

**DECISION OF THE  
CITY OF LAKE FOREST PARK PLANNING DIRECTOR  
REGARDING APPLICATION FOR A  
MAJOR CRITICAL AREA WORK PERMIT  
Permit # 2024-CAMJ-0011**

**FINDINGS**

On April 05, 2024, Andrey Golubovich (the “Applicant”) submitted plans and related permit applications to construct a new single-family home in parcel 3425100025. According to the City’s mapping data and geotechnical report, the location of the single-family home is within a steep slope, erosion, and landslide hazard areas as defined in LFPMC 16.16.040.

Due to the location of the steep slope, a buffer reduction was requested to develop on the property. LFPMC 16.16.310(A) establishes a standard buffer of 50 feet from the top, toe, and sides of any slope 40% or greater. An additional, non-reducible 15-foot-wide building setback is also required by this section. The code states that the 50-foot buffer may be reduced to a minimum of 25 feet if a qualified professional demonstrates that the reduced buffer will adequately protect the proposed development, adjacent developments, uses, and the steep slope hazard area.


The Applicant’s geotechnical report from Geotech Consultant, Inc, dated September 24, 2024, states that a buffer of 25 feet with an additional 15-foot building setback would be adequate to meet the requirements of LFPMC 16.16.310(A), because it should provide adequate protection for the proposed development, adjacent properties, and the steep slope. The report states that proper site grading, drainage, and foundation placement should reduce the impact of such an event on the property and proposed development.

**CONCLUSIONS**

The Applicant’s submittals, including written material and plans referenced in the above findings, demonstrate that the proposed construction of a single-family home complies with LFPMC 16.16.310.

**DECISION**

The Critical Area Work Permit 2024-CAMJ-0011—which proposes to construct a single-family home is approved. If any Finding is deemed to be a Conclusion or vice-versa, the Director adopts it as such.

  
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Elizabeth Talavera, MPA  
Assistant Planner

10-17-2024  
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Date