

Mayor

Jeff R. Johnson

17425 Ballinger Way NE  
Lake Forest Park, WA 98155-5556  
Telephone: 206-368-5440  
Fax: 206-364-6521  
E-mail: [cityhall@ci.lake-forest-park.wa.us](mailto:cityhall@ci.lake-forest-park.wa.us)  
[www.cityoflfp.com](http://www.cityoflfp.com)



Councilmembers  
Tom French  
Phillippa M. Kassover  
Mark Phillips  
E. John Resha III  
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Semra Riddle  
John A. E. Wright

## PUBLIC NOTICE

### NOTICE OF HEARING FOR REASONABLE USE EXCEPTION

**File Number:** 2018-RUE-0001

**Proponent:** Steve Crane

**Permit Type:** Reasonable Use Exception

**Location of proposal:** 4611 NE 178th St (Address not yet officially assigned,  
Parcel # 4019301515)

**Proposal:** The applicant requests a reasonable use exception from Lake Forest Park tree regulations (Lake Forest Park Municipal Code 16.14.030 and 16.14.070.D.8). There is a 52" Douglas Fir near the front property line that meets the code definition of an Exceptional tree and is therefore protected from removal. Code also does not allow for work to be done within the Interior Critical Root Zone (ICRZ) of a tree. In order to build a single-family home, trenching work and constructing a driveway within the ICRZ of the 52" Douglas Fir would be necessary. LFPMC 16.14.100 allows the applicant to apply for an exception from tree regulations if they will prevent the applicant from having any reasonable economic use of a property. The applicant is proposing three alternatives that include retaining the tree and reducing the driveway width or removing the tree and having a wider driveway (see reverse side).



**Date of Hearing:** The hearing date is scheduled for **September 6, 2018 at 6:00 pm in the Council Chambers at City Hall, 14725 Ballinger Way NE, Lake Forest Park, WA.**

**Other Major Approvals Needed:** Washington Department of Fish and Wildlife Nest Destruction Permit, Tree Removal Permit, Building Permit, Clearing and Grading Permit, possible Road Standards Variance

**Environmental Review:** After review of the proposal and the State Environmental Policy Act (SEPA) checklist, the City has determined that the proposal is categorically exempt under WAC 197-11-800 (6)(a). A statement of exemption from SEPA was issued on July 10, 2018 with the comment that "The land use approval requested from the City is exempt. Department of Fish and Wildlife ("DFW") has found that a nest on the site falls under its jurisdiction but the nest has been abandoned and DFW issued a permit to remove the nest. DFW is not requiring SEPA, but if any other obvious nesting/denning wildlife is observed in the subject tree before it is taken down, DFW's SEPA determination could change."

**Staff Recommendation:** Staff recommends approval of the proposal with conditions. The staff report and accompanying exhibits will be available on the City Notices and Announcements webpage ([www.cityoflfp.com/313/Notices-and-Announcements](http://www.cityoflfp.com/313/Notices-and-Announcements)) on August 31, 2018.

**Public Comment:** Interested parties may comment on this application by submitting written comments to Lake Forest Park City Hall, 17425 Bothell Way NE, Lake Forest Park, WA 98155 or via email to [aplanner@cityoflfp.com](mailto:aplanner@cityoflfp.com) 5:00 pm on Tuesday September 4, 2018. After September 4<sup>th</sup>, comments must be presented or submitted at the public hearing.

**Additional Information:** Additional information may be obtained by contacting the Lake Forest Park Planning Department at (206) 368-5440 or at the City's Notices and Announcements webpage ([www.cityoflfp.com/313/Notices-and-Announcements](http://www.cityoflfp.com/313/Notices-and-Announcements)). Materials related to this proposal may be reviewed at City Hall Monday-Friday 9:00 am-5:00 pm. Contact Lauren Hoerr, Assistant Planner, at [lhoerr@cityoflfp.com](mailto:lhoerr@cityoflfp.com) if you prefer to make an appointment to review the materials with a planner's assistance.

