



**Lake Forest Park Planning Commission
Regular Meeting
Tuesday, May 10, 2022
PROPOSED AGENDA**

Meeting to be Held Virtually

See second page for information about how to participate virtually

City Hall is Closed to the Public for Planning Commission Meetings

1. **Call Meeting to Order—7:00 p.m.** (confirm recording start)
2. **Land Acknowledgement**
3. **Approval of Agenda**
4. **Approval of Meeting Minutes** – April 12, 2022
5. **Meeting Dates**
 - Next regular meeting is scheduled for June 14, 2022
6. **Citizen Comments** (Each speaker has three minutes to comment)

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.cityoffp.com/617/Virtual-Planning-Commission-Meetings>
7. **Report from City Council Liaison**
8. **Old Business:**
 - Sign Code Update - Review revised draft language in response to Commission discussion at last meeting and set date for public hearing
9. **New Business:**
 - Reasonable Use Exception – Presentation on legal parameters, review process, and history of reasonable use exceptions in Lake Forest Park
10. **Reports and Announcements**
11. **Additional Citizen Comments**
12. **Agenda for Next Meeting**

13. Adjournment

Planning Commission's Land Acknowledgement

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.

Instructions for participating in this meeting virtually:

Please click the link below to join the webinar:

[to be provided on Monday, May 9, 2022]



Memorandum

To: Planning Commission
From: Steve Bennett, Planning Director
Date: May 6, 2022
Re: May 10, 2022 Meeting Agenda Materials
Attachments: 1. May 10, 2022 Meeting Draft of Amendments to Ch. 18.52, Signage, LFPMC
2. Reasonable Use Exception History Table: 2005-2021

Old Business: Sign Code Update

At the April 12, 2022 meeting, Commissioners reviewed summary table of proposed amendments related to temporary signs across all zoning district categories as well as exempt and right of way sign categories. That table was amended during the meeting in response to Commission discussion. **Attachment 1** is a new draft of the proposed amendments to Ch. 18.52 (Signage) that is intended to reflect the direction provided by Commissioners at that meeting. This draft does not include the explanatory comments found in previous drafts. The tracked-changes formatting shows only proposed additions and deletions to the currently adopted sign code language. The objective for this agenda item would be to conduct a page-by-page review to make any final changes to Attachment 1 so that it reflects the set of amendments that the Commission intends to recommend to City Council and set a date for a public hearing on the recommended draft.

New Business: Reasonable Use Exception History

Attachment 2 is a table summarizing Reasonable Use Exception (RUE) permitting activity in Lake Forest Park since 2005. In addition to reviewing this information, the City Attorney will give a presentation on the legal basis for including a reasonable use exception process in the City's critical area and tree regulations. Staff will also give a presentation on the RUE review process. The objective for this agenda item would be to inform Commissioners about this land use review process and the resulting land development in preparation for Commissioners to consider whether or not there is a consensus to recommend any changes to the RUE code language found in Chapters 16.14.100 (tree regulations) and 16.16.250 (critical area regulations) of the LFPMC (both sections are included below for convenience).

Chapter 16.14: TREE CANOPY PRESERVATION AND ENHANCEMENT

...

16.14.100 Reasonable use exception.

A. If the application of this chapter will prevent any reasonable economic use of the owner's property, then the applicant may apply to the planning department for an exception from the requirements of this chapter.

B. The administrator shall forward the application, along with the record submitted to the city and the administrator's recommendation, to the hearing examiner for a Type I decision under Chapter [16.26](#) LFPMC.

C. The hearing examiner shall grant a reasonable use exception only if:

1. Application of the requirements of this chapter will deny all reasonable economic use of the property; and

2. There is no other reasonable economic use with less impact; and

3. The proposed development does not pose an unreasonable threat to the public health, safety, or welfare, on or off the proposed site, and is consistent with the general purposes of this chapter; and

4. The alteration proposed is the minimum necessary to allow for reasonable economic use of the property.

D. To the extent feasible, all tree replacement shall be at a ratio of three times the canopy coverage proposed for removal. If on-site canopy coverage replacement is not feasible, off-site replanting shall be used to the extent on-site replacement is not feasible.

E. Conditions of approval shall be subject to the approval criteria in LFPMC [16.14.070\(D\)](#), to the extent feasible.

F. The hearing examiner shall grant an exception from the requirements of this chapter only to the minimum necessary extent to allow for reasonable economic use of the applicant's property.

G. The hearing examiner shall consider conditioning any exception from the requirements of this chapter upon conditions recommended by the city and upon compliance with any mitigation plan approved by the city. (Ord. 1152 § 1, 2017)

Chapter 16.16: ENVIRONMENTALLY CRITICAL AREAS

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16.16.250 Reasonable use exception to allow for reasonable economic use.

A. If the application of this chapter will prevent any reasonable economic use of the owner's property, then the applicant may apply to the planning department for an exception from the requirements of this chapter; may be applied for in accordance with the provisions of Chapter [16.26](#) LFPMC.

B. The planning director shall forward the application, along with the record submitted to the city and the director's recommendation, to the hearing examiner for decision.

C. The hearing examiner shall grant an exception only if:

1. Application of the requirements of this chapter will deny all reasonable economic use of the property; and
 2. There is no other reasonable economic use with less impact on the critical area; and
 3. The proposed development does not pose an unreasonable threat to the public health, safety, or welfare, on or off the proposed site, and is consistent with the general purposes of this chapter and the comprehensive plan; and
 4. Any alteration is the minimum necessary to allow for reasonable economic use of the property.
- D. The hearing examiner shall grant an exemption from the requirements of this chapter only to the minimum necessary extent to allow for reasonable economic use of the applicant's property.
- E. The hearing examiner shall condition any exception from the requirements of this chapter upon conditions recommended by the city and upon compliance with any mitigation plan approved by the city.
- F. For any in-water or wetland work it is the applicant's responsibility to obtain all state and federal approvals before beginning work. (Ord. 1150 § 1, 2017; Ord. 930 § 2, 2005)

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DRAFT AMENDMENTS
CHAPTER 18.52, SIGNAGE, LFPMC
(May 10, 2022 Meeting Draft)

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Section 1. AMEND . The City Council of the City of Lake Forest Park hereby amends section 18.52.020 LFPMC, Definitions, as follows:

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18.52.020 Definitions

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~~A. "Celebration displays" are temporary signs, banners, posters, fluttering devices, balloons, and pennants used solely for the purpose of announcing the opening of a new business, celebration of business anniversaries or announcing major sales. No balloon may exceed three cubic feet. No celebration shall commence prior to the start of the celebration. The notice shall specify the first and last days of the celebration.~~

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A. "Animated sign" means any sign, or any portion of the sign, affected by the movement of air or other atmospheric or mechanical means, or that uses natural or artificial changes of lighting, to depict action or create a special effect or scene. Animated signs include, but are not limited to, flashing signs, inflatable signs, rotating signs, pennants, streamers, balloons, searchlights, spinners, and propellers.

