
✓ Support a safe and welcoming environment for walking and bicycling (MPP-DP-15): <ul style="list-style-type: none"> • Include a pedestrian and bicycle component and collaborative efforts to identify planned improvements for pedestrian and bicycle facilities and corridors (RCW 36.70A.070(6)(a)(vii)) • Improve local street patterns and design to promote walking and biking (MPP-T-16-17) 	Goal T-1 (page 87), Policy T-1.11 (page 87), Goal T-2 (page 89), Policy T-2.1 (page 89), Policy T-2.5 (page 89), Policy T-2.7 (page 89), Policy T-2.11 (90), Policy T-4.5 (page 91), Policy T-6.3 (page 93),
✓ Support alternatives to driving alone, including walking, biking, and transit use, through design of local streets, land use development tools, and other practices (MPP-T-16-18)	Policy T-2.4 (page 89), Policy T-2.5 (page 89), Policy T-2.7 (page 89), Policy T-2.12 (page 90), Policy T-3.4 (page 91), Policy T-6.4 (page 94), Policy T-6.6 (page 94)
✓ Counties: Avoid construction of major roads or capacity expansion on existing facilities in rural and resource areas (MPP-T-22, DP-38)	N/A
Support people	Page/Policy Reference
✿ Identify racial and social equity as a core objective when planning and implementing transportation improvements, programs, and services (MPP-T-9)	Missing.
✓ Ensure mobility choices for people with special needs (MPP-T-10)	Policy T-1.15 (page 88)

Support the economy	Page/Policy Reference
<ul style="list-style-type: none"> ✓ Recognize the critical role of safe, reliable, and efficient movement of people and goods (MPP-Ec-6, T-1, T-23) 	<p>Creating a new policy or Goal could better outline the requirements listed. Policy T-1.5 (page 87) is the closest to aligning with this requirement.</p>
<ul style="list-style-type: none"> ✓ Identify and support key facilities and improvements that connect the region to major transportation hubs such as ports, airports, and designated freight routes (MPP-T-24-25) 	<p>Policy T-1.1 (page 87), Policy T-1.2 (page 87), Policy T-1.3 (page 87), Policy T-1.4 (page 87), Policy T-1.8 (page 87)</p>
<ul style="list-style-type: none"> ✓ Promote coordination with providers of major regional infrastructure, such as freight rail and commercial aviation (MPP-Ec-4-5, T-27-28) 	<p>Policy T-1.4 (page 87), Policy T-1.7 (page 87), Policy T-1.8 (page 87), Policy T-2.2 (page 89), Policy T-4.6 (page 92), Policy T-4.7 (page 92), Policy T-5.3 (page 93) Policy T-6.1 (page 93), Policy T-6.2 (page 93), Policy T-6.3 (page 93)</p>
Protect the environment	Page/Policy Reference
<ul style="list-style-type: none">  Promote clean transportation programs and facilities, including actions to reduce air pollution and greenhouse gas emissions from transportation (MPP-CC-3, CC-12, T-29-30) 	<p>Missing. Anticipated for discussion with GHG emissions reduction climate sub-element.</p>
<ul style="list-style-type: none">  Reduce stormwater pollution from transportation facilities and improve fish passage (MPP-T-32) 	<p>Missing. There are a couple of related policies. Policy LU-3.5 (page 25), Policy U-4.9 (page 82),</p>



✓ Incorporate environmental factors into transportation decision-making, including attention to human health and safety (MPP-DP-44, T-4-5, T-29-32)	Policy T-1.3 (page 87), Policy T-2.4 (page 89), Policy T-4.8 (page 92)
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The plan should:

Provide facilities inventories and identify service needs	Page/Policy Reference
✓ Include mapped inventories for each element of the transportation system, including roadways, transit, cycling, walking, freight, airports, and ferries (RCW 36.70A.070, RCW 36.70A.108, MPP-T-7, T-15-17)	Figure II.33 (page 199), Figure II.35 (page 202), Figure II.36 (page 204)
✓ Include state facilities and reflect related (regional/state) level-of-service standards (RCW 36.70A.070, RCW 36.70A.108)	Table II.37 (page 197), Table II.38 (page 197), Table II.39 (page 199), Figure II.33 (page 199), Table II.40 (page 200), Figure II.34 (page 201), Table II.43 (page 206) Further considerations and content should be provided for forecasting LOS.
✓ Develop a comprehensive concurrency program that addresses level-of-service standards for multimodal types of transportation and include implementation strategies (RCW 36.70A.070, RCW 36.70A.108, MPP-DP-52-54)	Policy T-1.7 (page 87), Policy T-1.10 (page 87), Level of service (page 88), Table II.43 (page 206). Further forecasting and analysis are needed to meet this plan's requirement.
✓ Provide travel demand forecasts and identify state and local system projects, programs, and management necessary to meet current and future demands and to improve safety and human health (RCW 36.70A.070, MPP-T-4-5)	Missing. This will need to be provided in the new update.



<ul style="list-style-type: none"> ✓ Identify maintenance and system preservation projects and programs necessary to maintain the ability of the transportation system to provide safe, efficient, and reliable movement of people, goods, and services (RCW 36.70A.070, MPP-T-1-2, T-4) 	<p>Policy CF-5.3 (page 65) Limited policy on identifying maintenance and system preservation projects and programs. Further policy should be considered to address this item.</p>
Finance transportation investments	Page/Policy Reference
<ul style="list-style-type: none"> ✓ Identify stable and predictable funding sources for maintaining and preserving existing transportation facilities and services (MPP-RC-11-12, T-6) 	<p>Policy T-2.8 (page 89), Policy T-4.1 (page 91),</p>
<ul style="list-style-type: none"> ✓ Pursue alternative transportation financing methods, such as user fees, tolls, and other pricing mechanisms (MPP-T-6) 	<p>Missing. Policies regarding tolls, user fees, and other pricing methods should be considered.</p>
<ul style="list-style-type: none"> ✓ Include a 20-year financing plan, as well as an analysis of funding capability for all transportation modes (RCW 36.70A.070(3), RCW 36.70A.070(6)(a)(iv), WAC 365-196-415, WAC 365-196-430, MPP-RC-11-12, T-6, T-15) 	<p>Missing. Table II.41 (page 203) summarizes the planned capital projects for the next six years but does not show a 20-year outlook.</p>
<ul style="list-style-type: none"> ✓ Include a reassessment strategy to address the event of a funding shortfall (RCW 36.70A.070(3), RCW 36.70A.070(6)(a)(iv), WAC 365-196-415, WAC 365-196-430, MPP-RC-11-12, T-6) 	<p>Policy CF-3.6 (page 63), Policy CF-3.8 (page 63) The policy could be broadened to include other projects instead of focusing on the capital facilities.</p>
Address land uses adjacent to airports	Page/Policy Reference
<ul style="list-style-type: none"> ✓ Airport-adjacent communities: Identify and address any airports within or adjacent to the jurisdiction (RCW 36.70.547, 36.70A.070(6)(a)(iii)(A), MPP-DP-48) 	N/A
<ul style="list-style-type: none"> ✓ Airport-adjacent communities: Describe existing and planned uses near the airport, as well as policies and regulations that discourage incompatible uses (RCW 36.70.547, 36.70A.070(6)(a)(iii)(A), MPP-DP-48) 	N/A



 Airport-adjacent communities: Promote coordinated planning and effective management to optimize the region’s aviation system in a manner that minimizes health, air quality, and noise impacts to communities, including historically marginalized communities (MPP-T-28)	N/A
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Additional comments on Transportation or additional documents to share [optional]: _____

Public Services

The plan supports development with adequate **public facilities and services in a timely, coordinated, efficient, and cost-effective manner that supports local and regional growth planning objectives.**

Policies and programs should:

Provide adequate public facilities and services to support growth	Page/Policy Reference
<ul style="list-style-type: none"> ✓ Protect and enhance the environment and public health and safety when providing services and facilities (MPP-PS-1) 	Policy CS-1.3 (page 53), Policy CS-1.4 (page 54), Policy CS-1.7 (page 54), Goal CS-2 (page 54), Policy CS-2.1 (page 54), Policy CS-2.2 (page 54), Goal CS-4 (page 55), Policy CS-4.1 (page 55), Goal CS-5 (page 56)
<ul style="list-style-type: none"> ✓ Promote coordinated planning for services and facilities with counties, cities, tribes, and special purpose districts in a manner that supports the Regional Growth Strategy, including addressing long-term needs, supply, and the use of conservation and demand management (MPP-PS-3-4, PS-8-9, PS-13-14, PS-23-25) 	Policy EQ-3.9 (page 34), Policy EQ-6.4 (page 35), Policy CS-1.6 (page 54), Policy CS-1.6 (page 55), Policy CF-1.3 (page 60), Table I.4 (page 62), Policy CF-2.4 (page 62),



