

ORDINANCE NO. 1056

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF LAKE FOREST PARK ADOPTING A SUBAREA PLAN FOR THE SOUTHERN GATEWAY PLANNING AREA, PROVIDING FOR SEVERABILITY, AN EFFECTIVE DATE, AND FOR SUMMARY PUBLICATION

WHEREAS, in 2003, the City of Lake Forest Park City Council created an overlay zoning district in the southern portion of the City, commonly referred to as the Gateway Senior Housing Overlay Zone; and

WHEREAS, the Southern Gateway Area is designated on the Comprehensive Plan Future Land Use Map as a location for a possible Subarea Plan; and

WHEREAS, Lake Forest Park Comprehensive Plan Policy LU 4.1 calls for a review of the need for a subarea planning process and the benefits that subarea planning may have for the City; and

WHEREAS, the City Council adopted Resolution No. 1203 on March 25, 2010 requesting that the Planning Commission create a scope of work for a subarea planning process for the City's Southern Gateway; and

WHEREAS, the Planning Commission conducted an open and inclusive planning process that included open house public meetings, a public hearing and work sessions with the City Council; and

WHEREAS, on September 14, 2010, the Planning Commission adopted its Resolution 10-01, in which it recommended a draft scope of work to address the directives in Resolution 1203, and recommended that the City Council appropriate sufficient funding to allow the City Administration to begin development of a subarea plan utilizing a scope of work recommended by the Planning Commission in Attachment A to the Commission's Resolution No. 10-01; and

WHEREAS, on October 14, 2010, the Planning Commission presented its recommendation and resolution to the City Council; and

WHEREAS, the City Council adopted Resolution No. 1276 on September 22, 2011, approving a contract with MAKERS Architecture and Design for preparation of a Southern Gateway Subarea Study, in accordance with the scope of work recommended by the Planning Commission; and

WHEREAS, the City Council adopted Resolution No. 1285 on December 8, 2011, approving an amendment to the scope of work associated with the contract with MAKERS Architecture and Design, expanding the project to include the completion of the Southern Gateway Subarea Plan and Environmental Impact Statement, and authorizing compensation in an amount not to exceed \$75,000; and

WHEREAS, between October 2011 and February 2012, at the direction of the Planning Commission a planning team comprised of City staff members and two City consultants, MAKERS Architecture and Urban Design and Property Counselors, facilitated a public process to develop the planning concepts for the Southern Gateway Subarea Plan; and

WHEREAS, the public process included an online survey and three public workshops, on October 29, 2011, November 30, 2011, and January 24, 2012; and

WHEREAS, in June, 2012, a series of two public Environmental Impact Statement ("EIS") scoping meetings were held, which gave community members additional opportunities to comment on proposed plan concepts; and

WHEREAS, in December, 2012, a draft Subarea Plan was presented to the Planning Commission and the public; and

WHEREAS, the draft Subarea Plan's planning concepts involve encouragement of two high activity, walkable, attractive neighborhood centers, one near NE 145th Street (the "South Node") and one near NE 153rd Street ("the North Node"); and

WHEREAS, in January, 2013, the planning team also presented to the Planning Commission draft development regulations (aka "zoning regulations") and design guidelines to implement the Southern Gateway Subarea Plan; and

WHEREAS, on January 16, 2013, the City's State Environmental Policy Act ("SEPA") Responsible Official issued a draft Environmental Impact Statement ("DEIS") to discuss the potential significant, adverse environmental impacts that may flow from adoption of the Subarea Plan, development regulations and design guidelines; and

WHEREAS, the proposed Southern Gateway Subarea Plan was sent to the Washington State Department of Commerce in accordance with RCW 36.70A.106 and acknowledged by Commerce as having been received on December 17, 2012; and,

WHEREAS, following completion of the public review period, written responses to all substantive comments on the DEIS were prepared; and

WHEREAS, the combination of the DEIS and the Response-to-Comments document constitute the Final EIS ("FEIS"); and