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B. "Awning or canopy sign" means a nonelectric sign that is printed on, painted on, or attached to the vertical surface or flap of an awning or canopy.

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C. "Banner" means a sign composed of flexible material, such as fabric, pliable plastic, or other similar nonrigid material, with no enclosing framework or electrical components and that is supported or anchored on two or more edges or at all four corners, or along either one edge or two corners with weights installed that reduce the reaction of the sign to wind.

~~DB. "Changing message signs" are signs in which a change of message is made by means of moving or digitally changing monochromatic letters, or numbers, or a combinations thereof. Moving or digitally changing the letters or numbers does not make the sign an "animated sign.", such as clocks and electronic signs indicating time, date and temperature. No messages other than date, time and/or temperature are permitted on changing message signs.~~

E. "Copy" means the graphic content of a sign surface, including, but not limited to, graphics, letters, numbers, figures, symbols, and trademarks.

F. "Exterior signs" means a wall sign, an awning sign or marquee sign, all of which have copy showing on only one side of the sign.

G. Electronic video signs. Signs that contain electronic video displays similar to or otherwise depicting a television screen.

~~C. “Construction signs” are nonilluminated signs which identify the architects, engineers, planners, contractors or other professional individuals or firms involved with a construction or remodel project or which announce the character or purpose of a project but which do not advertise any product.~~

~~HD. “Freestanding sign” means a sign standing directly on the ground or having one or more supports standing directly on the ground, and being detached from any building or fence.~~

~~I. “Illuminated sign” means a sign with an artificial light source incorporated internally or externally for illuminating the sign.~~

~~J. “Lawn sign” means a freestanding sign made of lightweight materials such as cardboard or vinyl that is supported by a frame, pole, or other support structure placed directly in the ground without foundation or other anchors.~~

~~E. “Incidental signs” are signs of a noncommercial nature, without advertising, intended primarily for the convenience of the public, that do not exceed a maximum area of two square feet. Incidental signs include:~~

~~1. Nonflashing signs designating street addresses, restrooms, hours of operation, entrances and exits to buildings and parking lots, help wanted signs, bus stop and bus route signs, public telephones and the like;~~

~~2. Property control signs such as “no trespassing” signs, “no soliciting” signs, towing signs, “no dumping” signs and the like;~~

~~3. Plaques, tablets or inscriptions of an historical character which are an integral part of a building or are attached flat to the face of a building, walkway or street;~~

~~4. Newspaper boxes attached to mailbox posts which include the name of the newspaper; and~~

~~5. Temporary signs in RM and RS zones identifying noncommercial events such as private picnics, birthdays and the like.~~

~~A maximum of two incidental signs per business can include the names and/or logo of the business. Political signs and commercial signs such as yard sale signs, real estate signs and the like are subject to the specific provisions of this chapter relating to them.~~

~~F. “Land use notice action signs” are signs notifying the public of proposed site alterations and which are required to be posted.~~

~~G. “Noncommercial identity signs” are signs which identify the city, parks, public utility or service districts, places of worship, schools, community recreational clubs and areas~~

1 ~~and residential communities within the city or provide public service, location or~~
2 ~~educational information. Identity signs may not be directly illuminated but may have~~
3 ~~indirect illumination on them. A noncommercial identity sign may not exceed 32 square~~
4 ~~feet per side or have balloons, flags, festoons, pennants or the like attached. Such signs~~
5 ~~must be placed upon the property which they identify except as provided in~~
6 ~~LFPMC 18.52.040(A).~~

7 K. “Marquee sign” means any sign attached to or supported by a marquee, which is a
8 permanent roof-like projecting structure attached to a building.

9 L. “Monument sign” means a freestanding sign having the appearance of a solid base
10 that is 100 percent or greater of the sign face width, made of landscape construction
11 materials such as brick, stucco, stonework, textured wood, tile, or textured concrete,
12 which are harmonious with the materials of the primary structure on the subject
13 property.

14 MH. “Off-premises signs” are any permanent sign, such as a billboard, pedestal, pole,
15 monument, or marquee sign which displays a message which is not incidental to the
16 current use of the property on which it is located.

17 N. “Pedestal sign” means freestanding signs supported permanently upon the ground
18 by one or more solid bases, which base or bases shall be of a width equal to or greater
19 than 50 percent of the sign width.

20 O. “Pole or pylon signs” means freestanding signs supported permanently upon the
21 ground by one or more solid bases, which base or bases are less than 50 percent of the
22 sign width.

23 P. “Temporary signs” means a sign that is not permanently affixed and that is designed
24 for or capable of being moved, except those signs explicitly designed for people to carry
25 on their persons or that are permanently affixed to motor vehicles. Temporary signs
26 include, but are not limited to, sandwich board signs, lawn signs, and similar signs.

27 ~~I. “Open house signs” are signs of an A-frame or sandwich-type construction, which~~
28 ~~may include a real estate company’s name and logo and the words “open house” and~~
29 ~~having a directional symbol, not exceeding six square feet in size.~~

30 ~~J. “Political signs” are signs which advertise or promote a political candidate(s) for public~~
31 ~~elective office, promote a political party, or promote a position on a public issue or ballot~~
32 ~~issue. A sign which advertises or promotes a negative position of a political candidate,~~
33 ~~political party or public issue or ballot issue is a political sign.~~

34 ~~K. “Real estate signs” are temporary signs not to exceed six square feet per side, which~~
35 ~~may be one or two-sided, advertising the real estate upon which it is located, or a~~
36 ~~portion thereof, for sale, lease or rent.~~

1 Q. “Right-of-way” means land owned, dedicated, or conveyed to the public and used
2 primarily for the movement of vehicles, wheelchair, and pedestrian traffic, and land
3 privately owned and used primarily for the movement of vehicles, wheelchair, and
4 pedestrian traffic, so long as such privately owned land has been constructed in
5 compliance with all applicable laws and standards for a public right-of-way.

6 RL. “Sandwich board signs” are temporary advertising-signs constructed of two boards
7 or other flat-surfaced materials hinged or otherwise connected at one end (i.e., A-frame)
8 which may not exceed six¹² square feet per side and may not exceed four feet in
9 height. ~~Balloons, flags, festoons, pennants, and the like may not be attached to any~~
10 sandwich board sign. Sandwich board signs must be placed on the ground; they cannot
11 be elevated or suspended above the ground.

