

Mayor  
Jeff R. Johnson

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Lake Forest Park, WA 98155-5556  
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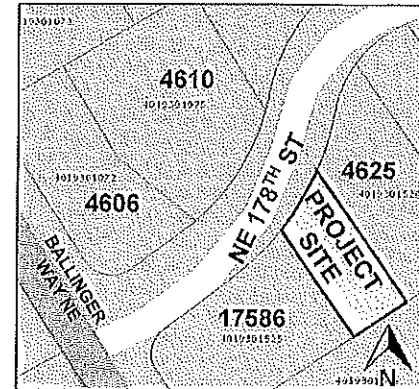


Councilmembers  
Tom French  
Phillippa M. Kassover  
Mark Phillips  
E. John Resha III  
Catherine Stanford  
Semra Riddle  
John A. E. Wright

## PUBLIC NOTICE

### NOTICE OF HEARING ON REVISED APPLICATION 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 has revised the original application for a reasonable use exception from Lake Forest Park tree regulations (Lake Forest Park Municipal Code (LFPMP) 16.14.030 and 16.14.070.D.8). The revised application seeks to remove two exceptional trees. Currently, the site contains a 52" Douglas Fir located near the northern property line, as well as a 42" Douglas Fir located near the eastern property line, both which meet the LFPMP definition of exceptional trees and are therefore protected from removal. Originally, the applicant requested removal of only the 52" tree. In order to build a single-family home, the applicant is now proposing removal of both exceptional trees. LFPMP 16.14.100 allows the applicant to apply for an exception from tree regulations if those regulations are preventing the applicant from having a reasonable economic use of a property. The final decision will be made by the Hearing Examiner after a public hearing.

**Date of Hearing:** The hearing date is scheduled for **October 4<sup>th</sup>, 2018 at 6:00 pm in the Council Chambers at City Hall, 14725 Ballinger Way NE, Lake Forest Park, WA.**

**Other Major Approvals Needed:** Tree Removal Permit, Building Permit, Clearing and Grading Permit

**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.cityofflp.com/313/Notices-and-Announcements](http://www.cityofflp.com/313/Notices-and-Announcements)) on September 27, 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@cityofflp.com](mailto:aplanner@cityofflp.com). Written comments will be accepted **until 5:00pm on the day before the the public hearing**. All other comments past this date shall be submitted into the record at the 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.cityofflp.com/313/Notices-and-Announcements](http://www.cityofflp.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@cityofflp.com](mailto:lhoerr@cityofflp.com) if you prefer to make an appointment to review the materials with a planner's assistance.



# Affidavit of Notification –

## Revised Application for Reasonable Economic Use Notice of Hearing

Permit #: 2018-RUE-0001

Owner of Record: Steve Crane

Property Address: Parcel 4019301515, Lake Forest Park, WA 98155

I affirm that notice of the **October 4<sup>th</sup> 2018** hearing was:

Posted on-site Date: 9/18/18 Signature: [Signature]  
Date Posted: 9/18/18 Print Name and Title: Nick Holland, Senior Planner

Posted at City Hall, Third Place, Library Date: 9/18/18 Signature: [Signature]  
Date Posted: 9/18/18 Print Name and Title: Nick Holland, Senior Planner

Posted online Date: 9/18/18 Signature: [Signature]  
Date Posted: 9/18/18 Print Name and Title: Nick Holland, Senior Planner

Mailed to property owners within 300 ft Date: 9/18/18 Signature: [Signature]  
Date Posted: N/A Print Name and Title: Nick Holland, Senior Planner

Emailed or Mailed to Parties of Record Date: 9/18/18 Signature: [Signature]  
Date Posted: N/A Print Name and Title: Nick Holland, Senior Planner

Published in Newspaper Date: 9/18/18 Signature: [Signature]  
Date Posted: 9/18/18 Print Name and Title: Nick Holland, Senior Planner

# The Seattle Times

## -Notice Details-

These are the details of your notice scheduled to run on the dates indicated below.

### Prepayment Information

Date	Method	Card Type	Last 4 Digits	Check #	Amount

### Account Information

Account #:	100378
Advertiser Name:	City of Lake Forest Park
Agency Name:	
Contact:	
Address:	17425 Ballinger Way NE Lake Forest Park, WA 98155
Telephone:	(206) 368-5440

### Run Date(s)

Seattle Times	09/20/18
NWclassifieds	09/20/18
NWclassifieds	09/21/18
NWclassifieds	09/22/18
NWclassifieds	09/23/18
NWclassifieds	09/24/18
NWclassifieds	09/25/18
NWclassifieds	09/26/18

### Notice Placement Information

Notice ID:	839534
Purchase Order #:	2018-RUE-0001
# of lines:	100
Total NET Cost:	\$223.00
Class Name:	Public Notices

### Legals Desk Contact Information

Phone #	(206) 652-6018
Email:	legals@seattletimes.com

\*The ad preview below may not be to actual scale

#### PUBLIC NOTICE

#### NOTICE OF HEARING ON REVISED APPLICATION FOR REASONABLE USE EXCEPTION

File Number: 2018-RUE-0001  
 Date Submitted: 5/23/2018; Application revised on August 29, 2018  
 Date of Complete Application: 8/12/2018  
 Proposer: Steve Crona  
 Permit Type: Reasonable Use Exception  
 Location of proposal:  
 46xx NE 178th Street  
 (Address not yet officially assigned)  
 Parcel # 4019301515

Proposal: The applicant has revised the original application for a reasonable use exception from Lake Forest Park tree regulations (Lake Forest Park Municipal Code (LFPAC) 16.14.030 and 16.14.070.D.8). The revised application seeks to remove two exceptional trees. Currently, the site contains a 52" Douglas Fir located near the northern property line, as well as a 42" Douglas Fir located near the eastern property line, both which meet the LFPAC definition of exceptional trees and are therefore protected from removal. Originally, the applicant requested removal of only the 52" tree. In order to build a single-family home, the applicant is now proposing removal of both exceptional trees. LFPAC 16.14.100 allows the applicant to apply for an exception from tree regulations if those regulations are preventing the applicant from having a reasonable economic use of a property. The final decision will be made by the Hearing Examiner after a public hearing.

Date of Hearing: The open record public hearing for this project is scheduled for October 4, 2018, at 6pm.

Other Major Approvals Needed: Tree Removal Permit, Building Permit, Clearing and Grading Permit

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 (1)(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 September 27, 2018.

Public Comment: Interested parties may comment on this application by submitting written comments to Lake Forest Park City Hall, 17425 Bolheil Way NE, Lake Forest Park, WA 98155 or via email to [opentier@cityoflfp.com](mailto:opentier@cityoflfp.com). Written comments will be accepted until 3:00pm on the day before 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.