WHEREAS, the City's SEPA Responsible Official issued the FEIS on March 18, 2013; and

WHEREAS, the Planning Commission held 12 work sessions on the Southern Gateway Subarea Plan, development regulations and design guidelines from September 11, 2012 through February 5, 2013, and held a public hearing on January 30th; and

WHEREAS, on following completion of its review the Planning Commission adopted Resolution 13-01, recommending that the City Council approve the Southern Gateway Subarea Plan, and the development regulations and design guidelines implementing the Subarea Plan; and

WHEREAS, on February 11, 2013, the Planning Commission presented its Resolution No. 13-01 to the City Council; and

WHEREAS, on February 11, 2013 and February 25, 2013, the City Council held work sessions to consider the Subarea Plan, development regulations and design guidelines, and discussed a series of modifications to those documents; and

WHEREAS, the City Council has determined that it is in the best interests of the City and is consistent with the City's Comprehensive Plan to adopt the Southern Gateway Subarea Plan, because:

- The plan addresses Comprehensive Plan Policy LU 4.1 which calls for a review of the need for a subarea planning process; and
- The Southern Gateway Planning Area corresponds with a designation on the Comprehensive Plan Future Land Use Map as a location for a possible Subarea Plan; and
- The subarea plan is consistent with Comprehensive Plan Policy HS 5.2 which encourages the development of housing with a pedestrian orientation that promotes a sense of community and safety; and
- Is also consistent with Comprehensive Plan Goal HS 2 which calls for the encouragement of a diverse mix of housing options, densities and styles that results in a health balance of housing types; and
- The Final Environmental Impact Statement (FEIS) showed that there would be no probable, significant adverse environmental impacts associated with approval of the Southern Gateway Subarea Plan, development regulations and/or design guidelines, and identified adequate mitigation for any such potential impacts.

WHEREAS, Lake Forest Park Municipal Code Section 18.01.020(C)(2) permits amendments to the City's Comprehensive Plan more often than once per year for the "[i]nitial adoption of an identified subarea plan designed to comply with the Growth Management Act and to be consistent with the city's comprehensive plan"; and

WHEREAS, the City Council desires to adopt the Southern Gateway Subarea Plan, and that doing so is consistent with and will advance the public health, safety and welfare;

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF LAKE FOREST PARK, WASHINGTON, DOES HEREBY ORDAIN AS FOLLOWS:

Section 1. Recitals Adopted as Findings of Fact. The recitals above are adopted as findings that support passage of this ordinance.

Section 2. Subarea Plan Adoption. The Comprehensive Plan of the City of Lake Forest Park shall be and the same is hereby amended to include the Southern Gateway Subarea Plan, dated December 10, 2012, which is incorporated herein by this reference. A copy of the Southern Gateway Subarea Plan shall be available for public inspection at the office of the City Clerk.

Section 3. Amendment of Comprehensive Plan Future Land Use Map. The Future Land Use Map set forth at Map 3, Attachment B of the Comprehensive Plan, is hereby amended as follows:

A. The Future Land Use Map is amended to reflect the designations South Gateway – Single Family (“SG – SF”), South Gateway – Corridor (“SG-C”), and South Gateway – Transition (“SG-T”), and to change the designation of one parcel from Corridor Commercial to Multi-Family – High (“MF- H”), all as shown on the map attached as Exhibit A and incorporated herein by this reference.