12 M. “Seasonal signs” means reasonable seasonal decorations of a noncommercial
13 nature within an appropriate holiday season or during a festival as long as such
14 seasonal signs are removed promptly at the end of the holiday season or festival.

15 SN. “Sign area” means the entire area of a sign on which copy is placed, excluding the
16 sign’s structure, architectural embellishments, and framework. Sign area is calculated
17 by measuring the perimeter enclosing the extreme limits of the sign face containing
18 copy; provided, however, for letters or symbols painted or mounted directly on walls and
19 awnings, sign area shall be calculated by measuring the smallest single rectangle which
20 will enclose the combined letters and symbols. If a design or pattern is combined with
21 a sign, only that part of the design or pattern which cannot be distinguished from
22 the sign will be considered as part of the sign area. Sign area for freestanding signs and
23 signs contained entirely within a cabinet and mounted on a wall, roof or monument shall
24 be calculated by measuring the entire area of the cabinet. When calculating sign square
25 footage, the measurement of a sign’s dimension shall be only with respect to its
26 physical dimensions and not include the distance it hangs from the ground or the size of
27 its supports.

28 TO. “Sign height” means the vertical distance, from the average level of the undisturbed
29 soil at the base of the sign, measured to the highest point of the sign.

30 UP. “Signs” are any visible communication device, structure or fixture, stationary or
31 mobile, including supporting and component parts, designed to announce, declare,
32 demonstrate, display, or otherwise identify, advertise, or attract the attention of the
33 public which are visible from any right-of-way, using graphics, letters, figures, symbols,
34 trademarks, pennants, moving or fluttering devices, including balloons, or written copy.
35 Flags, ~~Painted wall designs,~~ or patterns which do not represent a product, commodity,
36 service or registered trademark, and which do not identify the user, are not signs.
37 Official notices and informational materials erected and maintained in the discharge of a
38 governmental function are not considered signs for the purposes of this chapter. When
39 calculating sign square footage, the measurement of a sign’s dimension shall be only
40 with respect to its physical dimensions and not include the distance it hangs from the
41 ground or the size of its supports. A memorial plaque or tablet, or cornerstones

1 indicating the name of a building and date of construction, when cut or carved into any
2 masonry surface or when made of bronze or other incombustible material and made an
3 integral part of the building or structure are not considered signs for the purposes of this
4 chapter.

5 U. “Temporary sign” means any sign not permanently affixed or attached to the ground
6 or a structure.

7 V. “Wall sign” means a sign applied with paint or similar substance on the surface of a
8 wall, a sign attached essentially parallel to and extending not more than 12 inches from
9 the wall of a building, or a sign attached to a roof gable of a building.

10 W. “Window signs” mean all signs located inside and affixed to a window and intended
11 to be viewed from the exterior of the structure.

12 Q. “Special event signs” are signs advertising the occurrence of a community event
13 such as a school bazaar, fundraising car wash, community picnic, etc. There are no size
14 limitations on special event signs. Yard sale signs are not special event signs.

15 XR. “Street light banner” is a sign that is made of nonrigid material secured in a rigid
16 frame on all four corners which is placed upon or attached to a street light pole or utility
17 pole in a manner that does not create a traffic or other safety hazard.

18 S. “Yard sale signs” are any signs which may not exceed six square feet on each of two
19 sides of a temporary nature advertising a garage or yard sale of personal belongings.
20 Home occupations permitted by this title may not utilize yard sale signs to advertise,
21 promote or sell their goods or services.

22 Section 2. AMEND . The City Council of the City of Lake Forest Park hereby
23 amends section 18.52.030 LFPMC, Illegal signs and removal, as follows:

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25 **18.52.030 Prohibited legal signs and removal.**

26 A. General prohibition. Any sign not expressly provided for in this chapter shall be
27 prohibited legal. All prohibited legal signs must be removed by the person or entity
28 placing them or by the person, business or entity benefited by the prohibited legal sign.
29 Said persons or entities are also subject to enforcement proceedings under LFPMC
30 18.52.100. However, the city of Lake Forest Park may remove any prohibited legal
31 sign within right-of-way its jurisdiction. S signs so removed may be released to the sign
32 owner or other responsible person upon payment of a \$25.00 removal fee. Removed
33 signs which are unclaimed after 30 days may be destroyed by the city. Removal of a
34 prohibited legal sign by the city does not relieve the person responsible for paying
35 accrued fines under LFPMC 18.52.100. therefor.

1 B. Specific prohibitions. Unless otherwise provided for in this chapter, no person shall
2 erect, alter, maintain, or relocate any of the following signs in the City:

3 1. Any animated sign as defined in LFPMC 18.52.020.

4 2. Any electronic video signs as defined in LFPMC 18.52.020.

5 2. Any signs that emit smoke, visible particles, odors, and/or sound, except that
6 sound from speakers in signs on the premises of a drive-through facility shall be
7 allowed.

8 3. Any sign that is dangerous or confusing to motorists and pedestrians,
9 including any sign that by its color, wording, design, location, or illumination resembles
10 or conflicts with any official traffic control device or that otherwise impedes the safe and
11 efficient flow of traffic.

12 4. No sign may impede free ingress and egress from any sidewalk, pedestrian
13 walkway, door, window, or exit way required by building and fire regulations.

14 5. Portable signs on wheels (trailer signs) and outdoor electric portable signs.

15 6. Signs within public property, public easements or structures, including, but not
16 limited to, medians, roundabouts, sidewalks, utility poles and cabinets, street light poles,
17 traffic poles and signals, and street trees, except as allowed pursuant to LFPMC
18 18.52.080.

19 7. Signs placed on or painted on a motor vehicle or trailer parked with the
20 primary purpose of serving as a sign not otherwise allowed by this chapter.

21 8. Signs erected, constructed, or structurally altered that are required to have a
22 permit for such action and that were erected, constructed, or altered without obtaining a
23 permit for such action.

24 9. Off-premises signs.

25 Section 3. AMEND . The City Council of the City of Lake Forest Park hereby
26 amends section 18.52.040 LFPMC, Exemptions, as follows:

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28 **18.52.040 Exemptions from permitting.**

29
30 A. The following signs and sign related activities are exempt from obtaining a permit
31 pursuant to 18.52.090 LFPMC, except as set forth in LFPMC ~~18.52.050~~, and except for
32 signs in the right-of-way, exempt from regulation:

33
34 1. Changes to the copy of changeable message signs, provided such changes do not
35 change the material or appearance of the sign as originally permitted by the City.

