

Reasonable Economic Use Application



17425 Ballinger Way NE
Lake Forest Park, WA 98155
206-368-5440

Permit #

Staff use

Type of Project:		
Property Owner:		
Owner Mailing Address:		
Phone:		Email:
Property Address:		
Tax Parcel No:		
Legal Description:		
Owner's Authorized Agent:		
Authorized Agent Address:		
Authorized Agent Phone:		Email:

PERMIT APPLICATION FEES

Fees must be paid at time of application

Reasonable Economic Use Request	\$ 4,000
Land Use Public Notice Signage Fee	\$ 200
Additional Signage Fee - ----- \$25/ea.	
SEPA – <i>Separate application & fee, if required</i>	-----
SUBTOTAL	
Technology Fee ----- 5% of Total	
TOTAL FEES	

Date Stamp

Staff use

Paid Stamp

The applicant may be responsible for additional fees related to engineering and legal expenses

Please provide the requested information:*(Attach additional sheets if necessary)*

Zoning Classification:					
Is the site within 200 feet of shoreline?					
Comprehensive Plan Designation:					
Check known utilities/services to the site:	gas	electric	water	sewer	cable
		garbage	phone	other:	

What are the known Environmentally Critical Areas on the site? (steep, slopes, wetlands, etc)	

From what sections of LFP Critical Areas code are you requesting an exception?	
LFP MC Sections:	

Describe the nature of proposal. Indicate as much specific information as possible. i.e. What is proposed? What is the extent of the variance request?	

Describe the character of the site. Is the site sloped or flat? Is the site wooded and vegetated, cleared or landscaped?	
What is the current use of the site?	
Describe the surrounding areas (undeveloped, residential, commercial)	

What is the current use of the site?	
Describe the surrounding areas (commercial, undeveloped, residential)	

Describe any mitigating factors that limit the project's impacts, such as open space, landscaping, traffic mitigation or screening?	

When the application of the sensitive areas requirements would preclude an owner from making any reasonable economic use of the owner's property, then an exception may be applied for. The Hearing Examiner may grant an exception from the requirements of Chapter 16.16 of the Lake Forest Park Municipal Code only to the minimum necessary extent to allow for reasonable economic use of the applicant's property.

The Hearing Examiner may not exempt regional retention/detention surface water management facilities from stream buffer or wetland buffer requirements of Chapter 16.16 of the Lake Forest Park Municipal Code, whenever those buffers provide critical or outstanding habitat for herons, raptors or state, federal or locally designated endangered or threatened species, unless the applicant clearly establishes that the facility will protect the public health and safety and either will repair damaged natural resources or will not adversely affect such critical or outstanding habitat.

All of the following criteria must be met before a reasonable use exception may be granted. Applications must include a thorough response to the following criteria. **Applications that do not provide a unique and thorough response to these criteria will be considered incomplete:**

1. Application of the requirements of Chapter 16.16 of the Lake Forest Park Municipal Code will deny all reasonable use of the property.
2. There is no other reasonable economic use with less impact on the sensitive area.
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. 4. Any alteration is the minimum necessary to allow for reasonable economic use of the property.

The applicant must provide the following submittal requirements. Two paper copies and one digital copy of all materials are required.

It is important to note: It is the responsibility of the applicant to prove that all criteria are met in order for the Hearing Examiner to consider approval of the application.

In addition, the following must be provided:

- A **site-plan** that is accurate, legible and drawn to scale (a recent survey may be required), and provides the following:
 - The existing dimensions and lot size, proposed dimensions and lot size
 - Identify adjacent streets, existing and proposed access
 - Identify existing and proposed structures and distances to property lines
 - Location of proposed alterations or improvements
 - Location of any critical areas on or near the site
 - Location of any open space or preservation areas
 - Location of any significant trees (6" diameter or greater)
 - If possible, locate drainage channels, sewer and water lines
 - Identify existing and proposed easements
 - Elevation plans, if applicable
- Preliminary Drainage Plan** (required for some proposals). This should be prepared by professional engineer licensed in the State of Washington. Drainage requirements, systems and techniques must comply with the King County Surface Water Design Manual, as adopted by the City of Lake Forest Park

Release / Hold Harmless Agreement

I, the undersigned, his/her heirs and assigns, in consideration for City processing the application agrees to release, indemnify, defend and hold the City of Lake Forest Park harmless from any and all damages and/or claims for damages, including reasonable attorney's fees, arising from any action or inaction as based in whole or in part upon false, misleading or incomplete information furnished by the applicant, his agents or employees.

The undersigned acknowledges that this application is for a permit from the City of Lake Forest Park; that any permit issued by the City as a result of this application establishes only that the applicant's project complies with City ordinances and regulations; and that other State and Federal laws and regulations, particularly the Endangered Species Act, U.S.C. 16.31, et. seq., may apply to this project. The undersigned further acknowledges and accepts responsibility for complying with such other laws and regulations and agrees to release the City of Lake Forest Park, indemnify and defend it from any claim, damages, injuries, or judgments, including reasonable attorney's fees, arising from or related to violations of such other laws or regulations.

Qualified Professional Requirements

For each section of this application that was required to be prepared by a professional, please include a Statement of Qualification along with this application.

Permission to Enter Subject Property

I, the undersigned, grant his/her or its permission for public officials and staff of the City of Lake Forest Park to enter the subject property for the purpose of inspection and posting attendant to this application.

Date: _____

Signature of Applicant, Owner, or Representative: _____

Questions?

For more information, please contact the Planning Department
aplanner@cityoflp.com
206-957-2837

Access to Information

Electronic versions of all forms, permits, applications, and codes
are available on the Lake Forest Park website:
<http://www.cityoflp.com/>
Paper copies of all of the above are available at City Hall:
17425 Ballinger Way Northeast, Lake Forest Park, WA 98155