**Publication Date: Thursday August 23, 2018**

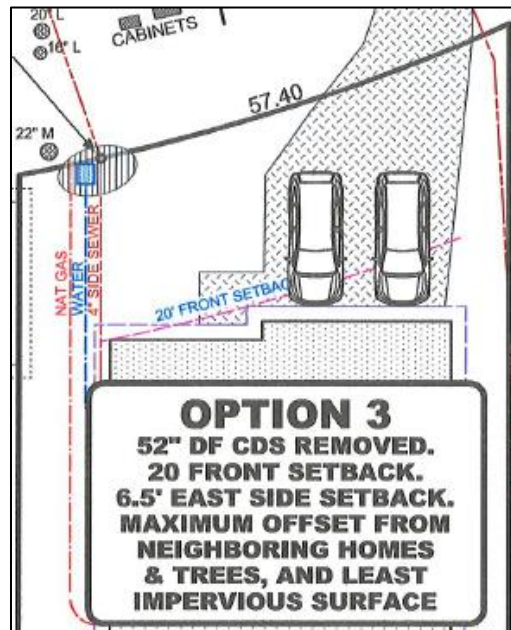
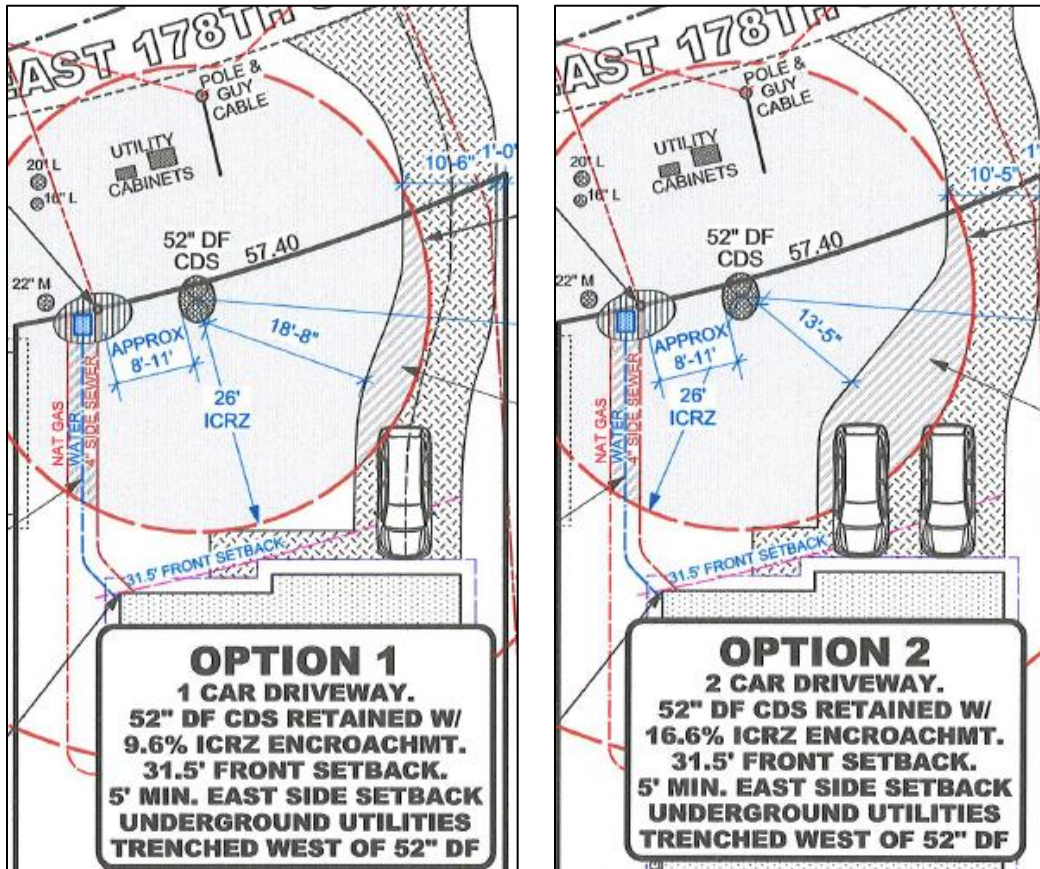
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**Applicant-Submitted Proposal of Three Options (not to scale):**



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