1
2 2. The normal repair and maintenance of conforming or legal nonconforming signs.

3
4 3. Temporary signs with a sign area no greater than three square feet in area per side
5 and no more than four feet in height that remain on the premises for less than 90 days
6 in a one-year period.

7
8 4. Any sign on a vehicle, unless such vehicle sign is prohibited pursuant to LFPMC
9 18.52.030.

10
11 ~~A. Incidental signs and noncommercial identity signs; provided, that noncommercial~~
12 ~~identity signs which identify the city or its public parks may be placed in the public right-~~
13 ~~of-way.~~

14
15 ~~B. Political signs in all zones except public rights of way; provided, that all political signs~~
16 ~~must be removed within five days of the election in which the political candidate or~~
17 ~~public issue or ballot issue is decided; and provided further, that political signs~~
18 ~~advertising or promoting a political party must be removed within five days after each~~
19 ~~general election.~~

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21 ~~C. Seasonal signs.~~

22
23 ~~D. Construction signs; provided, that there may not be more than one construction sign~~
24 ~~on each public right of way upon which the project fronts and not more than two~~
25 ~~construction signs in total; and provided further, that no construction sign shall exceed~~
26 ~~12 square feet in area per side and not more than six feet in height. All construction~~
27 ~~signs must be removed within one day of initial occupancy or one day of completion of~~
28 ~~the project; whichever is the last to occur.~~

29
30 ~~E. Land use action notice signs.~~

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32 ~~F. Exterior and interior signs or displays not intended to be visible from streets or public~~
33 ~~rights of way, signs in the interior of a building not facing a window, window displays,~~
34 ~~and point of purchase advertising displays such as vending machines.~~

35
36 ~~G. Sculptures, fountains, benches, lighting, mosaics, landscaping and other street~~
37 ~~furniture which do not incorporate advertising or identification.~~

38
39 ~~H. Poles erected for the purpose of displaying patriotic flags and such flags.~~

40
41 ~~I. Real estate and open house signs on private property; provided, that there may not be~~
42 ~~more than one real estate sign and one open house sign on each public right of way~~
43 ~~upon which the property fronts and not more than two real estate signs and two open~~
44 ~~house signs on such property in total; and provided further, that no real estate sign or~~
45 ~~open house sign shall exceed six square feet in area per side and not more than six feet~~
46 ~~in height in RM and RS zones and 16 square feet in area per side and not more than six~~

1 feet in height in CC, BN and TC zones; and provided further, that all real estate signs
2 must be removed within five days of the property being closed, leased or rented, as the
3 case may be, and all open house signs must be removed by 7:00 p.m. of the last day
4 that the property is being shown.

5
6 ~~J. Traffic and pedestrian signs and signals, signs required by law, street and
7 governmental directional signs, official public notices and governmental flags. Other
8 than as set forth, signs of governmental agencies and facilities, including the city of
9 Lake Forest Park, shall comply with this chapter.~~

10
11 ~~K. Service, fraternal, religious and similar organizations located in the city may erect
12 signs at their cost at the entrances to the city as follows: there shall be one standard
13 jointly shared by all such subject organizations no higher than 10 feet that shall carry all
14 the signs for each subject organization at each principal arterial entrance, and each
15 subject organization's sign, emblem or symbol shall be no more than two square feet
16 per side in sign area. Placement of such standards must be approved in advance by the
17 city's engineer and by the planning director.~~

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20 **Section 4. ADDITION .** The City Council of the City of Lake Forest Park hereby add
21 section 18.52.045 LFPMC, Temporary signs, as follows:

22
23 **18.52.045 Temporary sign.**

24
25 The following provisions apply to all temporary signs displayed within the City, unless
26 otherwise provided in this chapter:

27
28 A. Temporary signs must be placed totally within the site/property pursuant to the
29 requirements of this chapter, except when allowed to be placed within the right-of-way
30 under LFPMC 18.52.080.

31
32 B. Temporary signs may be made of any durable material; provided, that the
33 temporary sign otherwise conforms to the requirements of this chapter. A temporary
34 sign may be of rigid or nonrigid construction.

35
36 C. Except as otherwise provided for in this chapter, temporary signs are prohibited from
37 being in the following places:

38
39 1. on a roof of a building or structure,

40
41 2. on fences,

42
43 3. any location so as to physically obstruct any door or exit from a building,

44
45 4. any location so as to be hazardous to a motorist's or pedestrian's ingress and
46 egress from buildings or parking areas,

1
2 5. in the sight-distance triangle, or in any other area which may obstruct the
3 vision of motorists to create a safety hazard.

4
5 D Temporary signs shall not be directly or indirectly illuminated.

6
7 E. Temporary signs driven into the ground shall be clear of tree roots, irrigation lines
8 and other underground structures that could be damaged.

9
10 F. Signs pertaining to an event, occasion, or similar occurrence with a beginning and/or
11 ending date shall be removed within ten (10) calendar days after the ending date.

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13
14 Section 5. AMEND. The City Council of the City of Lake Forest Park hereby
15 amends section 18.52.050 LFPMP, Signs in RM and RS zones, as follows:

16
17 **18.52.050 Signs in RM and RS zones.**

18
19 In all Residential-multifamily and Residential single-family zones, the following sign
20 regulations apply.

21
22 A. All residences shall display the postal address of that property. The display may be
23 lighted but not flashing and shall be clearly visible from the public right-of-way. If the
24 display is to be placed upon the residence, the numbers must be no less than four
25 inches in height and of a contrasting color to the residence.

26
27
28 B. Temporary signs are allowed that meet the following criteria:

29
30 1. Signs no greater than three square feet in area per side and no more than four
31 feet in height may remain on the premises indefinitely; there may be no more
32 than five such signs on displayed on the premises at one time.

33
34 2. Signs larger than allowed in the preceding paragraph, but no greater than six
35 square feet in area per side and not more than four feet in height may remain
36 displayed on the premises for no more than thirty (30) calendar days in any one-
37 year period; and there may be no more than one sign of this size on the premises
38 at any one time.

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41 ~~Yard sale signs on private property; provided, that yard sale signs may only be erected~~
42 ~~one day prior to the first day of the sale and must be removed within 24 hours of the end~~
43 ~~of the last day of the sale; and provided further, that yard sale signs to be held on any~~
44 ~~property may not be posted for more than a total of six days per month.~~

1 C. No home occupation otherwise permitted by this title may erect or post any sign
2 advertising or promoting that home occupation.

