

Community Development Director
Mark Hofman

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PUBLIC NOTICE OF DECISION

DECISION FOR A MAJOR 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)

Current Approved Project: 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.

Other Approvals Needed: Minor Clearing and Grading permit, future permits relating to parent Commercial Site Development Permit application (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 and minor site clearing does not meet the threshold for a SEPA determination. Site exploration of this type is normally exempt per WAC 197-11-800(17) and may be permitted in accordance with LFPMC 16.16.230.A. Note: The parent application 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 threshold determination.

Findings: Minor site clearing and data collection is proposed to gather additional geotechnical information to inform the parent application for a mixed use project (Lakeview Place Townhomes, file no. 2023-CSD-0002). Such activity may be approved via a critical area permit pursuant to LFPMC 16.16.230(A).

Conclusions and Decision: With appropriate conditions, the proposal has demonstrated compliance with applicable standards to approve a critical area permit and minor clearing associated with site exploratory work necessary for land use submittals in accordance with LFPMC 16.16.230(A). Application 2025-CAMJ-0002 and the associated minor clearing and grading permit are **approved** subject to the following conditions.

Conditions of Approval:

1. In order for the existing Stop Work order to be lifted, the previously disturbed area depicted on the site plan shall be stabilized to the satisfaction of the Community Development Director. At a minimum, exposed soil areas shall be reseeded or stabilized with mulch and the existing debris pile shall be removed. Silt fence or equivalent erosion control measures shall be installed where necessary to prevent erosion.

2. The Community Development Director shall be contacted for a site inspection prior to lifting of the stop work order (Mark Hofman: mhofman@cityoflfp.gov).
3. Work authorized by the critical area and associated minor clearing and grading permits shall be limited to activities depicted on the (amended) site plan prepared by GEO Group Northwest, Inc. dated 4/4/2024.
4. Work shall be conducted using the best management practices that result in the least amount of impact to the critical areas, including for tree and vegetation protection, erosion and sedimentation control, and water quality protection. The city may observe the use of best management practices as necessary to ensure that the activity does not result in degradation to the critical area. Any damage to, or alteration of, a critical area shall be restored, rehabilitated, or replaced as determined by the Community Development Director at the responsible party's expense. Exposed soil areas shall be reseeded or stabilized immediately following completion of data collection activities.

Appeals: This Type-III decision by the Community Development Director (Code Administrator) may be appealed to the City's Hearing Examiner per LFPMC 16.26.190, Type III - Appeal. To do so, submit a written appeal statement to the City Clerk, Matthew McLean, at 17425 Ballinger Way NE, Lake Forest Park, WA 98155, along with a \$500 filing fee no later than the fourteenth day following the date of publication of this decision. You should be prepared to make specific factual objections in your written appeal.

Publication Date: May 13, 2025

Vicinity Map

