

Community Development Director  
Mark Hofman

17425 Ballinger Way NE  
Lake Forest Park, WA 98155-5556  
Phone: 206-957-2824  
Email: [mhofman@cityoflfp.gov](mailto:mhofman@cityoflfp.gov)  
[www.cityoflfp.gov](http://www.cityoflfp.gov)



## **CITY OF LAKE FOREST PARK PUBLIC NOTICE AND COMMENT**

### **Notice of Application and Optional DNS for Critical Area Permit**

**File Number:** 2024-CAMJ-0010

**Applicant/Property Owner:** Khoa Ha

**Location of proposal:** 177xx, 28<sup>th</sup> Ave NE (house number unassigned), parcel no. 4024100380, Lake Forest Park

**Zoning:** RS-20,000 SFR (Single Family Residential, Low)

**Proposal:** Major Critical Area Permit to construct a single-family residence and associated improvements on a parcel constrained by streams and wetlands. A Reasonable Use Exception (RUE) was previously granted for site development.

**Date of Application:** July 17, 2024

**Date of Complete Application:** July 31, 2024

**Permit Background:** Following a public hearing, the City Hearing Examiner granted a RUE for development of a single-family residence and associated improvements on the subject site (file #2020-RUE-0002, July 6, 2023). The applicant has applied for a Major Critical Area Permit to develop the site in accordance with the approved RUE.

**Other Approvals Needed:** Washington Department of Fish and Wildlife (WDFW) Hydraulic Project Approval for stream crossings; City Building, Clearing and Grading, Sewer, Right of Way, and Tree Permits.

**Environmental Review:** The City expects to issue a mitigated determination of nonsignificance for the proposal and is using the optional DNS process in accordance with WAC 197-11-355.

**This may be the only opportunity to comment on the environmental impacts of the proposal.** The proposal may include mitigation measures under applicable codes, and the project review process may incorporate or require mitigation measures regardless of whether an Environmental Impact Statement is prepared.

Specific mitigation measures are necessary to mitigate adverse environmental impacts to on-site critical areas which include two non-fish streams and wetlands. Site development will be conditioned for compliance with the RUE conditions of approval including but not limited to limitations on site clearing, establishment of critical area buffers in accordance with the approved site plan, wetland enhancement and monitoring, installation of a permeable driveway, and establishment of a critical area protection tract. Hydraulic Project Approval must be obtained from Washington Department of Fish and Wildlife prior to alteration of the onsite streams for driveway access and sewer line installation.

For questions or information on the environmental review or the Optional DNS process please contact the City's SEPA Responsible Official, Mark Hofman, at [mhofman@cityoflfp.gov](mailto:mhofman@cityoflfp.gov) or (206) 957-2824. A copy of the subsequent threshold determination for the proposal may be obtained upon request.

**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 David Greetham, Temporary Senior Planner, at [dgreetham@cityoflfp.gov](mailto:dgreetham@cityoflfp.gov) for 21 calendar days following the date of this notice of application (**comments due by August 20, 2025**). Any person may comment on the application, request a copy of the decision, or appeal the decision once made. 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.

**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](mailto:mhofman@cityoflfp.gov) for further information and/or materials, or if you prefer to review the materials with a planner's assistance.

**Notice Date:** August 6, 2025

**Comment Due Date:** August 20, 2025

### Vicinity Map