	<p>Policy U-4.2 (page 82), Policy U-4.8 (page 82), Policy T-1.7 (page 82), Policy T-3.2 (page 82), Policy T-4.6 (page 92), Policy T-4.7 (page 92), Goal T-6 (page 93), Policy T-5.3 (page 93), Policy T-6.1 (page 93), Policy T-6.2 (page 93), Policy T-6.3 (page 94)</p>
<p>✓ Protect water quality by replacing failing septic systems and serving new urban development with sanitary sewer systems (MPP-PS-10-12)</p>	<p>Policy EQ-3.5 (page 35)</p>
<p>⚙️ Consider the potential impacts of climate change on public facilities and support the necessary investments to move to low-carbon energy sources (MPP-PS-13-15, PS-20-21)</p>	<p>Goal EQ-5 (page 35), Policy EQ-5.1 (page 35), Policy EQ-5.3 (page 35) Policy EQ-5.5 (page 35), Policy U-4.4 (page 82) The goals and policies listed could go into more detail on public facilities.</p>
<p>⚙️ Promote affordable and equitable access of public services, including drinking water and telecommunication infrastructure, to provide access to all communities, especially underserved communities (MPP-PS-2, PS-16, PS-22)</p>	<p>Policy H-4.2 (page 44), Policy ED-5.2 (page 50), Policy CS-1.3 (page 53), Policy CS-1.6 (page 54), Policy CS-2.5 (page 54), Policy CS-5.2 (page 56), Policy CS-6.4 (page 56), Policy CF-4.6 (page 64), Policy PT-2.2 (page 71), Policy PT-3.1 (page 72),</p>



	Policy PT-3.3 (page 72), Policy PT-9.7 (page 75), Policy T-1.4 (page 87), Policy T-1.5 (page 87), Policy T-2.12 (page 90)
✓ Encourage planning and coordination of emergency management and public safety programs (MPP-PS-17, T-31)	Policy CS-1.6 (page 54), Goal CS-7 Public Safety Vision. (page 56), Policy CF-1.3 (page 60), Policy U-3.1 (page 81), Policy T-2.2 (page 89), Policy T-2.16 (page 91), Policy T-4.2 (page 91)
🌀 Locate community facilities and services, including civic places like parks, schools, and other public spaces, in centers and near transit, with consideration for climate change, economic, social and health impacts (MPP-PS-18, PS-20, PS-29, DP-11)	Policy CF-1.1 (page 60), Goal CF-4 (page 64), Policy CF-4.11 (page 65), Policy LU-4.1 (page 25), Policy H-3.4 (page 43), Goal H-5 (page 44), Policy CS-1.8 (page 54), Policy U-4.4 (page 82)
🌀 Promote working with school districts on school siting and design to support safe, walkable access, including strategies to provide adequate urban capacity for new schools and to avoid serving urban students with schools in the rural area (MPP-PS-26-28)	Goal T-2 (page 89), Policy T-2.9 (page 90), Policy LU-7.3 (page 27)
✓ Counties: Avoid providing urban services and regional facilities in rural areas. Facilities and utilities in rural areas should be at a size and scale appropriate for rural locations. (MPP-PS-5-7, PS-30)	N/A

Additional comments on Public Services or additional documents to share [optional]: _____





Periodic Update Checklist for Fully-Planning Cities

Overview: This checklist is intended to help cities that are fully planning under the Growth Management Act (GMA) conduct the “periodic review and update” of **comprehensive plans** and **development regulations** required by [RCW 36.70A.130 \(4\)](#). This checklist identifies components of comprehensive plans and development regulations that may need updating to reflect the latest local conditions or to comply with GMA changes since the last periodic update cycle (2015-2018).

Statutory changes adopted since 2015 are emphasized in highlighted text to help identify new GMA requirements that may not have been addressed during the last update or through other amendments outside of the required periodic update process.

What’s new: For the 2024-2027 update cycle, Commerce has updated and streamlined periodic update resources including checklists, guidebooks and a [webpage](#) to serve you better. A checklist and guidebook for *partially-planning jurisdictions* will be available prior to their 2026-2027 updates. A separate checklist is available for counties.

2021-2022 Legislative Session:

[HB 1220](#) substantially amends housing-related provisions of the GMA, [RCW 36.70A.070\(2\)](#). Please refer to the following Commerce housing webpages for further information about the new requirements: [Updating GMA Housing Elements](#) and [Planning for Housing](#).

[HB 1241](#) changes the periodic update cycle described in RCW 36.70A.130. Jurisdictions required to complete their update in 2024 now have until December 31, 2024 to finalize their review and submit to Commerce. Jurisdictions required to complete their updates in 2025-2027 are still required to submit prior to June 30th of their respective year. Additionally, jurisdictions that meet the new criteria will be required to submit an implementation progress report five years after the review and revision of their comprehensive plan.

[HB 1717](#) adds new requirements in [RCW 36.70A.040](#) and [RCW 36.70A.190](#) regarding tribal participation in planning efforts with local and regional jurisdictions.

[HB 1799](#) adds a new section to the GMA, [RCW 36.70A.142](#), requiring some local governments to begin providing separated organic material collection services within their jurisdictions in order to increase volumes of organic materials collected and delivered to composting and other organic material management facilities.

[SB 5593](#) adds new elements to RCW [36.70A.130\(3\)](#) regarding changes to planning and/or modifying urban growth areas.

City
Staff contact, phone + email

[SB 5818](#) promotes housing construction in cities through amendments to and limiting appeals under the state environmental policy act (SEPA) and the GMA, amending [RCW 36.70A.070\(2\)](#).

Local governments should review local comprehensive plan policies, countywide planning policies and multicounty planning policies (where applicable) to be consistent with the new requirements.

Checklist Instructions

With the most recent versions of your comprehensive plan and development regulations in hand, fill out each item in the checklist, answering the following questions:

Is this item addressed in your current plan or development regulations? If YES, fill in the form with citation(s) to where in the plan or regulation the item is addressed. Where possible, we recommend citing policy or goal numbers by element rather than page numbers, since these can change. If you have questions about the requirement, follow the hyperlinks to the relevant statutory provision or rules. If you still have questions, visit the Commerce [Periodic Update webpage](#) or contact the [Commerce planner assigned to your region](#).

Is amendment needed to meet current statute? Check YES to indicate a change to your plan will be needed. Check NO to indicate that the GMA requirement has already been met. Local updates may not be needed if the statute hasn't changed since your previous update, if your jurisdiction has kept current with required inventories, or if there haven't been many changes in local circumstances.

Use the "Notes" column to add additional information to note where your city may elect to work on or amend sections of your plan or development regulations, to call out sections that are not strictly required by the GMA, or to indicate if the item is not applicable to your jurisdiction.

Submit your checklist! This will be the first deliverable under your periodic update grant.

PlanView system and instructions: Completed checklists can be submitted through Commerce's PlanView portal. The PlanView system allows cities and counties to submit and track amendments to comprehensive plans or development regulations online, with or without a user account. You can also submit via email: reviewteam@commerce.wa.gov Fill out and attach a [cover sheet](#), a copy of your submittal and this checklist. *Please be advised that Commerce is no longer accepting paper submittals.*

For further information about the submittal process please visit Commerce's [Requirements and procedures for providing notice to the state](#) webpage.

Need help?

Please visit Commerce's [periodic update webpage](#) for additional resources

or contact:

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Checklist Navigation

(Ctrl + Click each element)

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UTILITIES

TRANSPORTATION

SHORELINE

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Section I: Comprehensive Plan Elements

	In Current Plan? Yes/No If yes, cite section	Changes needed to meet current statute? Yes/No	Notes
<p>Land Use Element Consistent with countywide planning policies (CWPPs) and RCW 36.70A.070(1)</p>			
<p>New 2021-2022 legislation ESSB 5593: changes to RCW 36.70A.130 regarding UGA size, patterns of development, suitability and infrastructure. Coordinate these efforts with your county</p>	<p>No</p>	<p>Yes</p>	<p>Information about development patterns within the UGA and pressures on available, developable land, infrastructure, and services should be included in the Land Use element, and must be coordinated with King County.</p>
<p>a. The element integrates relevant county-wide planning policies into the local planning process, and ensures local goals and policies are consistent. For jurisdictions in the central Puget Sound region, the plan is consistent with applicable multicounty planning policies. RCW 36.70A.210 WAC 365-196-305 Coordinate these efforts with your county</p>	<p>Yes, Policy H-1.2 (pg. 42), Policy LU-8.1 (pg. 27), Policy H-3 10 (pg. 44), Policy CF-1 4 (pg. 61), Policy U-2 1 (pg. 80)</p>	<p>Yes</p>	<p>King County is updating its Comprehensive Plan and Countywide Planning Policies. Revisions required as needed to meet revised CPPs.</p>
<p>b. A future land use map showing city limits and UGA boundaries. RCW 36.70A.070(1) and RCW 36.70A.110(6) WAC 365-196-400(2)(d), WAC 365-196-405(2)(i)(ii)</p>	<p>Yes, Fig. 1.2 Comprehensive Plan Land Use Map (pg. 23)</p>	<p>No</p>	<p>The Map should be reviewed to identify areas that should be reassessed based on recent planning projects, development patterns, and legislative changes.</p>
<p>c. Consideration of urban planning approaches that increase physical activity. RCW 36.70A.070(1) and WAC 365-196-405(2)(j). Additional resources: Transportation Efficient Communities, The Washington State Plan for Healthy Communities, Active Community Environment Toolkit</p>	<p>Yes</p>	<p>No</p>	<p>Lake Forest Park has nonmotorized resources. Consider updates to reflect the Safe Streets, Safe Highways plan.</p>
<p>d. A consistent population projection throughout the plan which should be consistent with the county's sub-county allocation of that forecast and housing needs. RCW 36.70A.115, RCW 43.62.035 and</p>	<p>Yes, Growth Targets, Forecasted Growth, Who are We (pg. 103, 118,</p>	<p>Yes</p>	<p>Updated growth allocations must be incorporated into the plan.</p>

