



Outlook

Re: File Number: 2023-CSD-0002

From David Greetham <dgreetham@cityoflfp.gov>

Date Mon 10/14/2024 3:08 PM

To Paula Goode <paula.m.goode@gmail.com>; Mark Hofman <mhofman@cityoflfp.gov>

Thank you; your additional comment is received and added to the record.

David Greetham | Temporary Senior Planner

City of Lake Forest Park

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From: Paula Goode <paula.m.goode@gmail.com>

Sent: Monday, October 14, 2024 2:25 PM

To: David Greetham <dgreetham@cityoflfp.gov>; Mark Hofman <mhofman@cityoflfp.gov>

Subject: Re: File Number: 2023-CSD-0002

Hello,

Another item came up in regards to work requested by the City on this property after the 1997 slide at 3805 NE 155th. This was a requirement for mitigation on the slope that I do not believe was completed (no public information requests resulted in permits for the requested work).

This should also be included as a comment on Re: File Number: 2023-CSD-0002. This property was somehow listed in the Southern Gateway Corridor, It is the ONLY property that does not face Bothell Way, and I believe it was not included in this category correctly. This is a property that cannot accommodate the amount of units being considered without seriously jeopardizing surrounding homes, Bsche'tla Creek and the hillside.

Please review the attachment.

Paula Goode
206-550-4879

On Mon, Oct 14, 2024 at 1:50 PM Paula Goode <paula.m.goode@gmail.com> wrote:

Hello Mr. Greetham,

Please see my comments below. These comments are based on the last submission that I was aware of on this project. Another item that I want to bring up is that even if LFP code has an exception for parking, I believe that road width needs to be considered in any waiver of parking requirements. Our 155th is only 17.5 feet wide. If there is a possibility cars will need to park on a street of this width, it can hamper Fire Safety efforts.

Submission Comments:

1. **The Sensitive Area Permit** lists Adam Lundberg as property owner. He is no longer associated with this property. It is dated 10-27-15 and lists 'contractor: "Unknown Yet" It also does not list all of the documents required for Critical Area/Steep Slope Permits.
 - a. No. 1 should state "Steep Slope at South and EAST side of site"
 - b. No. 2 says : Sloped, cleared. Current use single family house being used as an office space" This should be corrected.
 - c. No. 8 should be updated from 2015
 - d. The Cedar Tree (36") is the one that may straddle the property line with me.
 - e. This was signed by Adam Lundberg so it is not a valid Permit Submittal
2. **The SEPA Checklist** lists AML Development as the property owner and is dated 8-8-22
 - a. A. 9 lists 'Live-Work Commercial Space" (definition?)
 - b. B.1.H does not list mitigation efforts for adjacent properties as requires in Steep Slope Critical Areas
 - c. B.3.ii lists "TESC Plans" What are these? These are needed for this item and need to describe work within 200' of the stream.
 - d. B.3.A lists Type II Stream and should list Type F. Appropriate documents for work around Type F Stream need to be provided.
 - e. B.3.iii conflicts with B.1.E – One says fill is acceptable, the other says it is not.
 - f. No. 14 "Historic & Cultural Preservation" This should be a "yes" for the Sheridan Market. Also 14.c and 14.d should have different answers.
 - g. No. 15 "Transportation" lists NE 155th as a two-way street. At 17.5 feet, I don't think it can be considered 'Two-way'
 - h. No. 15.b should be "Yes" to account for busses, or ST
 - i. No. 15.f is not current or correct (Parking Demand Study)
 - j. No. 15.h does not describe where all of the possible 35 residents will be able to park their cars.
 - k. No. 16 is incorrect based on the need for Police and Fire to respond to 35 additional people in the area if required. (Re Woodland North (105 Units) Apts at over 200 visits a year. Up to 6 calls a year based on 11 units.)
3. **SG-Transition & Corridor Design Guidelines Checklist**
 - a. B.6.1 a. and b. (page 6 of 16) does not indicate proper Stormwater Mitigation for a project this size. I see that LFP HAS adopted the 2021 code, and I believe these folks still reference the 2016... I will get to that in a bi... Stormwater is being directed to the street drain that is already flooding. (I sent them to clear the drain at the bottom of the hill this week plus to assess my driveway)
4. **Traffic Demand and Site Access Analysis** is dated 10-22-21 and should be updated.
 - a. Project Description notes that "No on-street parking is available in the immediate site vicinity. A single access driveway into a common access roadway would be constructed to serve individual parking garages for each unit and 2 surface parking stalls. A total of 14 parking stalls would be available on-site". (This does not add up to what I see on the plans. The 'on=street' parking cannot be considered solely for the use of this building and the street has not on-street parking. I see 12 inside stalls, one outside stall.
 - b. Traffic Demand Analysis indicates "As shown in Table 1, an estimated net increase of approximately **65 daily**, 3 a.m. peak hour (1 entering and 2 exiting), and 5 p.m. peak hour vehicular trips (**32 entering** and 2 exiting) would be generated at full build-out of the project." **Question: Does this make sense with the amount of cars that parking is provided for?** The CONCLUSION States "A net increase of approximately 65 new daily, 3 new a.m. peak hour trips, and 5 new p.m. peak hour vehicular trips are estimated."
 - c. Peak Hour Summary - **45th Ave NE & Bothell Way NE** Where is this located?

d. There is no reference to any Sound Transit data.

