



PLANNING DEPARTMENT

TYPE III DIRECTOR'S DECISION FOR MAJOR CRITICAL AREA PERMIT

FILE NUMBER: 2023-CAMJ-0008

APPLICANT: Erik Eckstrom
18948 Forest Park DR NE
Lake Forest Park, WA 98155

PROPERTY OWNER Headwaters Investments
18948 Forest Park DR NE
Lake Forest Park, WA 98155

PROJECT DESCRIPTION: Replace existing concrete driveway located entirely within stream buffer.

DIRECTOR DECISION: ISSUE subject to conditions

ENVIRONMENTAL DETERMINATION: Exempt

DATE OF DECISION: October 30, 2023

SITE ADDRESS 18948 Forest Park DR NE

FINDINGS OF FACT

The property owner's agent applied for a critical area permit to replace an existing access driveway at a property entirely encumbered with regulated stream buffer.

The owner's stream biologist/wetland scientist has verified that the property includes a category II wetland and a type F stream. The property is entirely encumbered by regulated stream buffer and wetland.

This decision is being issued under the authority of LFPMC 16.16.230 (C) where replacement of existing structures is allowed. Critical area permit decisions are classified as a type III decision. This decision will be noticed pursuant to LFPMC 16.26.180 (B).

DIRECTOR'S DECISION

RE: 2023-CAMJ-0008 (Headwaters Major Critical Area Permit)
October 30, 2023
Page 2 of 2

PUBLIC NOTICING AND COMMENT

The City posted a notice of decision pursuant to LFPMC 16.26.180 on October 30, 2023.

CONCLUSIONS

The Applicant's submittals, including written material and plans referenced in the above findings, demonstrate that the proposal complies with the criteria for major critical area permits of this type, and specifically the criteria for replacement of structures within critical areas and LFPMC 16.16.230 (C).

ATTACHMENTS

The following documents are attached to or referenced as exhibits, and made a part of this decision:

Attached:

Exhibit 1: Site Plan prepared by Acre Environmental

DECISION

The Major Critical Area Work Permit 2023-CAMJ-0008 allowing replacement of a driveway within critical areas is approved. Any Conclusion of Law deemed to be a Finding of Fact is hereby adopted as such.

Decision issued October 30, 2023

CONDITIONS

1. If ground disturbance cuts below fill, an inadvertent discovery plan shall be put into place and the Duwamish Tribal office shall be notified.
2. The permittee shall obtain all necessary construction permits from the building department prior to any construction.



Nick Holland
Senior Planner

APPEALS

This decision may be appealed by the applicant or any party of record under the provisions of LFPMC Section 16.26.190. Appeals must be submitted in writing.