



CITY OF LAKE FOREST PARK
MITIGATED DETERMINATION OF NONSIGNIFICANCE (MDNS)
WAC 197-11-350

Description of proposal: Environmental determination for reasonable use exception recommendation to construct a new single-family home on a vacant site covered with a stream (Lyon Creek).

File number: 2024-SEPA-0001

Proponent: Mark Garey, pinematrix@outlook.com; 206-446-9090

Location of proposal, including street address, if any: Address not assigned, corner of NE 205 ST and 37 AVE NE; parcel number: 4022900497.

Lead Agency: City of Lake Forest Park, 17425 Ballinger Way NE, Lake Forest Park, WA 98155

The lead agency has determined that this proposal, as designed, revised, and conditioned, will not have a probable significant adverse impact on the environment. Pursuant to WAC 197-11-350(3), the proposal has been clarified, changed, and conditioned to include necessary mitigation measures to avoid, minimize or compensate for probable significant impacts. An environmental impact statement (EIS) is not required under RCW 43.21C.030. The necessary mitigation measures are listed below. This decision was made after review of a completed environmental checklist (attached) and other information on file with the lead agency. Information related to this decision is available to the public upon request (contact Nick Holland at nholland@cityoflfp.com) and available online at <https://www.cityoflfp.com/313/Notices-and-Announcements>.

Public Comment: This MDNS is issued under WAC 197-11-350. The lead agency will not act on this proposal until the comment period has expired. Comments on this determination must be submitted by: April 22, 2024. In addition to this period for sending comments, the city's Hearing Examiner will hold a public hearing for this project application, which will be separately noticed. Written public comment will be allowed prior to that hearing and testimony will be allowed at the hearing.

Mitigating Conditions: This determination is based on findings and conclusions that the project design minimizes impacts within the stream buffer with a greatly reduced footprint and conditions, including that critical areas left unencumbered by project impacts will be protected in perpetuity via a critical areas easement. The proposal is also conditioned to include stream buffer mitigation at a ratio of greater than 1:1 to ensure an increase in buffer function (3,728 square feet of buffer enhancement to compensate for 2,619 square feet of permanent buffer impacts per the Revised Critical Areas Report dated September 23, 2022, by The Watershed Company). The mitigation compensates for significant tree removal and buffer intrusion and is conditioned to comply with the Arborist Report dated revised August 18, 2022, from the Watershed Company. Mitigation is required to be monitored for a period of five years to ensure successful establishment. Enhancement areas and remaining unencumbered buffer areas will be disclosed as a notice to title, preserving these areas from future development. Additionally, the project shall follow all conditions imposed by the city's Hearing Examiner.

Responsible Official: Mark Hofman **Position/Title:** Community Development Director

Address: 17425 Ballinger Way NE, Lake Forest Park, and WA 98155

Date Issued: April 8, 2024

Signature:



You may file an appeal of this determination with Matthew McLean, City Clerk, at 17425 Ballinger Way NE, Lake Forest Park, WA 98155, within 14 days of this determination. A \$500 filing fee must be submitted at the same time. You should be prepared to make specific factual objections. Contact Nick Holland at nholland@cityoflfp.com to ask about the procedures for SEPA appeals.

Notice date: April 8, 2024