

## Lauren Hoerr

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**From:** Lauren Hoerr  
**Sent:** Tuesday, July 03, 2018 4:24 PM  
**To:** 'Robert Anderson'  
**Subject:** RE: 2018-RUE-0001 (Crane) Public Comment

Hi Robert,

Thank you for submitting your public comment. I have included your email below and the arborist report you submitted as a public comment and it is now part of the official record for 2018-RUE-0001. Your comment will be reviewed by the Planning Department and the Hearing Examiner.

I will also add you to our list as parties of record for 2018-RUE-0001. Please feel free to call or visit during permit counter hours (9-12 and 1-3 each weekday) if you would like to discuss your concerns further.

Please feel free to let me know if you have any questions.

Best,  
Lauren

**Lauren Hoerr**  
*Assistant Planner*  
Planning & Building Department

17425 Ballinger Way NE  
City of Lake Forest Park, WA  
206-957-2837  
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**From:** Robert Anderson <anderrm@uw.edu>  
**Sent:** Monday, July 02, 2018 2:25 AM  
**To:** Lauren Hoerr <lhoerr@ci.lake-forest-park.wa.us>; Lauren Hoerr <lhoerr@ci.lake-forest-park.wa.us>  
**Subject:** 2018-RUE-0001 (Crane) Public Comment

To the City of Lake Forest Park, Planning Department and Hearing Commissioner,

As a neighbor and concerned citizen, I am writing to urge the city of Lake Forest Park to reject the application for Reasonable Economic Use submitted by Stephen Crane for the parcel 401930-1515 on 178<sup>th</sup> St. His application fails to demonstrate that reasonable economic use of the property requires removing the exceptional tree on the property, and I believe that the city's tree code should prevail to protect the tree.

It is more than possible to build a single-family residence on this lot – a reasonable economic use - without cutting down or even affecting this exceptional tree. Mr. Crane’s application states, “a new home needs a driveway and a side sewer.” I live in a house on the same street which has no driveway to the house, only off-street parking. Such a situation is not uncommon in the neighborhood, and is perfectly acceptable to many residents/potential buyers. I hope the reviewers of this application will remember that the code only calls for “reasonable” economic use, and not for maximizing the profit that can be extracted through development. As a number of concerned citizens, including myself, have previously noted, Mr. Crane purchased this property last year without doing any research into the neighborhood, or the city’s tree code or its development laws, with the explicit goal of turning it around for a maximum profit. It is not in the city’s interest to abet profit-oriented development in destroying our urban forest under the guise of “reasonable” use. There are plenty of ways that this property could be developed with both economic use and environmental protection – for example, a house with street parking rather than driveway access.

In terms of the sewer connection, Mr. Crane mentions that “there was no affirmative agreement” with the east neighbor. I have seen no evidence that Mr. Crane made any good-faith effort to reach such an agreement. As a neighbor on the other side, my experience is that he has not made any effort to contact neighbors, has trespassed illegally on my property, and has attempted to exploit loopholes in city code to move his project forward despite the significant concerns of neighbors and city planners. Under such circumstances, of course the neighbors are not inclined to work with him. I have no doubt that an agreement could be reached if Mr. Crane were willing to make a good faith effort at a reasonable negotiation, and to compensate neighbors appropriately for their accommodations to his project.

Finally, I hope that the city will also remember the context of this application. Mr. Crane proposes to remove not only this exceptional tree, but also every other tree of significance on the lot, reducing canopy cover on the lot dramatically. One of these trees is another Douglas fir that misses the threshold to be considered “exceptional” by a mere fraction of an inch. Cutting down these two old-growth trees would be a dramatic loss for the neighborhood and the city. Mr. Crane has already removed the osprey nest that was previously located in the second fir, destroying their essential habitat in order to prevent the birds from returning, which would trigger tree protection from WDFW. He got approval from WDFW for that nest removal with an application that falsely claimed that the city had already approved the removal of the tree – effectively playing one regulatory agency off of the other to reduce hurdles in the way of his development.

In short, Mr. Crane is trying to exploit every possible way to get around city and state environmental regulations, in order to squeeze every possible bit of profit from this property. I ask the city to recognize that this is NOT “reasonable use” and to continue to enforce the tree code that protects our city’s beautiful natural environment.

Sincerely,

Robert Anderson

17586 Ballinger Way Ne, Lake Forest Park

On Sat, Jun 16, 2018 at 12:02 AM, Lauren Hoerr <[lhoerr@ci.lake-forest-park.wa.us](mailto:lhoerr@ci.lake-forest-park.wa.us)> wrote:

To whom it may concern:

You are receiving this email because you are a party of record in the 2018-TREE-0007, meaning that you either provided public comment(s) during the comment period for the Notice of Application for 2018-TREE-0007 related to Mr. Crane’s property on 4611 NE 178<sup>th</sup> St and/or requested to be a party of record for 2018-TREE-0007. The Planning Department wanted to provide you with the following update.

Attached is a Notice of Application for a Reasonable Use Exception (2018-RUE-0001) that gives a brief overview of the proposal, process, and next steps. More documents related to 2018-RUE-0001 are available on

[our Planning Notices and Announcements page](#). If you would like to submit a public comment related to 2018-RUE-0001, please follow the instructions described in the attached notice. If you provide your comment via email, it would be helpful for me if you include “2018-RUE-0001 (Crane) Public Comment” in the subject line of the email. Your comment will become part of the public record and will be included in the exhibits submitted to the Hearing Examiner.

If you would like to discuss this application in more detail, please feel free to contact me directly or come in to the Permit Counter at City Hall from 9-12 or 1-3, Monday-Friday.

Best,

Lauren

**Lauren Hoerr**

*Assistant Planner*

Planning & Building Department

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Robert M. Anderson  
Ph.D Student, Dept of Geography  
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