3
4 D. The following additional signs are permitted in the RM and RS zoned properties zone
5 for nonresidential uses:

6
7 1. One ~~Exterior wall sign, marquee sign, or awning sign~~, lighted or unlighted,
8 ~~nonflashing, on the outside wall of~~ the main building, which shall ~~be flat against~~
9 ~~the wall and~~ have an area of not greater than 40 square feet.

10
11 2. ~~OneA monument, pole, or pedestal, detached~~ sign, lighted or unlighted,
12 ~~nonflashing~~, having an area not greater than 30 square feet per side and a sign
13 height of not more than six feet on which both faces may be utilized. Such signs
14 must be securely mounted on the ground on which they rest. On corner lots, one
15 such sign may be placed facing each street.

16
17 3. One changing message sign that is included within one sign allowed by
18 subsection D.1 or D.2 above.

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21 ~~E. Fluttering signs, including balloons, festoons, pennants and flags (other than official~~
22 ~~flags of political entities and a single flag identifying the project or owner), and off-~~
23 ~~premises signs are prohibited; provided, that such fluttering signs are permitted on~~
24 ~~temporary incidental signs in RM and RS zones identifying noncommercial events such~~
25 ~~as private picnics, birthdays and the like.~~

26
27 ~~F. Churches are permitted to attach readerboard signs to their outside walls and to~~
28 ~~place sandwichboard type signs on their property on days of service.~~

29
30 ~~G. For any zone, the city shall determine the square footage of a sign that is painted on~~
31 ~~or attached directly to a wall, roof, monument, or support column by its sign area as~~
32 ~~defined herein. Where a sign is limited to square feet, on one or both sides, square~~
33 ~~footage shall be determined by sign area.~~

34
35 Section 6. AMEND. The City Council of the City of Lake Forest Park hereby
36 amends section 18.52.060 LFPMC, Signs permitted in CC and BN zones, as follows:

37
38
39 **18.52.060 Signs permitted in CC and BN zones.**

40
41 In Neighborhood Business (BN) and Corridor Commercial (CC) zones, the following
42 sign regulations apply.

43
44 A. In BN zones, two ~~single faced or one double faced wall~~ Exterior signs ~~are, marquee~~
45 ~~sign, pole sign, or pedestal sign is~~ permitted, not to exceed a total of 60 square feet per

1 ~~sidesign, attached to the building wall and advertising the business conducted therein,~~
2 ~~or the goods and services available therein.~~

3 B. In the CC zone, for each street or parking lot on which a business fronts, one Exterior
4 a single faced wall sign on the exterior wall, gable or awning fronting e for that business
5 is permitted ~~(Exterior Sign)~~. If the exterior sign is on the exterior wall, its size must be
6 the lesser of: (1) 150 square feet per side; or (2) the greater of that amount in square
7 footage which is a factor of eight tenths (0.8) of that business' linear street or parking lot
8 frontage or 75 square feet per side; provided, that stand-alone buildings in the CC zone
9 are entitled to signs of not more than 75 square feet per side irrespective of linear
10 frontage; and provided further, that businesses which occupy in excess of 20,000
11 square feet of space may have a single exterior sign of not more than 250 square feet
12 per side on each street or parking lot frontage. If the exterior sign is on a gable or
13 awning, its size must be less than 40 square feet. Signage entitlements under the
14 foregoing sentence for any frontage may not be counted for entitlement on any other
15 frontage. Businesses that share space must share signage entitlements under this
16 provision.

17 C. In both CC and BN zones, one monument sign, pole sign or pedestal
18 sign freestanding, single-faced or one double-faced sign not exceeding 30 square feet in
19 area per side and a sign height not exceeding 20 feet is permitted, securely fastened to
20 the ground.

21 D. In both CC and BN zones, one changing message sign is permitted that is included
22 within one sign allowed by subsections A. – C. above.

23 E. In both CC and BN zones, one temporary sandwich board signs may be placed on
24 the business' property that meet the following criteria: advertising special sale
25 commodities or services and displayed only when the advertised business is open for
26 business.

27 1. size shall not exceed six square feet in area per side and not more than four
28 feet in height;

29 _____
30 2. signs shall remain displayed on the premises for no more than 60 calendar
31 days in a one-year period; and

32 _____
33 3. no more than two such sign shall be displayed on the premises at any one
34 time.

35 _____
36 F. In both CC and BN zones, signs of any kind in windows viewable from any public
37 right-of-way may not cover more than 50 percent of the window area except for
38 celebration displays.

1 ~~G. For automobile service stations, a single freestanding fuel price and fuel brand~~
2 ~~identification sign, which may be lighted but nonflashing, securely anchored to the~~
3 ~~ground. Additional advertising of car wash services and other fuels sold may be added~~
4 ~~to the fuel price and fuel brand identification sign but no other message or device may~~
5 ~~be attached to the fuel price and fuel brand identification sign.!!~~

6 ~~G.H. All signs permitted by this section shall be nonflashing, with no movement or~~
7 ~~simulated movement, except for changing message signs, and shall be located as not~~
8 ~~to produce glare on neighboring residential properties or interfere with traffic, traffic~~
9 ~~signals or traffic signs.~~

10 ~~I. Fluttering signs, including balloons, festoons, pennants and flags (other than official~~
11 ~~flags of political entities and a single flag identifying the project or owner) of a~~
12 ~~permanent nature are prohibited. However, in CC zones, celebration displays are~~
13 ~~permitted for periods of no more than 14 consecutive days and a total of four times a~~
14 ~~year. Celebration displays must be used at the site of the business and must be~~
15 ~~removed at the end of the event or 14 consecutive day period, whichever is shorter.~~

16 ~~J. Off-premises signs are prohibited.~~

17 Section 7. AMEND. The City Council of the City of Lake Forest Park hereby
18 amends section 18.52.070 LFPMP, Signs permitted in TC zone, as follows:

19
20
21 **18.52.070 Signs permitted in TC zones.**

22
23 The ~~planned shopping center in the~~ TC zone is a unique and visible community
24 resource ~~and structure~~. It is the city's desire that signs in the ~~planned shopping center in~~
25 ~~the~~ TC zone be aesthetically pleasing, architecturally cohesive ~~with the planned~~
26 ~~shopping center in the TC zone and with signs of other tenants in the planned shopping~~
27 ~~center in the TC zone~~, of superior construction, safe for both pedestrian and vehicular
28 traffic and commercially reasonable.