Section I: Comprehensive Plan Elements

WAC 365-196-405(f)	141)		
<p>e. Estimates of population densities and building intensities based on future land uses and housing needs. RCW 36.70A.070(1), WAC 365-196-405(2)(i)</p> <ul style="list-style-type: none"> For cities required to plan under the Buildable Lands Program, RCW 36.70A.215 amended in 2017, some jurisdictions may need to identify reasonable measures to reconcile inconsistencies. See Commerce’s Buildable Lands Program page. 	No, Forecasted Growth and Comprehensive Land Use Map (pg. 26, 141, 142, 143)	Yes	The plan identified forecasted growth but include more robust guidance that supports the comprehensive land use map detailing where these population densities and building intensities will be located. Policies, Goals, and implementation actions are needed.
f. Provisions for protection of the quality and quantity of groundwater used for public water supplies. RCW 36.70A.070(1) ; WAC 365-196-405(1)(c) ; WAC 365-196-485(1)(d)	Yes, Environmental Quality & Shorelines Section, Groundwater, Steep Slope and Landslide Hazards, (pg. 109, 114, 115)	No	Update as needed.
g. Identification of lands useful for public purposes such as utility corridors, transportation corridors, landfills, sewage treatment facilities, storm water management facilities, recreation, schools, and other public uses. RCW 36.70A.150 and WAC 365-196-340	Yes, Table II.11 City-provided facilities (pg. 162)	No	Reconsider the need for lands useful for public purposes and update as necessary.
h. Identification of open space corridors within and between urban growth areas, including lands useful for recreation, wildlife habitat, trails, and connection of critical areas. RCW 36.70A.160 and WAC 365-196-335	Yes, trails blurb (pg. 169); Parks, Trails, & Open Space (pg. 179); Policy PT-4.2	No	Parks plan should be reviewed to include any new assets or amenities.

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<p>i. If there is an airport within or adjacent to the city: policies, land use designations (and zoning) to discourage the siting of incompatible uses adjacent to general aviation airports. RCW 36.70A.510, RCW 36.70.547</p> <p>Note: The plan (and associated regulations) must be filed with the Aviation Division of WSDOT. WAC 365-196-455</p>	<p>No</p>	<p>No</p>	<p>Kenmore Air Harbor is a public-use seaplane base at the northern end of Lake Washington and 1 mi south of the central business district of Kenmore, Washington. It primarily serves western Washington and parts of southwestern British Columbia. The base is primarily used by regional seaplane airline Kenmore Air. The airport is a sea harbor and the surrounding zoning nearest to Lake Washington is low density residential with no commercial in vicinity.</p>
<p>j. Where applicable, a review of drainage, flooding, and stormwater run-off in the area and nearby jurisdictions and provide guidance for corrective actions to mitigate or cleanse those discharges that pollute waters of the state. RCW 36.70A.070(1) and WAC 365-196-405(2)(e)</p> <p>Note: RCW 90.56.010(27) defines waters of the state.</p> <p>Additional resources: Protect Puget Sound Watersheds, Building Cities in the Rain, Ecology Stormwater Manuals, Puget Sound Partnership Action Agenda</p>	<p>Yes, Comp plan details: Surface Water, Table II City provided facilities, Drainage, Streams and Surface Water Drainage (pg. 113, 162, 165, 190, 191). Policies: Policy LU-3.6, Policy EQ-3.6, Policy CF-1.2, Policy CF-4.5, Policy CF-4.9</p>	<p>No</p>	<p>Update as needed.</p>
<p>k. Policies to designate and protect critical areas including wetlands, fish and wildlife habitat protection areas, frequently flooded areas, critical aquifer recharge areas, and geologically hazardous areas. In developing these policies, the city must have included the best available science (BAS) to protect the functions and values of critical areas, and give "special consideration" to</p>	<p>Yes, Goal EQ-4 Hazard Mitigation Policy EQ-1.1, Policy EQ-3.2, Policy PT-4.1, Policy EQ-4.3, Policy EQ-8.4, Policy EQ-9.1, Policy EQ-9.2</p>	<p>No</p>	<p>Update as needed.</p>

Section I: Comprehensive Plan Elements

<p>conservation or protection measures necessary to preserve or enhance anadromous fisheries.</p> <p>RCW 36.70A.030(6), RCW 36.70A.172, WAC 365-190-080</p> <p>Best Available Science: see WAC 365-195-900 through -925</p>	<p>Policy EQ-9.3 Policy PT-4.1</p>		
<p>l. If forest or agricultural lands of long-term commercial significance are designated inside city: a program authorizing Transfer (or Purchase) of Development Rights. RCW 36.70A.060(4), RCW 36.70A.170</p>	<p>No</p>	<p>No</p>	<p>There are no forest or agricultural lands of long-term commercial significance designated inside Lake Forest Park.</p>
<p>m. If there is a Military Base within or adjacent to the jurisdiction employing 100 or more personnel: policies, land use designations, (and consistent zoning) to discourage the siting of incompatible uses adjacent to military bases. RCW 36.70A.530(3), WAC 365-196-475</p>	<p>No</p>	<p>No</p>	<p>No Military Base is located within the city of Forest Park or adjacent to the jurisdiction. Nearest base is US Army reserves in Bothell.</p>
<p>n. New section RCW 36.70A.142; new 2021-2022 legislation HB 1799: Development regulations newly developed, updated, or amended <i>after January 1, 2025</i> allow for the siting of organic materials (OM) management facilities as identified in local solid waste management plans (SWMP) to meet OM reduction and diversion goals. Siting must meet criteria described in RCW 70A.205.040(3)</p> <p>See also RCW 36.70.330. For applicability, see RCW 70A.205.540</p>	<p>No</p>	<p>Yes</p>	<p>Comprehensive plan update will need to include policies and section in code regulations detailing the siting of organic materials management facilities with criteria set forth in RCW 70A.205.040.</p>

Section I: Comprehensive Plan Elements

Housing Element

In the 2021 legislative session, HB 1220 substantially amended the housing-related provisions of the Growth Management Act (GMA), RCW 36.70A.070 (2). Local governments should review local comprehensive plan policies and countywide planning policies to be consistent with the updated requirements. Please refer to Commerce’s housing webpages for further information about the new requirements:

Updating GMA Housing Elements and Planning for Housing

<p>a. Goals, policies, and objectives for the preservation, improvement, and development of housing. RCW 36.70A.070(2)(b) and WAC 365-196-410(2)(a)</p>	<p>Yes, Housing Goals & Policies (pg. 41- 50): Goal H-1 Housing Supply and Diversity, Goal H-2 Neighborhood Character, Goal H-3 Housing Affordability, Policy H-1.2, Policy H-1.3, Policy H-1.4, Policy H-2.4, Policy H-3.1, Policy H-3.2, Policy H-3.4</p>	<p>No</p>	<p>Update Goals and Policies as needed.</p>
<p>b. Within an urban growth area boundary, consideration of duplexes, triplexes, and townhomes. RCW 36.70A.070(2)(c) amended in 2021, WAC 365-196-300</p>	<p>No, Policy H-1.8</p>	<p>Yes</p>	<p>The policy supports flexibility in zoning that responds to the diverse needs of a range of household sizes, incomes, and ages. Update should respond to new legislative requirements for duplexes in residential zones, ADUs, and middle housing.</p> <p>Consider amending regulations to encourage more accessory dwelling units, duplexes, townhouses, and other types of housing. Currently there is no mention of triplexes or within the urban growth boundary.</p>
<p>c. Consideration of housing locations in relation to employment locations and the role of ADUs.</p>	<p>No, Policy H-1.8</p>	<p>Yes</p>	<p>The policies listed do not have specific detail providing housing in relation to employment locations.</p>

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RCW 36.70A.070(2)(d) amended in 2021	Policy H-3.5 Policy H-3.4		
d. An inventory and analysis of existing and projected housing needs over the planning period, by income band, consistent with the jurisdiction's share of housing need, as provided by Commerce. RCW 36.70A.070(2)(a) amended in 2021, WAC 365-196-410(2)(b) and (c)	Yes, Housing Chapter (pg. 122-127) Land Use Chapter (pg. 103)	Yes	Updates are needed to address growth allocations by income band.
e. Identification of capacity of land for housing including, but not limited to, government-assisted housing, housing for moderate, low, very low, and extremely low-income households, manufactured housing, multifamily housing, group homes, foster care facilities, emergency housing, emergency shelters, permanent supportive housing. RCW 36.70A.070(2)(c) amended in 2021, WAC 365-196-410(e) and (f)	Yes, Land Use Chapter (pg. 104) Housing Chapter (pg. 118-127)	Yes	Updates are needed to address growth allocations by income band. Land capacity analysis will need to address government-assisted housing, housing for moderate, low, very low, and extremely low-income households, manufactured housing, multifamily housing, group homes, foster care facilities, emergency housing, emergency shelters, permanent supportive housing, and within an urban growth area boundary, consideration of duplexes, triplexes, and townhomes.
f. Adequate provisions for existing and projected housing needs for all economic segments of the community. RCW 36.70A.070(2)(d) amended in 2021, WAC 365-196-010(g)(ii) , WAC 365-196-300(f) , WAC 365-196-410 and see Commerce's Housing Action Plan (HAP) guidance: Guidance for Developing a Housing Action Plan	Yes, Land Use Chapter (pg. 104) Housing Chapter (pg. 118-127)	Yes	Updates are needed to incorporate considerations for low, very low, extremely low, and moderate-income households; document programs and actions needed to achieve housing availability including gaps in local funding, barriers such as development regulations, and other limitations; consider housing locations in relation to employment location; and consider the role of ADUs to meet housing needs.
g. Identify local policies and regulations that result in racially disparate impacts, displacement, and exclusion in housing, including: <ul style="list-style-type: none"> • Zoning that may have a discriminatory effect; • Disinvestment; and 	No	Yes	Perform a racially disparate impact analysis on the Comprehensive Plan as elements are updated. Consider discriminatory zoning, disinvestment, and infrastructure availability.