5. Lakeview Plan Set

a. Tree to be removed I believe shares my property line, is a significant tree and provides much needed shade protection for our unit.

6. Updated Stream and Wetland Reconnaissance (See page 2) dated March 22, 2022

a. The document indicates "The stream on the site is mapped as a Type N stream on the WA Department of Natural Resources Forest Practices Application Review System (FPARS), apparently due to the steepness of the downstream gradient. Type N streams do not provide fish habitat." Yet when checking this, it indicates the stream is now classified as 'Type F' which has more stringent code applications. These out of date documents need to be updated.

-Also-

<https://www.codepublishing.com/WA/LakeForestPark/html/pdfs/SG-Corr-TransDG 3-28-13adopted.pdf>

This code should be changed to include 155th.

Page 4:

b." *No parking areas are allowed along the NE 145th Street and 153rd 20 Street rights-of-way within 50 feet of the Bothell Way right-of-way. See also Section B.7, Street Corners."*

APPLICATION: Submit one (1) original each of Completed Permit Application Form of Legal description of the property of **If applicable, an Authorization of Application, to authorize an agent or representative to act on the property owner's behalf.** of Bid for Construction time and Materials Construction by owner, provide List of Materials and costs, multiply total x 2).

Also

of Critical Area Work Permit, if any work is in a critical area or its buffer, or Critical Area Affidavit of Two (2) copies of gravity and lateral calculations of Two (2) copies of small site drainage plan, if impervious surface exceeds the King County Surface Water Design Manual limits, square feet and/or the parcel is adjacent to critical areas

They also need a Clearing, Grading, & Excavating Permit

Application <https://www.cityoflfp.gov/DocumentCenter/View/7695/Clear-and-Grade-Permit-Application?bidId=>

Here is the CSDC Permit Application https://www.cityoflfp.gov/DocumentCenter/View/9299/CSDP-Application_Checklist It shows requirements that may be helpful.

Critical Area Work Permit Checklist <https://www.cityoflfp.gov/DocumentCenter/View/11383/31-CriticalAreaChecklist> **READ THIS! It has requirements that do not appear to be met by their submission.**

It also describes (on this link) the critical area requirements. This is what the Planning Director needs to make sure he is requiring. <https://www.codepublishing.com/WA/LakeForestPark/#!/LakeForestPark16/LakeForestPark1616.html#16.16.110>

Have you read the Setback Exception? I has a great statement. See **16.16.240 Setback exception.** <https://www.codepublishing.com/WA/LakeForestPark/#!/LakeForestPark16/LakeForestPark1616.html#16.16.110>

5. The applicant demonstrates to the city through submittal of an application and supporting documentation that the use of aggregate zoning setbacks will not:

- a. Be materially detrimental to the public welfare or injurious to adjacent property or development or alterations; and
- b. Alter the neighborhood character or the appropriate use or development of adjacent property; and
- c. Conflict with the general purposes and objectives of the comprehensive plan; and
- d. Degrade critical areas and critical areas buffer functions. (Ord. 1150 § 1, 2017; Ord. 930 § 2, 2005)

16.16.250 Reasonable use exception to allow for reasonable economic use. THIS IS A BIG ONE TO MAKE SURE IS FOLLOWED! Same link as **16.16.240**

16.16.290 Landslide hazard areas – Development standards – Permitted alterations. Same link as **16.16.240**

Another thing to keep in mind is the Stream Buffer. Further down on the link above is **16.16.355 Streams – Development standards.** The should provide some sort of critical area report to show if they will affect that buffer. They do not have this since they do not reference the stream **“2. Type F stream containing fish habitat shall have a 115-foot buffer”** We are not 100% sure that this complex is or is not touching that 115 buffer. It may be, but it has to be properly studied in order to determine. See No. 3 and mitigation requirements **16.16.370 Streams.** THEY NEED A CRITICAL AREA STUDY.

3. In addition, a plan for mitigating buffer-reduction impacts must be prepared that incorporates from the list below incentive-based mitigation options to achieve a buffer no less than the minimum buffer listed above. Whenever the reduced buffer area is degraded, the buffer reduction plan shall provide for revegetation of the degraded area with native plants and shall provide for a five-year monitoring and maintenance plan.

16.16.380 Fish and wildlife habitat conservation areas This is also relevant. They have to provide a critical area study to prove or disprove any alteration impacts