29
30 A. In the TC zone, for each street or parking lot on which a business fronts, one
31 Exterior a single faced sign on the exterior wall, gable or awning sign fronting ~~of~~ that
32 business is permitted ("Exterior Sign"). If the exterior sign is on the exterior wall, its size
33 must be the less of (1) 150 square feet per side or (2) the greater of that amount in
34 square footage which is a factor of eight tenths (0.8) of that business' linear street or
35 parking lot frontage or 75 square feet per side; provided, that stand-alone buildings in
36 the TC are entitled to signs of not more than 75 square feet per side irrespective of
37 linear frontage; and provided further, that businesses which occupy in excess of 20,000
38 square feet of space may have a single exterior sign or not more than 250 square feet
39 per side on each street or parking lot frontage. If the exterior sign is on a gable or
40 awning, its size must be less than 40 square feet. Signage entitlements under the
41 foregoing sentence for any frontage may not be counted for entitlement on any other

1 frontage. Businesses that share space must share signage entitlements under this
2 provision.

3
4 B. For businesses that do not front either a right-of-way or parking lot, one
5 Exterior sign per such business shall be allowed. If the exterior sign is on an exterior
6 wall, its size must be seventy-five (75) square feet or less. If the exterior sign is on a
7 gable or awning, its size must be less than forty (40) square feet.

8
9 CB. Each business in the TC zone may have nonilluminated projecting signs
10 hanging from the soffits but each such sign must provide a minimum of seven feet of
11 clearance from the underlying walkway to the bottom of the sign and no such sign may
12 exceed five square feet per side.

13
14 DG. Each business in the TC zone may have a nonilluminated awning on which
15 may be placed signs for that business so long as the total area of those signs does not
16 exceed 45 percent of the facing of the awning.

17
18 ED. Signs of any kind in windows viewable from any public right-of-way may not
19 cover more than 50 percent of the window area ~~except for celebration displays.~~

20
21 FE. A ~~planned~~ shopping center in the TC zone may display up to two
22 freestanding ground signs, not in excess of 25 square feet in area per side, identifying
23 the name of the shopping center but not the businesses located therein at Northeast
24 175th and Ballinger Way Northeast, plus one nonilluminated freestanding ground sign at
25 or near Northeast 175th and Ballinger Way Northeast, not to exceed a sign height of 10
26 feet and 60 square feet in area per side identifying the businesses located therein, plus
27 a single illuminated ^{or} nonilluminated freestanding sign at the main entrance off Bothell
28 Way Northeast, not to exceed a sign height of 30 feet and not more than 300 square
29 feet in area per side, which may include identities of one or more of the businesses
30 located in the shopping center. Any nonilluminated sign permitted in this subsection
31 may, notwithstanding the foregoing, be illuminated by one or more separate light(s) cast
32 on it from the ground below. The ground signs shall be of a style, material and design
33 as are compatible with the associated buildings. All ground signs and support elements
34 are to be integrated into a single design.

35
36 GF. Entrances to buildings in the ~~planned shopping center in the~~ TC zone may
37 have a changing message readerboard signs placed on the walls adjacent to the
38 entrance wall or support columns not to exceed 13.5 square feet identifying only the
39 businesses in that building. Such changing message Readerboard signs shall be limited
40 to two per major public entrance.

41
42 H. Temporary signs that meet the following criteria:

- 43 1. a sign does not exceed six square feet in area per side and is not more than
44 four feet in height;

1 2. signs remain displayed on the premises for no more than 60 days in any one-
2 year period;

3
4 3. signs shall only be displayed during the hours the business is open to the
5 general public, but in any event no earlier than dawn and no later than dusk;

6
7 4. one temporary sign is allowed per business located on the premises at each
8 vehicular entrance of the TC zone;

9
10 5. one temporary sign is allowed per business located on the premises at each
11 pedestrian entrance located on the perimeter of the parking lot adjacent to Bothell Way
12 Northeast and Ballinger Way Northeast; and

13
14 6. if the number of signs at a vehicular or pedestrian entrance is impeding free
15 movement or causing a safety issue, the City may remove the problematic sign(s)
16 without prior notice to the business owner.

17
18 ~~G. For automobile service stations, a single freestanding fuel price and fuel brand~~
19 ~~identification sign, which may be lighted but nonflashing, securely anchored to the~~
20 ~~ground. Additional advertising of car wash services and other fuels sold may be added~~
21 ~~to the fuel price and fuel brand identification sign but no other message or device may~~
22 ~~be attached to the fuel price and fuel brand identification sign.~~

23
24 ~~I.H. All signs permitted by this section shall be nonflashing, with no movement or~~
25 ~~simulated movement, except for changing message signs, and shall be located as not~~
26 ~~to produce glare on neighboring residential properties or interfere with traffic, traffic~~
27 ~~signals or traffic signs.~~

28
29 ~~I. Fluttering signs, including balloons, festoons, pennants and flags (other than~~
30 ~~official flags of political entities of a permanent nature) are prohibited. However,~~
31 ~~celebration displays are permitted for periods of no more than 14 consecutive days and~~
32 ~~a total of four times a year. Celebration displays must be used at the site of the~~
33 ~~shopping center and must be removed at the end of the event or 14 consecutive-day~~
34 ~~period, whichever is shorter.~~

35
36 ~~J. Off-premises signs are prohibited~~

37
38 ~~K. Temporary sandwich board signs relating to a farmer's market may be~~
39 ~~permitted for a period not to exceed the operation of the farmer's market, subject to the~~
40 ~~following requirements:~~

41 ~~1. Signs shall only be displayed during the hours the farmer's market is open to~~
42 ~~the general public, but in any event no earlier than 8:00 a.m. or later than 7:00 p.m. on~~
43 ~~the day of the market;~~

44 ~~2. A maximum of two signs are allowed at each vehicular entrance of the town~~
45 ~~center zone, not to exceed a total of seven; and one sign is allowed at the pedestrian~~

1 entrance at the perimeter of the parking lot adjacent to Bothell Way Northeast and
2 Ballinger Way Northeast;

3 ~~3. Signs shall not be directly or indirectly illuminated;~~

4 ~~4. Signs may not block sidewalks or driveways, impede pedestrian or vehicular~~
5 ~~traffic, or create a hazard to traffic, such as, but not limited to, impeding visibility of~~
6 ~~oncoming traffic.~~

7
8 ~~JL.~~ Streetlight banners may be permitted upon the private light poles within the
9 ~~TC~~town center zone. Such streetlight banners ~~may not be used to advertise individual~~
10 ~~businesses, but may be used year-round to highlight seasonal events such a farmer's~~
11 ~~market, holiday seasons or other special events within the town center zone~~ are subject
12 to compliance with the following requirements:

13
14 1. Banners may be mounted on a total of 25 streetlight poles;

15
16 2. Two banners may be mounted on each pole and each banner must not
17 exceed the dimensions of two feet by four feet;

18 3. All banners must be the same size, thematically consistent, and mounted in
19 identical configurations;

20 4. Banners shall be installed with the bottom of the banner a minimum of 10 feet
21 above the ground;

22 5. A banner permit may remain valid as long as the locations and the
23 specifications of the banners and the mounting systems do not change, and so long as
24 the banners are maintained in good condition;

25 6. Application requirements for a banner permit include:

26
27 a. Information on the design and construction of the mounting system including
28 any engineering calculations demonstrating the mounting system will support the
29 banner;

30 b. Identification of the location of the private light poles on which the banners will
31 be placed; and

32 c. A schedule that indicates when banners will be installed and changed, ~~which~~
33 ~~gives preference to farmers' market banners during the farmers' market season.~~

34
35 Section 8. ADDITION. The City Council of the City of Lake Forest Park hereby
36 adds section 18.52.075 LFPMC, Signs in Southern Gateway zones.