Section I: Comprehensive Plan Elements

<ul style="list-style-type: none"> • Infrastructure availability <p>RCW 36.70A.070(e) new in 2021</p>			
<p>h. Establish policies and regulations to address and begin to undo racially disparate impacts, displacement, and exclusion in housing caused by local policies, plans, and actions.</p> <p>RCW 36.70A.070(2)(f) new in 2021</p>	No	Yes	Make updates as necessary to address findings of racially disparate impact analysis.
<p>i. Identification of areas that may be at higher risk of displacement from market forces that occur with changes to zoning development regulations and capital investments.¹</p> <p>RCW 36.70A.070(2)(g) new in 2021</p> <p>Establish anti-displacement policies, with consideration given to the preservation of historical and cultural communities as well as investments in low, very low, extremely low, and moderate-income housing; equitable development initiatives; inclusionary zoning; community planning requirements; tenant protections; land disposition policies; and consideration of land that may be used for affordable housing. RCW 36.70A.070(2)(h) new in 2021</p>	No	Yes	Perform displacement risk analysis. Where appropriate, create implementation plans to address displacement risk including strategies to implement anti-displacement policies to preserve historical and cultural communities, make public investments in lower-income areas, consider equitable development initiatives, implement inclusionary zoning policies, etc.

¹ This work should identify areas where anti-displacement tools may be applied, but may not need to be in the comprehensive plan. See Commerce’s housing guidance: [Updating GMA Housing Elements - Washington State Department of Commerce](#)

	In Current Plan? Yes/No If yes, cite section	Changes needed to meet current statute? Yes/No	Notes
Capital Facilities Plan (CFP) Element			
To serve as a check on the practicality of achieving other elements of the plan, covering all capital facilities planned, provided, and paid for by public entities including local government and special districts, etc. including water systems, sanitary sewer systems, storm water facilities, schools, parks and recreational facilities, police and fire protection facilities. Capital expenditures from park and recreation elements, if separate, should be included in the CFP Element. The CFP Element must be consistent with CWPPs, and RCW 36.70A.070(3) , and include:			
a. Policies or procedures to ensure capital budget decisions are in conformity with the comprehensive plan. RCW 36.70A.120	No	Yes	Work to create policies or procedures that detail process to ensure capital budget decisions are in conformity with the comprehensive plan.
b. An inventory of existing capital facilities owned by public entities. RCW 36.70A.070(3)(a) and WAC 365-196-415(1)(a)	Yes, Capital Facilities Chapter (pg. 162- 177)	Yes	Update list as needed to ensure accuracy.
c. A forecast of needed capital facilities. RCW 36.70A.070(3)(b) and WAC 365-196-415(1)(b) Note: The forecast of future need should be based on projected population and adopted levels of service (LOS) over the planning period.	No, Capital Facilities Chapter (pg. 162- 177)	Yes	Many references do not fully show the forecasted needs. Updates should include a table overview of based on current level of service and population projections.
d. Proposed locations and capacities of expanded or new capital facilities. RCW 36.70A.070(3)(c) and WAC 365-196-415 (1)(c) and (3)(c)²	Yes, Capital Facilities Chapter (pg. 162- 177)	Yes	Update capital facilities plan.

² Infrastructure investments should consider equity and plan for any potential displacement impacts.

	In Current Plan? Yes/No If yes, cite section	Changes needed to meet current statute? Yes/No	Notes
e. A six-year plan (at least) that will finance such capital facilities within projected funding capacities and identify sources of public money to finance planned capital facilities. RCW 36.70A.070(3)(d) , RCW 36.70A.120 , WAC 365-196-415(1)(d)	Yes, Capital Facilities Chapter (pg. 162- 177)	Yes	Update capital facilities plan.
f. A policy or procedure to reassess the Land Use Element if probable funding falls short of meeting existing needs. RCW 36.70A.070(3)(e) WAC 365-196-415(2)(d) Note: park and recreation facilities shall be included in the capital facilities plan element	Yes, Capital Facilities Chapter (pg. 162- 177)	No	Consider outlining strategy for projects that cannot be completed due to funding shortfall.
g. If impact fees are collected: identification of public facilities on which money is to be spent. RCW 82.02.050(5) and WAC 365-196-850(3)	No, Policy CF-3.3	Yes	Identify facilities on which impact fees will be spent.

Utilities Element

Consistent with relevant CWPPs and RCW 36.70A.070(4). Utilities include, but are not limited to: sanitary sewer systems, water lines, fire suppression, electrical lines, telecommunication lines, and natural gas lines.

The general location, proposed location and capacity of all existing and proposed utilities. RCW 36.70A.070(4) and WAC 365-196-420	No, Utility Chapter (pages 185-193)	Yes	The general location, proposed location and capacity of all existing and proposed utilities are not detailed and missing from the comprehensive plan. No details to capacity or maps indicating utilities service or proposed locations for additional services.
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	In Current Plan? Yes/No If yes, cite section	Changes needed to meet current statute? Yes/No	Notes
Transportation Element			
Consistent with relevant CWPPs and RCW 36.70A.070(6)			
a. An inventory of air, water, and ground transportation facilities and services, including transit alignments, state-owned transportation facilities, and general aviation airports. RCW 36.70A.070(6)(a)(iii)(A) and WAC 365-196-430(2)(c) .	Yes, Transportation Chapter (pg. 195- 206)	Yes	There are no air or water facilities to detail. Update ground transportation facilities and services.
b. Adopted levels of service (LOS) standards for all arterials, transit routes and highways. RCW 36.70A.070(6)(a)(iii)(B) and (C) , WAC 365-196-430	No, Transportation Chapter (pg. 195- 206)	Yes	LOS information should be updated and reflected in the Comprehensive Plan. Nonmotorized LOS should be reviewed.
c. Identification of specific actions to bring locally-owned transportation facilities and services to established LOS. RCW 36.70A.070(6)(a)(iii)(D) , WAC 365-196-430	Yes, Transportation Chapter	Yes	Review TIP and update as needed.
d. A forecast of traffic for at least 10 years including land use assumptions used in estimating travel. RCW 36.70A.070(6)(a)(i) , RCW 36.70A.070(6)(a)(iii)(E) , WAC 365-196-430(2)(f)	Yes, Transportation Chapter (pg. 196- 199)	Yes	Update traffic forecast.
e. A projection of state and local system needs to meet current and future demand. RCW 36.70A.070(6)(a)(iii)(F) and WAC 365-196-430(1)(c)(vi)	Yes, Transportation Chapter (pg. 195- 206)	Yes	Update system needs projections.
f. A pedestrian and bicycle component to include collaborative efforts to identify and designate planned improvements for pedestrian and bicycle facilities and corridors that address and encourage enhanced community access and promote healthy lifestyles. RCW 36.70A.070(6)(a)(vii) , WAC 365-196-430(2)(j)	Yes, Transportation Chapter (pg. 195- 206)	No	Update as needed.

	In Current Plan? Yes/No If yes, cite section	Changes needed to meet current statute? Yes/No	Notes
g. A description of any existing and planned transportation demand management (TDM) strategies, such as HOV lanes or subsidy programs, parking policies RCW 36.70A.070(6)(a)(vi) and WAC 365-196-430(2)(i)(i)	No, Transportation Chapter (pg. 195- 206)	Yes	Review potential TDM strategies and determine which, if any, can be implemented in LFP. BRT should be referenced.
h. An analysis of future funding capability to judge needs against probable funding resources. RCW 36.70A.070(6)(a)(iv)(A) , WAC 365.196-430(2)(k)(iv)	Yes, Transportation Chapter Table II.42 Table II.41 (pg. 203)	Yes	Additional analysis could be performed, such as a matrix to document potential grant opportunities.
i. A multi-year financing plan based on needs identified in the comprehensive plan, the appropriate parts of which serve as the basis for the 6-year street, road or transit program. RCW 36.70A.070(6)(a)(iv)(B) and RCW 35.77.010 , WAC 365-196-430(2)(k)(ii)	Yes, Transportation Improvement Program	Yes	Review and update TIP as needed to reflect changes in analysis, needs, and forecasts.
j. If probable funding falls short of meeting identified needs: a discussion of how additional funds will be raised, or how land use assumptions will be reassessed to ensure that LOS standards will be met. RCW 36.70A.070(6)(a)(iv)(C) , WAC 365-196-430(2)(l)(iii)	No	Yes	Updates are needed to ensure that the policy and strategies are in place to ensure levels of standards are met if funding falls short.
k. A description of intergovernmental coordination efforts, including an assessment of the impacts of the transportation plan and land use assumptions on the transportation systems of adjacent jurisdictions and how it is consistent with the regional transportation plan. RCW 36.70A.070(6)(a)(v) ; WAC 365-196-430(1)(e) and 430(2)(a)(iii)	No	Yes	Updates are needed to ensure intergovernmental coordination efforts, including an assessment of the impacts of the transportation plan.