B. The properties designated SG-SF, SG-C, SG-T and MF-H by this ordinance are legally described as follows:

1. South Gateway – Single Family (SG-SF): Parcel Nos. 7663700216, 7663700161, 7663700163, 7663700164, and 7663700200; the eastern 2.28 acres of Parcel No. 7663700215, more specifically defined as that portion of Parcel No. 7663700215 lying east of a line running south to north and whose southern terminus is a point on the northern boundary of NE 145th Street located 177 feet west of the southeastern corner of Parcel No. 7663700215; and the western .49 acres of Parcel No. 7663700170, being that portion of Parcel No. 7663700170 lying west of a line parallel to and 87 feet east of the boundary between Parcel Nos. 7663700170 and 7663700215.
2. South Gateway – Transition (SG-T): The western 2.31 acres of Parcel No. 7663700215, more specifically defined as that portion of Parcel No. 7663700215 lying west of a line running south to north and whose southern terminus is a point on the northern boundary of NE 145 Street located 250 feet east of the southwestern corner of Parcel No. 7663700215.
3. South Gateway – Corridor (SG-C): Parcel Nos. 1568100665; 1568100660; 1568100655; 1568100645; 1568100670; 1568100680; 1568100685; 6744700062; 744700063; 6744700060; 6744700064; 6744700082; 6744700081; 744700080; 6744700061; 6744700041; 6744700103; 6744700105; 6744701581; 6744701588; 1626049030; 1626049101; and 1626049070.
- 4 Multi-Family – High (MF-H): Parcel No. 4109550000.

The properties legally described herein are depicted on the map attached to this ordinance as Exhibit B and incorporated by this reference herein.

Section 4. Severability. If any section, sentence, clause or phrase of this ordinance should be held to be invalid or unconstitutional by a court of competent jurisdiction, such invalidity or unconstitutionality shall not affect the validity or constitutionality of any other section, sentence, clause or phrase of this ordinance.

Section 5. Publication and Effective Date. This ordinance or a summary thereof consisting of the title shall be published in the official newspaper of the City, and shall take effect and be in full force five (5) days after passage and publication.

Section 6. Corrections by City Clerk or Code Reviser. Upon approval of the City Attorney, the City Clerk and the code reviser are authorized to make necessary corrections to this ordinance, including but not limited to the correction of clerical errors; references to other local, state or federal laws, codes, rules, or regulations; or ordinance numbering and section/subsection numbering.

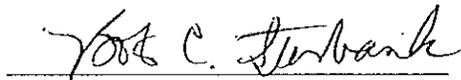
ADOPTED BY THE CITY COUNCIL OF LAKE FOREST PARK, WASHINGTON THIS 28TH DAY OF MARCH, 2013, AND SIGNED INTO AUTHENTICATION THIS 4TH DAY OF APRIL, 2013.

APPROVED:



Mary Jane Goss, Mayor

APPROVED AS TO FORM:



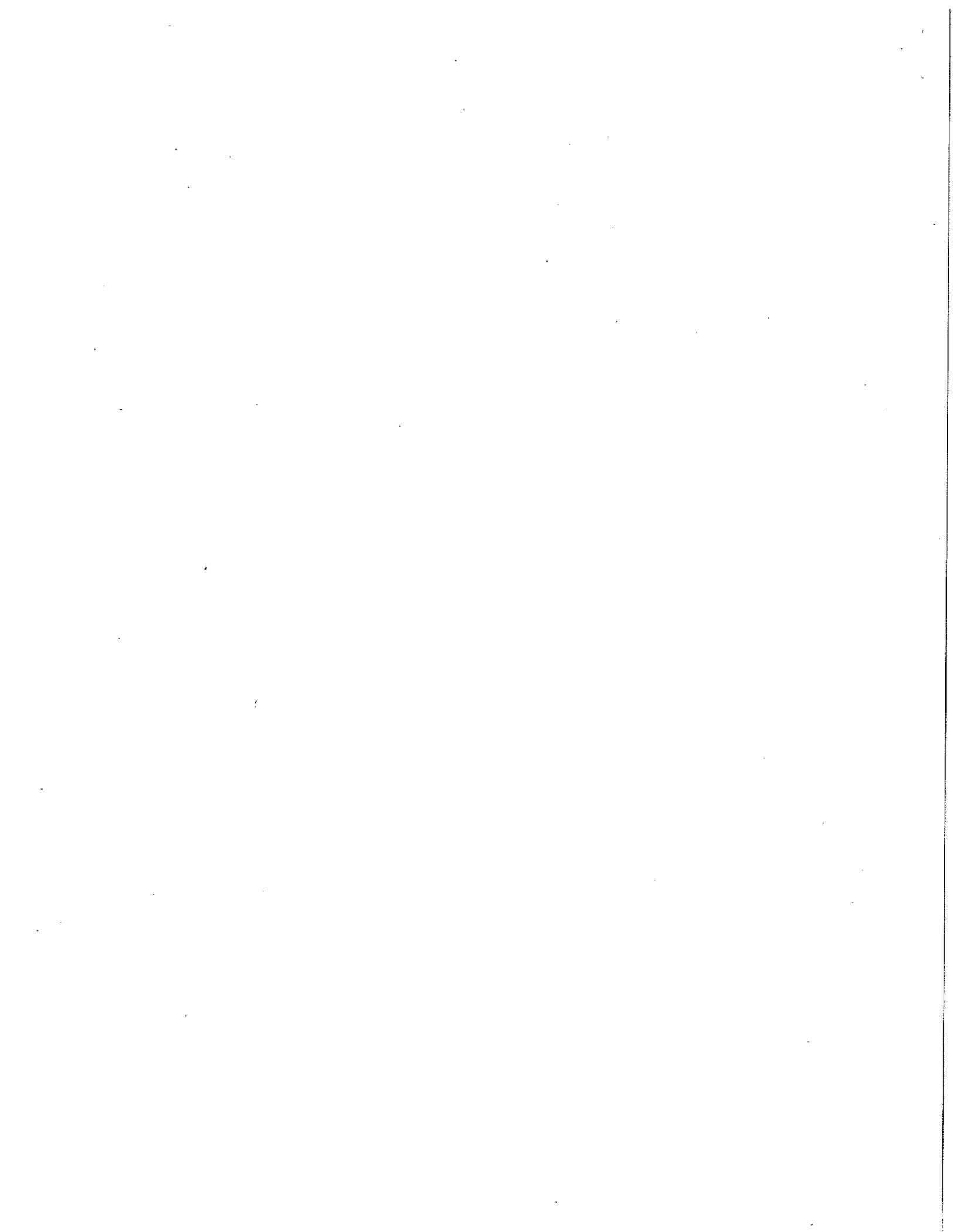
Bob C. Sterbank, City Attorney

ATTEST/AUTHENTICATED:



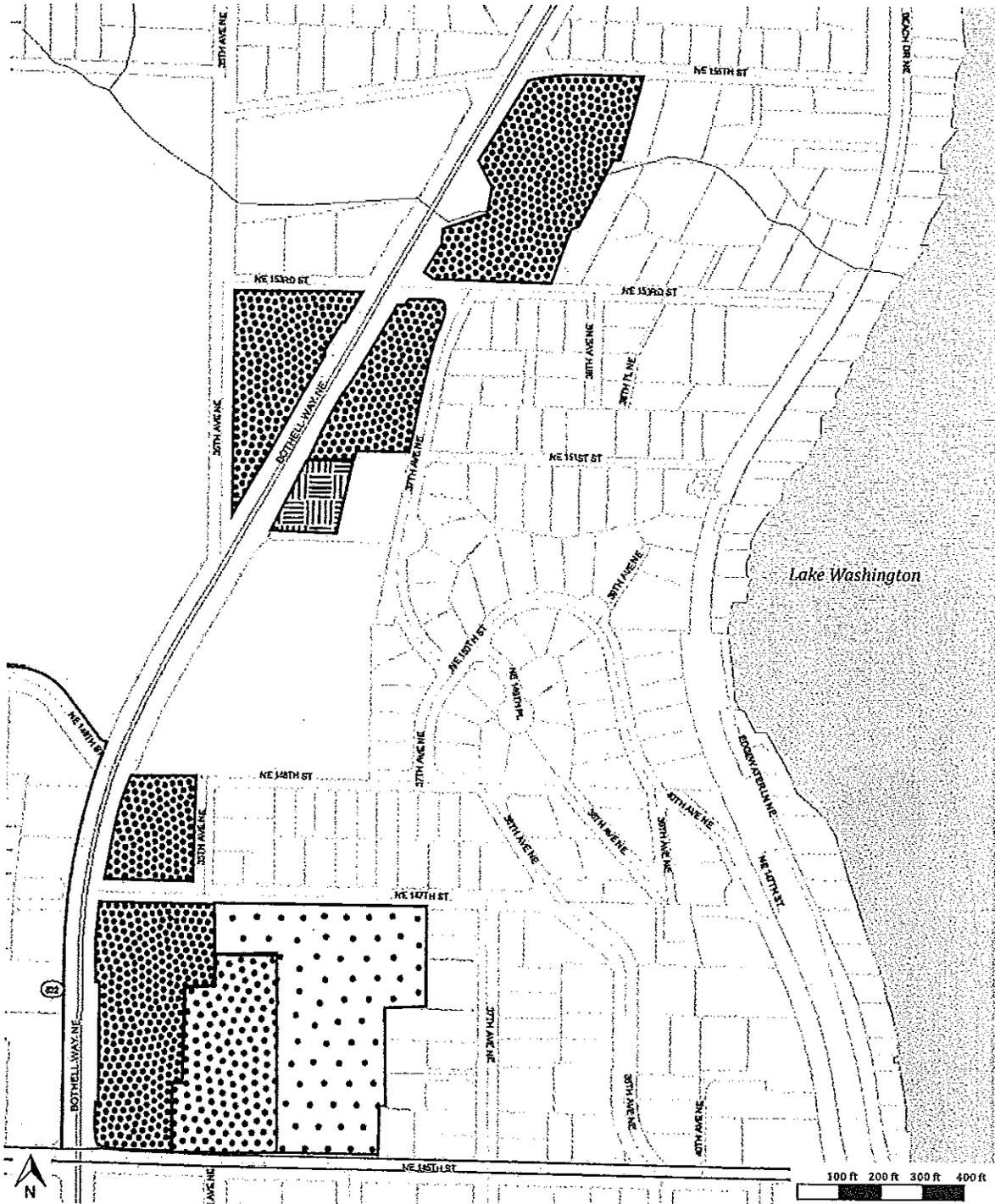
Susan Stine, City Clerk

Introduction:	February 14, 2013
Final Action:	March 28, 2013
Posted:	April 4 , 2013
Published:	April 2, 2013



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Exhibit A : Comprehensive Plan Future Land Use Map Amendment