37
38 18.52.075 Signs in Southern Gateway zones.

39
40 A. Signs in the Southern Gateway – Single-family residential zone are governed by
41 this chapter and specifically LFPMC 18.52.050 for RM and RS zones.
42

1 B. Signs in the Southern Gateway - Corridor zone and Transition zone are governed
2 by this chapter and specifically LFPMP 18.52.070 for the TC zone, as well as the
3 southern gateway – corridor and transition zones design guidelines. In the event
4 of a conflict, the design guidelines shall govern.
5

6 Section 9. AMEND. The City Council of the City of Lake Forest Park hereby
7 amends section 18.52.080 LFPMP, Signs in the public right-of-way, as follows:
8
9

10 **18.52.080 Signs in the public right-of-way.**
11

12 A. The following signs are permitted in the public right-of-way, except as prohibited in
13 18.52.030, in Lake Forest Park upon making application for a permit to the planning
14 director; provided, that no sign in a public right-of-way shall create a traffic or other
15 safety hazard; and temporary signs are permitted upon meeting the following
16 conditions:
17

- 18 1. signs shall not be placed in medians, traffic islands, roundabouts, or other
19 areas within the roadway;
- 20 2. signs shall not be placed on a sidewalk or obstruct pedestrian or wheelchair
21 access to the sidewalk;
- 22 3. on right-of-way that only have a shoulder and do not have a sidewalk, signs
23 must be placed so that they do not interfere with pedestrian, wheelchair,
24 bicycle access, or in any other manner that is unsafe for all users;
- 25 4. signs shall be placed entirely outside of the sight-distance-triangle of a right-
26 of-way corner, curb-cut, or drive entrance and where no curb exists, the sign
27 must be placed outside the roadway at least five feet from the edge of the
28 roadway;
- 29 5. signs shall remain unanchored in any way to trees or to public property
30 including, but not limited to, utility or light poles, utility boxes, street signs,
31 parking meters, fences, or pavement;
- 32 6. no more than six (6) signs may be displayed for the same event, occasion, or
33 purpose, or by the same entity, at any one time;
- 34 7. A sign exempt from permitting by section 18.040 LFMPC because it is no
35 greater than three square feet in area per side and no more than four feet in
36 height shall be displayed for thirty (30) days or less in any one-year period,
37 unless a permit is obtained.
- 38 8. A sign allowed by permit may not exceed six (6) square feet in area per
39 side and not more than four (4) feet in height, and shall be displayed for sixty
40 days (60) days or less in any one-year period.

41
42
43 1. Special Event Signs. A maximum of four special event signs may be posted for
44 a maximum of seven days prior to the event's commencement and upon such other
45 conditions as may be imposed by the planning director. Special event signs must be
46 removed within 24 hours of the termination of the special event.

1
2 ~~B. The following signs are permitted in the public right-of-way in Lake Forest Park~~
3 ~~without a permit being required:~~

4
5 ~~1. Yard Sale Signs. A maximum of two yard sale signs may be posted for a~~
6 ~~maximum of two days prior to the event's commencement and upon such~~
7 ~~other conditions as may be imposed by the planning director. Yard sale signs~~
8 ~~shall be removed within 24 hours of the termination of the yard sale.~~

9
10 ~~2. Real Estate Open House Signs. A maximum of four open house signs per~~
11 ~~property advertised for a period not to exceed two consecutive days in a~~
12 ~~calendar month. Such open house signs shall be placed at least three feet~~
13 ~~from the traveled portion of the right-of-way, shall not be placed on an island,~~
14 ~~median strip or sidewalk, and shall not create a hazard to traffic. Open house~~
15 ~~signs shall be permitted to be in place only between the hours of 8:00 a.m.~~
16 ~~and 7:00 p.m.~~

17
18 ~~3. Political Signs. Political signs; provided, that all political signs must be~~
19 ~~removed within five days of the election in which the political candidate or~~
20 ~~public issue or ballot issue is decided.~~

21
22 ~~4. Churches may place sandwich-type signs concerning their service on~~
23 ~~sidewalks on the days of their service.~~

24
25 ~~C. Signs shall not be located in the right-of-way or placed upon or in any way attached~~
26 ~~to any street or traffic control sign or utility pole in such a manner as to create a traffic or~~
27 ~~other safety hazard.~~

28
29 ~~B.D. Signs are not permitted on other city-owned property or property leased by the city~~
30 ~~for public purposes such as public parks, trails, open space, or other public space,~~
31 ~~except those signs placed by the City, which signs shall only display noncommercial~~
32 ~~copy. without the permission of the city.~~

33
34 Section 10. AMEND. The City Council of the City of Lake Forest Park hereby
35 amends section 18.52.090 Permit application and fee.

36
37 **18.52.090 Permit application and fees.**

38
39 A. Except as provided in the chapter, no person shall erect, alter, or relocate any sign
40 without first receiving an approved sign permit from the City pursuant to the
41 requirements herein. All applications for issuance of permits required by this chapter
42 shall be made to the planning director on forms furnished for that purpose and shall be
43 accompanied by the required fee. The applicable fee shall be as provided in the city's
44 fee schedule. ~~The application shall include the applicant's full name, address, signature,~~
45 ~~location of the signs, types of goods proposed to be sold if applicable, duration of sale if~~

1 applicable, together with such other information as the planning director deems
2 appropriate.

3
4 B. The review and approval of sign permits is a ministerial administrative decision
5 pursuant to Chapter 16.26 LFP MC, as amended.

6
7 C. Application Form.

8
9 1. Owner permission. If the applicant is not the property owner, then the property owner
10 must be identified and the application must include an affidavit from the property owner,
11 verifying that the property owner has given permission to the applicant for the
12 submission of the sign permit application and for the installation/posting of the sign on
13 the property owner's property.