	In Current Plan? Yes/No If yes, cite section	Changes needed to meet current statute? Yes/No	Notes
<h2 style="background-color: #00728f; color: white; padding: 5px;">Shoreline</h2> <p>For shorelines of the state, the goals and policies of the shoreline management act as set forth in RCW 90.58.020 are added as one of the goals of the Growth Management Act (GMA) as set forth in RCW 36.70A.480. The goals and policies of a shoreline master program for a county or city approved under RCW 90.58 shall be considered an element of the county or city's comprehensive plan.</p>			
<p>a. The policies, goals, and provisions of RCW 90.58 and applicable guidelines shall be the sole basis for determining compliance of a shoreline master program with this chapter except as the shoreline master program is required to comply with the internal consistency provisions of RCW 36.70A.070, 36.70A.040(4), 35.63.125, 35A.63.105, 36.70A.480</p>	<p>Yes, Policy LU-2.1 Shoreline Master Plan (2013)-</p>	<p>No</p>	<p>Shoreline master plan was updated in 2019.</p>
<p>b. Shoreline master programs shall provide a level of protection to critical areas located within shorelines of the state that assures no net loss of shoreline ecological functions necessary to sustain shoreline natural resources as defined by department of ecology guidelines adopted pursuant to RCW 90.58.060.</p>	<p>Yes, Shoreline Master Plan (2019)- Policy 4.2.2 (p51), Policy 4.7.3 (p55), Policy 5.5.5 (p65), Policy 6.4.1 (p70) Regulations(H) (p70); 370 Streams – Mitigation requirements (pg. 174), Restoration Plan (pg. 196)</p>	<p>No</p>	<p>Shoreline master plan was updated in 2019. Update references and provide more details of the most recent update to the SMP.</p>
<p>c. Shorelines of the state shall not be considered critical areas under this chapter except to the extent that specific areas located within shorelines of the state qualify for critical area designation based on the definition of critical areas provided by RCW 36.70A.030(5) and have been designated as such by a local government pursuant to RCW 36.70A.060(2)</p>	<p>Yes, Shoreline Master Plan (2019)- B-2.3.2 (p182) B-4.3 Critical Areas Regulations (p186) Table B-1. (p194) B-7.5 (p199)</p>	<p>No</p>	<p>Shoreline master plan was updated in 2019. Update references and provide more details of the most recent update to the SMP.</p>

	In Current Plan? Yes/No If yes, cite section	Changes needed to meet current statute? Yes/No	Notes
<p>d. If a local jurisdiction's master program does not include land necessary for buffers for critical areas that occur within shorelines of the state, as authorized by RCW 90.58.030(2)(f), then the local jurisdiction shall continue to regulate those critical areas and their required buffers pursuant to RCW 36.70A.060(2).</p>	<p>Yes, Shoreline Master Plan (2019)- Policy 4.8.3 (p56) Policy 5.3.6 (p59) Policy 6.8.2 (p86) Policy 6.8.3 (p86) Regulations (p88) Policy 7.11.2 (p99) Policy 7.11.3 (p99) Applicability (p150) Mitigation sequencing (p160) Wetlands – Development standards (p165)</p>	<p>No</p>	

Provisions for siting essential public facilities (EPFs)

Consistent with CWPPs and [RCW 36.70A.200](#), amended 2021. This section can be included in the Capital Facilities Element, Land Use Element or in its own element. Sometimes the identification and siting process for EPFs is part of the CWPPs.

<p>a. A process or criteria for identifying and siting essential public facilities (EPFs). RCW 36.70A.200 and WAC 365-196-550(1)</p> <p>Notes: RCW 36.70A.200, amended 2021 regarding reentry and rehabilitation facilities. EPFs are defined in RCW 36.70A.200.</p> <p>Regional transit authority facilities are included in the list of essential public facilities.</p>	<p>No</p>	<p>Yes</p>	<p>Add policy to reference EPF siting criteria.</p>
<p>b. Policies or procedures that ensure the comprehensive plan does not preclude the siting of EPFs. RCW 36.70A.200(5)</p> <p>Note: If the EPF siting process is in the CWPPs, this policy may be contained in the comprehensive plan as well. WAC 365-196-550(3)</p>	<p>Yes, Policy LU-6.2 (pg. 26)</p>	<p>No</p>	

	In Current Plan? Yes/No If yes, cite section	Changes needed to meet current statute? Yes/No	Notes
<p>Tribal Participation in Planning <i>new in 2022</i> (see HB 1717) A federally recognized Indian tribe may voluntarily choose to participate in the local and regional planning processes.</p>			
<p>a. Mutually agreeable memorandum of agreement between local governments and tribes in regard to collaboration and participation in the planning process unless otherwise agreed at the end of a mediation period. RCW 36.70A.040(8)(a) <i>new in 2022</i>, RCW 36.70A.190 <i>new in 2022</i></p>	No	Yes	Reach out to tribes during public engagement to determine interest in collaborating/participating in the planning process. Execute an MOA.
<p>b. <i>Port elements</i>, if adopted, are developed collaboratively between the city, the applicable port and the applicable tribe(s), which shall comply with RCW 36.70A.040(8). RCW 36.70A.085 <i>amended in 2022</i></p>	No	No	There is no port in Lake Forest Park.
<p>c. <i>Urban Growth Areas</i>: counties and cities coordinate planning efforts for any areas planned for urban growth with applicable tribe(s). RCW 36.70A.110(1) <i>amended 2022</i>, RCW 36.70A.040(8)</p>	No	Yes	This will be addressed in the MOA.

Future required elements: pending state funding

As of 2022, these elements have not received state funding to aid local jurisdictions in implementation. Therefore, these elements are not required to be added to comprehensive plans at this time. Commerce encourages jurisdictions to begin planning for these elements, pending the future mandate.

	In Current Plan? Yes/No If yes, cite section	Notes
<p>Economic Development</p> <p>Although included in RCW 36.70A.070 "mandatory elements" an economic development element is not currently required because funding was not provided to assist in developing local elements when this element was added to the GMA. However, provisions for economic growth, vitality, and a high quality of life are important, and supporting strategies should be integrated with the land use, housing, utilities, and transportation elements. RCW 36.70A.070(7) amended 2017</p>	<p>Yes, Economic Development Chapter & Associated Policies</p>	<p>Review policies and information to update as needed.</p>
<p>Parks and Recreation</p> <p>Although included in RCW 36.70A.070 "mandatory elements" a parks and recreation element is not required because the state did not provide funding to assist in developing local elements when this provision was added to the GMA. However, park, recreation, and open space planning are GMA goals, and it is important to plan for and fund these facilities. RCW 36.70A.070(8)</p>	<p>Yes, Parks, Recreation, and Open Space Chapter, Associated policies.</p>	<p>Review policies and information to update as needed.</p>

Optional Elements

Section 8, Item A.

Pursuant to [RCW 36.70A.080](#), a comprehensive plan may include additional elements, items, or studies dealing with other subjects relating to the physical development within its jurisdiction, including, but not limited to:

	In Current Plan? Yes/No If yes, cite section	Notes
<p>Climate Change Mitigation & Resilience As of 2022, this optional element has not yet received state funding to aid local jurisdictions in implementation. Please visit Commerce's Climate Program page for resources and assistance if interested in developing climate mitigation and resilience plans for your jurisdiction.</p>	No	Climate mitigation is not included, this will be considered in the update.
<p>Sub-Area Plans</p>	No	Southern Gateway and Town Center Plans are not adopted as chapters in the Comprehensive Plan.
<p>Community Services & Public Safety</p>	Yes	Review policies and information to update as needed.

Consistency is required by the GMA

Section 8, ItemA.

