



**DECISION OF THE
CITY OF LAKE FOREST PARK PLANNING DIRECTOR
REGARDING APPLICATION FOR
MAJOR CRITICAL AREA PERMIT
FILE NO: 2023-CAMI-0016**

FINDINGS

On October 10, 2023, the city received a report of illegal construction occurring in a sloped area at the subject address. A stop work order was posted on that day by city code enforcement officers. The property owner was directed to apply for the necessary permits to perform the work. On October 16, 2023, Bryan Navarro of Alderwood Landscaping (the “Applicant”) applied for a critical area permit to retroactively permit the work that had occurred on the site. The scope of the permit was to grade and install new concrete steps and retaining walls within a slope buffer.

The applicant’s plans, application, and supporting reports describe and characterize the site and critical area and/or buffer as being a steep slope area and landslide hazard area. Pursuant to LFPMC 16.16.290 (A) and .310 (A), steep slope and landslide hazard areas have a required 50-foot buffer. The applicant has requested a reduction of the required 50-foot slope buffer to 25 feet had has provided a satisfactory analysis of the buffer reduction criteria in LFPMC 16.16. 290 (A) and .310 (A) performed by a qualified professional as defined in LFPMC 16.16.040 (Q). The applicant has also demonstrated that 197 square feet of retaining wall was originally located at the site. The project has proposed to install a total of 214 square feet of infrastructure which consists of retaining walls and concrete stairs but not encroaching any further into the buffer. Pursuant to LFPMC 16.16.230 (C), addition of infrastructure and additional square footage within a regulated slope buffer is allowed if the area is not increased more than 10%. The applicant’s plans and application materials demonstrate that they comply with LFPMC 16.16.230 (C).

This critical area decision is a type III decision according to LFPMC 16.26.030 (C) and can be appealed to the City’s Hearing Examiner per LFPMC 16.26.190.

CONCLUSIONS

The Application submittals, including written material and plans attached as Exhibits, demonstrate that the proposal partially meets the relevant requirements of Chapter 16.16 LFPMC.

EXHIBITS

1. Redlined site plans prepared by Alderwood Landscape date stamped February 6, 2024 by the City of Lake Forest Park

DECISION

The major critical area permits for 2023-CAMJ-0016 is hereby approved for a slope buffer reduction to 25-feet wide and installation of infrastructure within the reduced slope buffer pursuant to LFPMC 16.16.230 (C). The project is subject to the following conditions:

1. Follow all drainage recommendations in the geo-tech report.
2. Obtain any other permits necessary to perform construction of the infrastructure approved for this location.



February 26, 2024

Nick Holland, Senior Planner

Date