

Community Development Director  
Mark Hofman

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## NOTICE OF PUBLIC HEARING AND PUBLIC COMMENT FOR A REASONABLE USE EXCEPTION (RUE) APPLICATION

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**File Number:** 2021-RUE-0001

**Proponent:** Mark Garey

**Permit Type:** Reasonable Use Exception (Type I – Quasi-Judicial Decision of the Hearing Examiner, per LFPMC Section 16.26.030)

**Location of proposal:** Address not yet officially assigned; Parcel # 4022900497

**Zoning:** RS-9.6, Single-Family Residential, Moderate/High

**Proposal:** The applicant is seeking a reasonable use exception from critical area regulations to construct a single-family residence and attached garage with a 1,100 square foot footprint on an existing legal lot of record containing a fish-bearing stream, buffer, and associated steep slopes. Access improvements, critical area mitigation, and stormwater facilities are also included in the proposal.

**Code Administrator's Recommendation:** Denial, as currently proposed

**Application Date:** May 20, 2021

**Date of Complete Application:** October 25, 2021

**Date and Format of Open Record Public Hearing:** March 19, 2025 at 6pm. This hearing will be conducted virtually using Zoom Webinar and in person at Lake Forest Park City Hall, 17425 Ballinger Way NE, Lake Forest Park, WA 98155 in the Council Chambers. The following link can be used to participate in the hearing virtually: <https://us06web.zoom.us/j/87017153147>

**Other Major Approvals Needed:** Tree Permit, Critical Area Work Permit, Building Permit, Clearing and Grading Permit, Right of Way Permit.

**Environmental Review:** A mitigated determination of nonsignificance (MDNS) was issued under WAC 197-11-350 on July 19, 2024. No appeals were received on the determination.

**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 [dgreetham@cityoflfp.gov](mailto:dgreetham@cityoflfp.gov) up to and including the hearing. Oral comment will be accepted at the hearing.

**Additional Information:** Additional information may be obtained by contacting the City of Lake Forest Park Community Development Department at (206) 957-2824 or at the City's Notices and Announcements webpage ([www.cityoflfp.com/313/Notices-and-Announcements](http://www.cityoflfp.com/313/Notices-and-Announcements)). Hearing exhibits and materials related to this proposal may be reviewed at

<https://www.cityoflfp.gov/690/Garey-Reasonable-Use-Exception-RUE>, or at City Hall Monday through Friday at the hours of 9:00 am to Noon and 1pm to 3:00 pm. Contact David Greetham at [dgreetham@cityoflfp.gov](mailto:dgreetham@cityoflfp.gov) if you prefer to make an appointment to review the materials with a planner's assistance.

**Notice Date:** March 4, 2025

## Vicinity Map & Project Site