	In Current Plan? Yes/No If yes, cite section	Changes needed to meet current statute? Yes/No	Notes
a. All plan elements must be consistent with relevant county-wide planning policies (CWPPs) and, where applicable, multi-county planning policies (MPPs), and the GMA. RCW 36.70A.100 and 210 , WAC 365-196-305 ; 400(2)(c) ; 510 and 520	Yes, Comp Plan Introduction Regional Planning Statement	Yes	Review King County CPPs and update if needed.
b. All plan elements must be consistent with each other. RCW 36.70A.070 (preamble) and WAC 365-197-040	Yes, Comp Plan Goals & Policies introduction	Yes	Verify internal consistency during update process.
c. The plan must be coordinated with the plans of adjacent jurisdictions. RCW 36.70A.100 and WAC 365-196-520	Yes, Comp Plan Introduction Regional Planning Statement Policy LU-8.2 Goal LU-9 Regional Issues. Policy EQ-3.3 Policy EQ-3.9 Policy EQ-5.4 Policy H-3.9 Policy ED-2.1 Policy ED-4.3 Policy CS-1.6 Policy CF-1.5 Policy T-1.7 Policy T-2.2 Goal T-3 Policy T-3.2	No	

Public Participation

a. Plan ensures public participation in the comprehensive planning process. RCW 36.70A.020(11) , .035 , and .140 , WAC 365-196-600(3) provide possible public participation	Yes, Comp Plan introduction, Public Participation	Yes	Document public participation plan and outcomes used for the 2024 update.
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Consistency is required by the GMA

choices.			
<p>b. If the process for making amendments is included in the comprehensive plan:</p> <ul style="list-style-type: none"> The plan provides that amendments are to be considered no more often than once a year, not including the exceptions described in RCW 36.70A.130(2), WAC365-196-640 The plan sets out a procedure for adopting emergency amendments and defines emergency. RCW 36.70A.130(2)(b) and RCW 36.70A.390, WAC 365-196-650(4) 	No	No	The process for making amendments is included within the municipal code (See Chapter 18.01).
<p>c. Plan or program for monitoring how well comprehensive plan policies, development regulations, and other implementation techniques are achieving the comp plan’s goals and the goals of the GMA. WAC 365-196-660 discusses a potential review of growth management implementation on a systematic basis.</p> <p>New 2021-2022 legislation HB 1241 provides that those jurisdictions with a periodic update due in 2024 have until December 31, 2024 to submit. The legislation also changed the update cycle to every ten years after the 2024-2027 cycle. Jurisdictions that meet the new criteria described in RCW 36.70A.130(9) will be required to submit an implementation progress report five years after the review and revision of their comprehensive plan.</p>	No	Yes	There is not a documented monitoring plan or similar mechanism written in the plan. This is something that will be included within the update.
<p>d. Considerations for preserving property rights. Local governments must evaluate proposed regulatory or administrative actions to assure that</p>	No, Policy EQ-9.8	Yes	Review 2018 Advisory Memo and adopt new policies if needed.

Consistency is required by the GMA

such actions do not result in an unconstitutional taking of private property. [RCW 36.70A.370](#). For further guidance see the [2018 Advisory Memo on the Unconstitutional Taking of Private Property](#)

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Section II: Development Regulations

Section 8, ItemA.

Must be consistent with and implement the comprehensive plan. [RCW 36.70A.040](#), [WAC 365-196-800](#) and [810](#)

Critical Areas

Regulations protecting critical areas are required by [RCW 36.70A.060\(2\)](#), [RCW 36.70A.172\(1\)](#), [WAC 365-190-080](#) and [WAC 365-195-900](#) through [925](#).

Please visit Commerce's [Critical Areas webpage](#) for resources and to complete the [Critical Areas Checklist](#). Critical areas regulations must be reviewed and updated, as necessary, to incorporate legislative changes and best available science. Jurisdictions using periodic update grant funds to update critical areas regulations must submit the critical areas checklist as a first deliverable, in addition to this periodic update checklist.

Zoning Code

	In Current Regs? Yes/No If yes, cite section	Changes needed to meet current statute? Yes/No	Notes
a. Zoning designations are consistent and implement land use designations that accommodate future housing needs by income bracket as allocated through the countywide planning process (RCW 36.70A.070(2)(c) - Amended in 2021 with HB 1220)	Yes	No	Housing in a variety of configurations is authorized in the LFPMC. Updates may be appropriate to address duplexes in residential zones, middle housing, and accessory dwelling units.
b. Permanent supportive housing or transitional housing must be allowed where residences and hotels are allowed. RCW 36.70A.390 New in 2021, (HB 1220 sections 3-5) "permanent supportive housing" is defined in RCW 36.70A.030 ; "transitional housing" is defined in RCW 84.36.043(2)(c)	No	Yes	Assisted housing is a defined use 18.08.107 which is most like permanent supportive housing. This use is not approved in most all zones except town center zone. It is permitted by right. This use is not permitted by conditional use permit in other zones. There is no defined use that falls in line with transitional housing. Code updates should be considered to better clarify definitions and meet this requirement.
c. Indoor emergency shelters and indoor emergency housing shall be allowed in any zones in which hotels are allowed, except in cities that have adopted an ordinance authorizing indoor emergency shelters and indoor emergency housing in a majority of zones within one-mile of transit. Indoor emergency housing must be allowed in areas with hotels. RCW 35A.21.430 amended in 2021, RCW 35.21.683 , amended in 2021, (HB 1220 sections 3-5)	No	Yes	Lake Forest Park Zoning code does not include the defined use of emergency housing or emergency shelters. This may be a use that needs to be defined and authorized in the LFPMC.

<p>“emergency housing” is defined in RCW 84.36.043(2)(b)</p>			
<p>d. The number of unrelated persons that occupy a household or dwelling unit except as provided in state law, for short term rentals, or occupant load per square foot shall not be regulated or limited by cities. (HB 5235), RCW 35.21.682 new in 2021, RCW 35A.21.314 new in 2022, RCW 36.01.227 new in 2021</p>	<p>Yes, 18.08.290 Dwelling, single-family 18.08.300 Dwelling unit. 18.50.050 Accessory dwelling units (H). 18.08.040 Adult family home</p>	<p>No</p>	<p>Adult family home limits four adults who are not related by blood or marriage to the person or persons providing the services; except that a maximum of six adults may be permitted if the Washington State Department of Social and Health Services determines that the home and provider are capable of meeting the standards provided for by law. Otherwise Lake Forest Park (LFP) Municipal code limits the use of dwelling units to be designed for and occupied by one family.</p>
<p>e. Limitations on the amount of parking local governments can require for low-income, senior, disabled and market-rate housing units located near high-quality transit service. RCW 36.70A.620 amended in 2020 and RCW 36.70A.600 amended in 2019</p>	<p>Yes, 18.58.030 Parking spaces required (4)(18),</p>	<p>NO</p>	<p>Parking standards may be reevaluated, but the parking required is not over 1 parking stall per unit.</p>
<p>f. Family day care providers are allowed in all residential dwellings located in areas zoned for residential or commercial RCW 36.70A.450. Review RCW 43.216.010 for definition of family day care provider and WAC 365-196-865 for more information.</p>	<p>Yes, 18.50.045 18.54.043 18.47.020 18.42.020</p>	<p>No</p>	<p>LFPMC specifies two types of day care operations. Type 1 Day cares/adult day care are allowed in residential zones except multi-family zones, when 12 children or fewer children are being cared for. When it is more than 12 children or adults then it requires a conditional use permit application.</p>
<p>g. Manufactured housing is regulated the same as site built housing. RCW 35.21.684 amended in 2019, RCW 35.63.160, RCW 35A.21.312 amended in 2019 and RCW 36.01.225 amended in 2019. A local government may require that manufactured homes: (1) are new, (2) are set on a permanent foundation, and (3) comply with local design standards applicable to other homes in the neighborhood, but may not discriminate against consumer choice in housing. See: National Manufactured Housing Construction and Safety Standards Act of 1974</p>	<p>Yes, 18.16.010 18.18.010 18.20.010 18.21.010 18.22.010 18.24.020 18.26.020</p>	<p>No</p>	<p>Manufactured homes are permitted in residential zones. They are limited in high density multifamily zone.</p>

<p>h. Accessory dwelling units: cities (and counties) must adopt or amend by ordinance, and incorporate into their development regulations, zoning regulations and other official controls the requirements of RCW 36.70A.698 amended in 2021. Review RCW 36.70A.696 amended in 2021 through 699 and RCW 43.63A.215(3)</p> <p>Watch for new guidance from Commerce on the Planning for Housing webpage.</p>	<p>Yes, 18.16.010 18.18.010 18.20.010 18.50.050 (G)</p>	<p>No</p>	<p>Standards are met.</p>
<p>i. Residential structures occupied by persons with handicaps, and group care for children that meets the definition of “familial status” are regulated the same as a similar residential structure occupied by a family or other unrelated individuals. No city or county planning under the GMA may enact or maintain ordinances, development regulations, or administrative practices which treat a residential structure occupied by persons with handicaps differently than a similar residential structure occupied by a family or other unrelated individuals.</p> <p>RCW 36.70A.410, RCW 70.128.140 and 150, RCW 49.60.222-225 and WAC 365-196-860</p>	<p>No</p>	<p>No</p>	<p>No details could be found that residential structures are treated differently by persons with handicaps.</p>

