

Community Development Director
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CITY OF LAKE FOREST PARK PUBLIC NOTICE AND COMMENT

NOTICE OF APPLICATION FOR CRITICAL AREA PERMIT

File Number: 2025-CAMJ-0002

Applicant/Agent: Lake Forest 3803 NE 155 Inc/Veer Architecture, PLLC; Kent Smutny

Location of proposal: 3803 NE 155 ST (Parcel No. 6744701588)

Zoning: SG-C (Southern Gateway Corridor Transition)

Proposal: Major critical area permit for site investigation geotechnical borings for use in a geotechnical study being performed for a proposed multi-family mixed use project. The proposal also includes after-the-fact review of brush clearing and cleanup activities that previously occurred in the upper site area. The site contains steep slopes and a stream buffer.

Date of Application: March 7, 2025

Date of Complete Application: March 21, 2025

Other Approvals Needed: Minor Clearing and Grading permit, future Commercial Site Development Permit for the application the geotechnical study is being prepared for (Lakeview Place Townhomes, file no. 2023-CSD-0002, Notice of Application issued October 11, 2024).

Environmental Review: The scope of exploratory soil boring excavation for data collection does not meet the threshold for a SEPA determination. Site exploration of this type is normally exempt per WAC 197-11-800(17). Note: The parent Commercial Site Development for the proposed multi-family mixed use project is subject to SEPA review; notification to agencies, tribes and parties of record will be provided for any future SEPA notice.

Public Comment: Interested parties may comment on this Critical Area Permit 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 David Greetham, Temporary Senior Planner at dgreetham@cityoflfp.gov for calendar (14) days following the publication date of this notice of application. **Note:** Public comments previously submitted for the Lakeview Place Townhomes proposal are included in the primary project record. No action will be taken on the Critical Area Permit application until after the public comment period and satisfaction of applicable code provisions and processes. No hearing is required for this Type III land use application for site borings 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 David Greetham at dgreetham@cityoflfp.com for further information and/or materials, or if you prefer to review the materials with a planner's assistance.

Notice Date: April 23, 2025

Comment Due Date: May 7, 2025

Vicinity Map

