

Community Development Director
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PUBLIC NOTICE AND COMMENT

NOTICE OF APPLICATION FOR CRITICAL AREA PERMIT

File Number: 2024-CAMJ-0002

Applicant: Washington Department of Transportation (WSDOT)

Owner's Authorized Agent: Brandon Stevens, Transportation Planning Specialist

Location of Proposal: WSDOT SR 104 public right-of-way at Mile Post 31.23 (Lyon Creek crossing) and adjoining private properties, immediately northwest of the SR 104 / 35th Ave NE and NE 85th St. intersection, Lake Forest Park, WA 98155. Adjoining private properties include: 18512 Ballinger Way NE (APN 6152900392), Vacant lands (APN 6152900390 and APN 6152900393), 18535 35th Ave NE (APN 6152900424), 18529 Ballinger Way NE (APN 6152900395), 18515 Ballinger Way NE (APN 61852900397), 18503 Ballinger Way (APN 6152900391), 18541 35th Ave NE (APN 6152900422), and 3312 NE 185th St (APN 615290039).

Date of Application: April 25, 2024

Date of Complete Application: September 25, 2024

Date of Notice of Application: October 17, 2024

Zoning: WSDOT right of way and adjacent Neighborhood Business and Residential (RS-10,000 SFR) properties.

Proposal: SR 104 Lyon Creek Fish Enhancement Project: The applicant is seeking a critical areas permit (major) to replace the existing 6-foot by 4-foot, 114-foot long concrete box culvert and remnant private culvert structure at the SR 104 Lyon Creek crossing with a 100% fish-passable 21-foot-wide minimum stream simulation structure. The current design is a 24-foot-wide, 10-foot-tall, and approximately 150-foot long buried culvert based on the current alignment, which will result in an approximate 1,836 sf increase in over-water structural footprint due to the proposed widening and lengthening of the structure. The in-water structural footprint will decrease with the widening of the new structure to accommodate the new widened stream channel. The project is located within a FEMA regulatory mapped special flood hazard area of Lyon Creek (Zone AE).

Other Approvals Needed: Clearing and Grading, Demolition, and Right of Way Permits.

Environmental Review: The project is sponsored by Washington Department of Fish and Wildlife (WDFW) as a fish passage barrier correction and is being reviewed under the Fish Habitat Enhancement Process (FHEP) in accordance with RCW 77.55.181. FHEP projects bypass local SEPA review and instead receive environmental review by WDFW as an element of project sponsorship. WSDOT has prepared special flood, geotechnical, and habitat reports in support of the proposal.

Public Comment: Interested parties may comment on this application by submitting written comments to the Lake Forest Park Community Development Department located at City Hall, 17425 Ballinger Way NE, Lake Forest Park, WA 98155 or via email to Temporary Senior Planner David Greetham at dgreetham@cityoflfp.gov for fourteen calendar (14) days following the publication date of this notice of application. No action will be taken until after the public

comment period, review of the application materials and comments received, and satisfaction of applicable code provisions and processes. No hearing is required for this Type III land use application and the Community Development Director is the decision maker for the city. Appeals are to the city's Hearing Examiner.

Additional Information: Additional information may be obtained by contacting the Lake Forest Park Community Development Department at (206) 957-2824 or at the City's Notices and Announcements webpage (<https://www.cityoflfp.gov/313/Notices-and-Announcements>). Please contact Mark Hofman, Community Development Director, at mhofman@cityoflfp.gov for further information and/or materials, or if you prefer to review the materials with a planner's assistance.

VICINITY MAP