	In Current Regs? Yes/No If yes, cite section	Changes needed to meet current statute? Yes/No	Notes
<p>j. Affordable housing programs enacted or expanded under RCW 36.70A.540 amended in 2022 comply with the requirements of this section. Examples of such programs may include: density bonuses within urban growth areas, height and bulk bonuses, fee waivers or exemptions, parking reductions, expedited permitting conditioned on provision of low-income housing units, or mixed-use projects. WAC 365-196-300</p> <p>See also RCW 36.70A.545 and WAC 365-196-410(2)(e)(i)</p> <p>“affordable housing” is defined in RCW 84.14.010</p> <p>Review RCW 36.70A.620 amended in 2020 for minimum residential parking requirements</p>	<p>Yes, 3.23.020 (B), (C), (K), 3.23.030 (A)(2), (3)(b), (B)(2), 3.23.040(A), 3.23.050 (A),</p>	<p>No</p>	
<p>k. Limitations on regulating: outdoor encampments, safe parking efforts, indoor overnight shelters and temporary small houses on property owned or controlled by a religious organization. RCW 36.01.290 amended in 2020</p>	<p>No</p>	<p>No</p>	<p>These uses are not currently regulated.</p>
<p>l. Regulations discourage incompatible uses around general aviation airports. RCW 36.70.547 and WAC 365-196-455. Incompatible uses include: high population intensity uses such as schools, community centers, tall structures, and hazardous wildlife attractants such as solid waste disposal sites, wastewater or stormwater treatment facilities, or stockyards. For more guidance, see WSDOT’s Aviation Land Use Compatibility Program.</p>	<p>No</p>	<p>No</p>	<p>Not applicable.</p>

	In Current Regs? Yes/No If yes, cite section	Changes needed to meet current statute? Yes/No	Notes
m. If a U.S. Department of Defense (DoD) military base employing 100 or more personnel is within or adjacent to the jurisdiction, zoning should discourage the siting of incompatible uses adjacent to military base. RCW 36.70A.530(3) and WAC 365-196-475 . Visit Military One Source to locate any bases in your area and help make determination of applicability. If applicable, inform the commander of the base regarding amendments to the comprehensive plan and development regulations on lands adjacent to the base.	No	No	Not applicable.
n. Electric vehicle infrastructure (jurisdiction specified: adjacent to Interstates 5, 90, 405 or state route 520 and other criteria) must be allowed as a use in all areas except those zoned for residential, resource use or critical areas. RCW 36.70A.695	Yes, 18.08.302 18.08.304 18.42.020	No	This requirement is not applicable. However, Lake Forest Park has adopted municipal codes defining electric vehicle infrastructure and allows vehicle charging stations in the town center zoning district.
Shoreline Master Program			
Consistent with RCW 90.58 Shoreline Management Act of 1971			
a. Zoning designations are consistent with Shoreline Master Program (SMP) environmental designations. RCW 36.70A.480	Yes, LFPMC 16.18, 16.16, 16.26.030, 18.48.030, 18.50.030	No	Zoning along the shoreline is Single family residential, which implements the shoreline designation in the SMP. Regulations have been adopted for development in the shoreline.
b. If updated to meet RCW 36.70A.480 (2010), SMP regulations provide protection to critical areas in shorelines that is at least equal to the protection provided to critical areas by the critical areas ordinance. RCW 36.70A.480(4) and RCW 90.58.090(4) See Ecology's shoreline planners' toolbox for the SMP Checklist and other resources and Ecology's Shoreline Master Programs Handbook webpage	Yes, LFPMC 16.16.330, 16.16.350, 16.16.355.	No	

Resource Lands

Defined in [RCW 36.70A.030\(3\), \(12\) and \(17\)](#) and consistent with [RCW 36.70A.060](#) and [RCW 36.70A.170](#)

Section 8, Item A.

	In Current Regs? Yes/No If yes, cite section	Changes needed to meet current statute? Yes/No	Notes
a. Zoning is consistent with natural resource lands designations in the comprehensive plan and conserves natural resource lands. RCW 36.70A.060(3) , WAC 365-196-815 and WAC 365-190-020(6) . Consider innovative zoning techniques to conserve agricultural lands of long-term significance RCW 36.70A.177(2) . See also WAC 365-196-815(3) for examples of innovative zoning techniques.	N/A	N/A	There are no designated natural resource lands in City of Lake Forest Park.
b. Regulations to assure that use of lands adjacent to natural resource lands does not interfere with natural resource production. RCW 36.70A.060(1)(a) and WAC 365-190-040 Regulations require notice on all development permits and plats within 500 feet of designated natural resource lands that the property is within or near a designated natural resource land on which a variety of commercial activities may occur that are regulations to implement comprehensive plan	N/A	N/A	There are no designated natural resource lands in City of Lake Forest Park.
c. For designated agricultural land, regulations encourage nonagricultural uses to be limited to lands with poor soils or otherwise not suitable for agricultural purposes. Accessory uses should be located, designed and operated to support the continuation of agricultural uses. RCW 36.70A.177(3)(b)	N/A	N/A	There are no designated natural resource lands in City of Lake Forest Park.
d. Designate mineral lands and associated regulations as required by RCW 36.70A.131 and WAC 365-190-040(5) . For more information review the WA State Dept. of Natural Resources (DNR)'s Geology Division site	N/A	N/A	There are no designated natural resource lands in City of Lake Forest Park.

Siting Essential Public Facilities

Regulations for siting essential public facilities should be consistent with [RCW 36.70A.200](#) and consider [WAC 365-196-550](#). Essential facilities include those facilities that are typically difficult to site, such as airports, state education facilities, state or regional transportation facilities, state and local correctional facilities, solid waste handling facilities, and in-patient facilities including substance abuse facilities, mental health facilities, group homes, and secure community transition facilities. Regulations may be specific to a local jurisdiction, but may be part of county-wide planning policies (CWPPs).

	In Current Regs? Yes/No If yes, cite section	Changes needed to meet current statute? Yes/No	Notes
Regulations or CWPPs include a process for siting EPFs and ensure EPFs are not precluded. RCW 36.70A.200(2), (3), (5) . WAC 365-196-550(6) lists process for siting EPFs. WAC 365-196-550(3) details preclusions. EPFs should be located outside of known hazardous areas. Visit Commerce’s Behavioral Health Facilities Program page for information on establishing or expanding new capacity for behavioral health EPFs.	No	Yes	No process mentioned of the siting of an essential public facility. Update should include a process as well as policy of coordination with adjacent jurisdictions.

Subdivision Code

a. Subdivision regulations are consistent with and implement comprehensive plan policies. RCW 36.70A.030(5) and 36.70A.040(4) .	Yes	No	
b. Written findings to approve subdivisions establish adequacy of public facilities. RCW 58.17.110 amended in 2018 <ul style="list-style-type: none"> • Streets or roads, sidewalks, alleys, other public ways, transit stops, and other features that assure safe walking conditions for students. • Potable water supplies, sanitary wastes, and drainage ways. RCW 36.70A.590 amended 2018 • Open spaces, parks and recreation, and playgrounds • Schools and school grounds Other items related to the public health, safety and general welfare WAC 365-196-820(1) .	Yes, LFPMC 17.08	Yes	No mention of dedicating open space or parkland. Code should be reviewed to verify compliance with state requirements

	In Current Regs? Yes/No If yes, cite section	Changes needed to meet current statute? Yes/No	Notes
<p>c. Preliminary subdivision approvals under RCW 58.17.140 and RCW 58.17.170 are valid for a period of five or seven years (previously five years).</p> <p>Note: preliminary plat approval is valid for: seven years if the date of preliminary plat approval is on or before December 31, 2014; five years if the preliminary plat approval is issued on or after January 1, 2015; and ten years if the project is located within city limits, not subject to the shoreline management act, and the preliminary plat is approved on or before December 31, 2007.</p>	No	Yes	This timeframe is not established in LFPMC. The update will clarify this.

Stormwater

<p>a. Regulations protect water quality and implement actions to mitigate or cleanse drainage, flooding, and storm water run-off that pollute waters of the state, including Puget Sound or waters entering Puget Sound. RCW 36.70A.070(1) Regulations may include: adoption of a stormwater manual consistent with Ecology’s latest manual for Eastern or Western Washington, adoption of a clearing and grading ordinance –See Commerce’s 2005 Technical Guidance Document for Clearing and Grading in Western Washington.</p> <p>Adoption of a low impact development ordinance. See Puget Sound Partnership’s 2012 Low Impact Development guidance and Ecology’s 2013 Eastern Washington Low Impact Development guidance.</p> <p>Additional Resources: Federal Grants to Protect Puget Sound Watersheds, Building Cities in the Rain, Ecology Stormwater Manuals, Puget Sound Partnership Action Agenda</p>	<p>Yes, LFPMC Chapter 13.16, Chapter 16.06 Chapter 16.25, Policy LU–3.5 Policy U–4.9 Policy EQ–4.3,</p> <p>Comp Plan Chapters: Surface Water Chapter, Streams and Surface Water Drainage</p>	No	
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	In Current Regs? Yes/No If yes, cite section	Changes needed to meet current statute? Yes/No	Notes
b. Provisions for corrective action for failing septic systems that pollute waters of the state. RCW 36.70A.070(1) . See also: DOH Wastewater Management, Ecology On-Site Sewage System Projects & Funding	Yes, LFPMC 13.08.080	No	

Organic Materials Management Facilities

New in 2022, HB 1799 added a section to the GMA aimed at reducing the volumes of organic materials collected in conjunction with other solid waste and delivered to landfills, supporting productive uses of organic material waste and reduction of methane gas (a greenhouse gas).