14
15 2. Building Elevation/Site Plan. Signs proposed to be mounted on a building require a
16 building elevation drawn to scale that specifies the location of the sign and drawings or
17 photographs that show the scale of the sign in context with the building. Freestanding
18 signs require a site plan indicating the proposed sign location as it relates to property
19 lines, adjacent streets, and adjacent buildings.

20
21 3. Scaled Design Drawing. A colored rendering or scaled drawing, including dimensions
22 of all sign faces, and descriptions of materials to be used, including color samples.

23
24 4. Scaled Installation Drawing. A scaled drawing that includes the sign description,
25 proposed materials, size, weight, a manner of construction, and method of attachment,
26 including all hardware necessary for proper sign installation.

27
28 5. Lighting. A drawing indicating the location and fixture type of all exterior lighting for
29 the proposed sign. The drawing shall specify wattage and bulb type to ensure
30 compatibility with the lighting standards in this chapter.

31
32 6. Expiration of Permit. A permanent sign approved under a permanent sign permit
33 must be installed within 180 days of issuance of the permit or the sign permit will
34 expire. No sign may be erected if a sign permit has expired.

35
36 Section 11. AMEND. The City Council of the City of Lake Forest Park hereby
37 amends section 18.52.100, Violations.

38
39
40 **18.52.100 Enforcement Violations.**

41
42 A. A violation of LFP MC 18.52.080 shall be an infraction subject to a fine of \$100.00 a
43 day or portion thereof,

1 AB. A violation of any ~~other~~ section of this chapter shall be a civil infraction subject to a
2 fine of \$25.00 a day or portion thereof, and subject to code enforcement pursuant to
3 Chapter 1.25 LFPMC.

4 Section 12. SEVERABILITY. Should any portion of this ordinance, or its
5 application to any person or circumstance, be declared unconstitutional or otherwise
6 invalid for any reason, such decision shall not affect the validity of the remaining
7 portions of this ordinance or its application to other persons or circumstances.

8
9 Section 13. CORRECTIONS. The City Clerk is authorized to make necessary
10 corrections to this ordinance including, but not limited to, the correction of
11 scrivener's/clerical errors, references, ordinance numbering, section/subsection
12 numbers and any references thereto.

13
14 Section 14. EFFECTIVE DATE. This ordinance shall take effect five (5) days
15 after passage and publication.

16
17 **APPROVED BY A MAJORITY** of the Lake Forest Park City Council this [click](#)
18 [here to enter day of month.](#) day of [Click here to enter month.](#), 2022.

19
20 APPROVED:

21
22
23 _____
24 Jeff Johnson
25 Mayor

26
27 ATTEST/AUTHENTICATED:

28
29
30 _____
31 Matthew McLean
32 City Clerk

33
34 APPROVED AS TO FORM:

35
36
37 _____
38 Kim Adams Pratt
39 City Attorney

40
41 Introduced: _____
42 Adopted: _____
43 Posted: _____
44 Published: _____
45 Effective: _____

Lake Forest Park Reasonable Use Exception Applications: 2005 - 2021

Project Name/Applicant	Application Number	Address	Parcel Number	Hearing Examiner Approval?/Constructed?	Type of Critical Area	Mitigation Monitoring Required ?	Final Inspection Approved?
Hartsfield Homes	2005-RUE-0002/2005-RUE-0003	189xx 45 th Place NE	4022904640 and 4022904645	No/No	Slopes	No	n/a
Allison	2007-RUE-0001/ 2007-RUE-0002	16913 and 16919 28th Ave NE	4024100475, 4024100000	Yes/Yes - 1 unit (2nd unit approval expired)	Wetlands/Streams	Yes	Y
Gorbman	2008-RUE-0002	17735 28 AVE NE	4024100370	Yes/No - lot sold (see 2016-RUE-0001)	Wetlands/Streams	Yes	N- Sold Lot
Fisher	2010-RUE-0013	170XX 28 th Ave NE	4024100430	Yes/Yes	Wetlands/Streams	Yes	Yes
Chinn	2011-RUE-0001/2011-RUE-0002/2011-RUE-0003	4531, 4543, 4549 NE 201 PL	4027700021, 4027700022, 4027700014	Yes/Yes - 3 Units	Wetlands/Streams/ Slopes	Yes	Y
Johnson	2016-RUE-0001	17735 28 AVE NE	4024100370	Yes/Yes	Wetlands/Streams	Yes	Y (monitoring reports still needed)
Ruether	2016-RUE-0002	4975 NE 184 ST	4019300020	Yes/Yes	Slopes	Yes	Yes
Seader	2017-RUE-0001	2301 NE Perkins Way	8665900178	Yes/No	Wetlands/Streams	Yes	No
Crane (Tree Code RUE)	2018-RUE-0001	4611 NE 178 ST	4019301515	Yes/Yes	Exceptional trees	Yes	Yes
Matson	2019-RUE-0001/2020-RUE-0001	17100, 17101 28 AVE NE	4024100760 and 4024100765	No/No	Wetlands/Streams	n/a	n/a
Khoa Ha	2020-RUE-0002	17XXX 28 AVE NE	4024100380	No/No	Wetlands/Streams	n/a	n/a
Garey	2021-RUE-0001	36XX NE 205 ST	4022900497	No/No	Wetlands/Streams	n/a	n/a

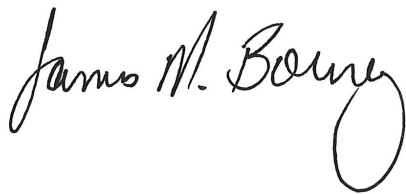
Mayor Jeff Johnson
City of Lake Forest Park
17425 Ballinger Way NE
Lake Forest Park, WA 98155

Mayor Johnson:

I regret to inform you that I will need to resign my position on the Planning Commission. It is unfortunate that I will not get to serve out my full term and this comes so quickly after my appointment. However, we will be moving into the City of Seattle. This move came up rather quickly and was not anticipated even a month ago. We do have an opportunity to be closer to our daughter and live in a location where we can walk to shopping, restaurants, and the Link system.

This resignation will be effective immediately as we will be moving prior to the next Planning Commission meeting. I appreciate the confidence you showed in appointing me and am disappointed I will not be able to serve longer.

Sincerely,

A handwritten signature in black ink that reads "James M. Bourey". The signature is written in a cursive style with a large, looping 'y' at the end.

James M. Bourey

CC: Madlyn Larson, Planning Commission Chair

Steve Bennett, Planning Director