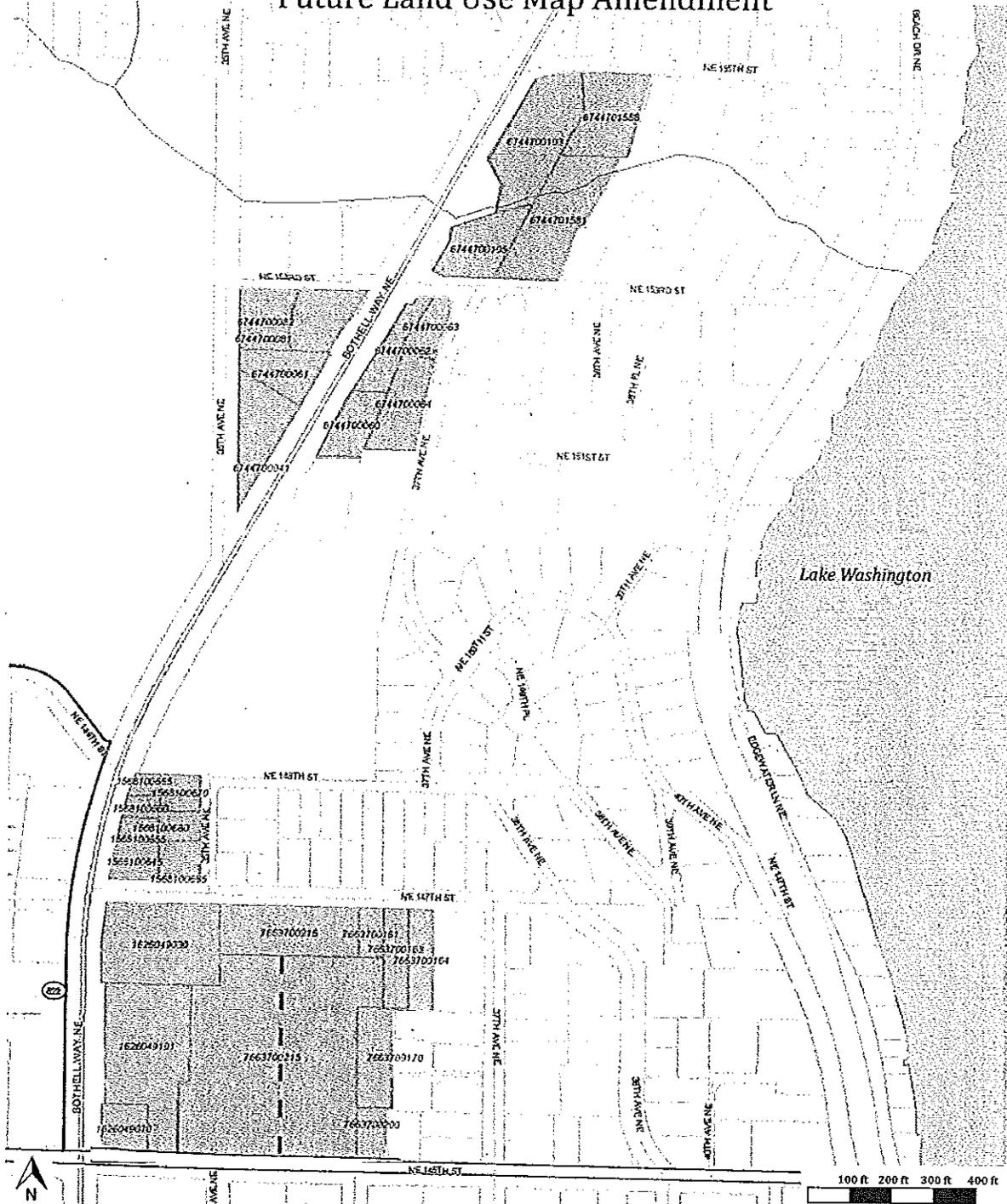


New Land Use Plan Designations

 SG- Corridor	 SG- Transition	 SG- Single Family	 Multi-Family High
1568100665; 1568100660; 1568100655; 1568100645; 1568100670; 1568100680; 1568100685; 6744700062; 744700063; 6744700060; 6744700064; 6744700082; 6744700081; 744700080; 6744700061; 6744700041; 6744700103; 6744700105; 6744701581; 6744701588; 1626049030; 1626049101; 1626049070	7663700215 (partial)	7663700215 (partial); 7663700216; 7663700161; 7663700163; 7663700164; 7663700170 (partial); 7663700200	4109550000

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Exhibit B : Parcel Locations for Comprehensive Plan Future Land Use Map Amendment



Descriptions for Split Parcels (partial parcels defined):

Parcel	SG- Transition Zone	SG- Single Family Zone
7663700170		The western .49 acres falling west of a line parallel with and 87 feet east of the property line shared with parcel # 7663700215.
7663700215	The western 2.31 acres as measured from a north/south dividing line 250 feet as measured along the southern property line abutting NE 145th Street.	The eastern 2.28 acres as measured from a north/south dividing line 177 feet as measured along the southern property line abutting NE 145th Street.