New section RCW 36.70A.142 ; new 2021-2022 legislation HB 1799 : Development regulations newly developed, updated, or amended <i>after January 1, 2025</i> allow for the siting of organic materials (OM) management facilities as identified in local solid waste management plans (SWMP) to meet OM reduction and diversion goals. Siting to meet criteria described in RCW 70A.205.040(3) See also RCW 36.70.330 . For applicability, see RCW 70A.205.540	No	Yes	OMMF's are not addressed in the LFPMC. This requirement will need to be included in the regulations update.
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Impact Fees

May impose impact fees on development activity as part of the financing for public facilities, provided that the financing for system improvements to serve new development must provide for a balance between impact fees and other sources of public funds; cannot rely solely on impact fees.

a. If adopted, impact fees are applied consistent with RCW 82.02.050 amended in 2016, .060 amended in 2021, .070 , .080 , .090 amended in 2018 and .100 . WAC 365-196-850 provides guidance on how impact fees should be implemented and spent.	No, Policy CF-3.3	Yes	Update should include the process and how the impact fees are determined to be spent.
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	In Current Regs? Yes/No If yes, cite section	Changes needed to meet current statute? Yes/No	Notes
b. Jurisdictions collecting impact fees must adopt and maintain a system for the deferred collection of impact fees for single-family detached and attached residential construction, consistent with RCW 82.02.050(3) amended in 2016	No	Yes	Lake Forest Park must detail collecting impact fees and must adopt and maintain a system for the deferred collection of impact fees for single-family detached and attached residential construction, consistent with RCW 82.02.050(3) amended in 2016.
c. If adopted, limitations on impact fees for early learning facilities RCW 82.02.060 amended in 2021	No	Yes	
d. If adopted, exemption of impact fees for low-income and emergency housing development RCW 82.02.060 amended in 2021 . See also definition change in RCW 82.02.090(1)(b) amended in 2018	No	Yes	

Concurrency and Transportation Demand Management (TDM)

Ensures consistency in land use approval and the development of adequate public facilities as plans are implemented, maximizes the existing transportation systems, limits the impacts of traffic and reduces pollution.

	In Current Regs? Yes/No If yes, cite section	Changes needed to meet current statute? Yes/No	Notes
<p>a. The transportation concurrency requirement includes specific language that prohibits development when level of service standards for transportation facilities cannot be met. RCW 36.70A.070(6)(b), WAC 365-196-840.</p> <p>Note: Concurrency is required for transportation, but may also be applied to park facilities, etc.</p>	No, Comp plan and vision 2040 (page 8)	Yes	There is no concurrency requirement or specific language that prohibits development when level of service is not available for transportation. An update will need to detail these concurrency standards for development.
<p>b. Measures exist to bring into compliance locally owned transportation facilities or services that are below the levels of service established in the comprehensive plan. RCW 36.70A.070(6)(a)(iii)(B) and (D). Levels of service can be established for automobiles, pedestrians and bicycles. See WAC 365-196-840(3) on establishing an appropriate level of service.</p>	No	Yes	Sound Transit provides public transit service to Lake Forest Park. Levels of service and policies can be established to help support movement and mode shift.
<p>c. Highways of statewide significance (HSS) are exempt from the concurrency ordinance. RCW 36.70A.070(6)(a)(iii)(C)</p>	No	Yes	Clarification language is needed in municipal code.
<p>d. Traffic demand management (TDM) requirements are consistent with the comprehensive plan. RCW 36.70A.070(6)(a)(vi) Examples may include requiring new development to be oriented towards transit streets, pedestrian-oriented site and building design, and requiring bicycle and pedestrian connections to street and trail networks. WAC 365-196-840(4) recommends adopting methodologies that analyze the transportation system from a comprehensive, multimodal perspective.</p>	No, LFP Comp Plan Goal T-4, Policy T-4.1, Policy T-4.2, Policy T-4.3, Policy T-4.4, Policy T-4.5	Yes	There are no traffic demand management standards established in the municipal code. There are policies detailing multimodal and complete streets for development. Update should detail Traffic demand management.

	In Current Regs? Yes/No If yes, cite section	Changes needed to meet current statute? Yes/No	Notes
<p>e. If required by RCW 82.70, a commute trip reduction (CTR) ordinance to achieve reductions in the proportion of single-occupant vehicle commute trips has been adopted. The ordinance should be consistent with comprehensive plan policies for CTR and Department of Transportation rules.</p>	No	No	There are no CTR incentives.
<p>Tribal Participation in Planning new in 2022 (see HB 1717) A federally recognized Indian tribe may voluntarily choose to participate in the county or regional planning process.</p>			
<p>a. Mutually agreeable memorandum of agreement between local governments and tribes in regard to collaboration and participation in the planning process unless otherwise agreed at the end of a mediation period RCW 36.70A.040(8)(a) new in 2022</p>	No	Yes	In association with the Comprehensive Plan update process, Lake Forest Park will need to reach out to local tribes during public engagement to determine interest in collaborating/participating in the planning process.
<p>b. Policies consistent with countywide planning policies that address the protection of tribal cultural resources in collaboration with federally recognized Indian tribes that are invited, provided that a tribe, or more than one tribe, chooses to participate in the process. RCW 36.70A.210(3)(i) new in 2022</p>	No	Yes	In association with the Comprehensive Plan update process, Lake Forest Park will need to reach out to tribes during public engagement to determine interest in collaboration. Consider implementing policies/ordinances consistent with Pierce County CWPPs to address the protection of tribal cultural resources
<p>Regulations to Implement Optional Elements</p>			
<p>a. New fully contained communities are consistent with comprehensive plan policies, RCW 36.70A.350 and WAC 365-196-345</p>	N/A	N/A	
<p>b. If applicable, master planned resorts are consistent with comprehensive plan policies, RCW 36.70A.360, RCW 36.70A.362 and WAC 365-196-460</p>	N/A	N/A	

	In Current Regs? Yes/No If yes, cite section	Changes needed to meet current statute? Yes/No	Notes
c. If applicable, major industrial developments and master planned locations outside of UGAs are consistent with comprehensive plan policies, RCW 36.70A.365 , RCW 36.70A.367 and WAC 365-196-465	N/A	N/A	
d. Regulations include procedures to identify, preserve, and/or monitor historical or archaeological resources. RCW 36.70A.020(13) , WAC 365-196-450	No, Goal LU-8 Historic Preservation, Policy LU-8.1, Policy LU-8.2, Policy LU-8.3, Policy LU-8.4	Yes	There are policies established in the comprehensive plan but there are no regulations established in the municipal code.
e. Other development regulations needed to implement comprehensive plan policies such as energy, sustainability or design are adopted. WAC 365-196-445	Yes, LFP Municipal code: 16.16, 16.14, 17.04.050 (I),	No	Code amendment recommendations will be tracked as comprehensive plan goal and policy language is developed.
f. Design guidelines for new development are clear and easy to understand; administration procedures are clear and defensible.	Yes, LFPMC 18.42.140,	No	Design guidelines are established for the town center and can be found following the link in code section 18.42.140

Project Review Procedures

<p>Project review processes integrate permit and environmental review. RCW 36.70A.470, RCW 36.70B and RCW 43.21C.</p> <p>Also: WAC 365-196-845, WAC 197-11(SEPA Rules), WAC 365-197 (Project Consistency Rule, Commerce, 2001) and Ecology SEPA Handbook.</p> <p>Integrated permit and environmental review procedures for:</p> <ul style="list-style-type: none"> • Notice of application • Notice of complete application • One open-record public hearing 	<p>Yes, Chapter 16.26 LAND USE DECISIONS PROCEDURES</p>	No	<p>Review policies with personal experience in the technical review to ensure efficiency and identify barriers in municipal code.</p>
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<ul style="list-style-type: none">• Combining public hearings & decisions for multiple permits• Notice of decision• One closed-record appeal			
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Plan & Regulation Amendments

If procedures governing comprehensive plan amendments are part of the code, then assure the following are true:

	In Current Regs? Yes/No If yes, cite section	Changes needed to meet current statute? Yes/No	Notes
a. Regulations limit amendments to the comprehensive plan to once a year (with statutory exceptions). RCW 36.70A.130(2) and WAC 365-196-640(3) .	Yes, LFPMC 18.01	No	Review procedures and updated if needed.
b. Regulations define <i>emergency</i> for an emergency plan amendment. RCW 36.70A.130(2)(b) and WAC 365-196-640(4) .	Yes, LFPMC 18.01.020	No	
c. Regulations include a docketing process for requesting and considering plan amendments. RCW 36.70A.130(2) , RCW 36.70A.470 , and WAC 365-196-640(6) .	Yes, LFPMC 18.01.060	No	
d. A process has been established for early and continuous public notification and participation in the planning process. RCW 36.70A.020(11) , RCW 36.70A.035 and RCW 36.70A.140 . See WAC 365-196-600 regarding public participation and WAC 365-196-610(2) listing recommendations for meeting requirements.	Yes, LFPMC 18.01.080	No	
e. A process exists to assure that proposed regulatory or administrative actions do not result in an unconstitutional taking of private property RCW 36.70A.370 . See the 2018 Advisory Memo on the Unconstitutional Taking of Private Property	No	Yes	A process does not appear to be present in Lake Forest Park's Municipal Code to assure that proposed regulatory or administrative actions do not result in an unconstitutional taking of private property. See 2018 Advisory memo on the unconstitutional Taking of Private Property.
f. Provisions ensure adequate enforcement of regulations, such as zoning and critical area ordinances (civil or criminal penalties). See implementation strategy in WAC 365-196-650(1) .	Yes, LFPMC 16.16.460, 18.58.040, 1.25.120	No	