

Community Development Director
Mark Hofman

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PUBLIC NOTICE
**NOTICE OF DECISION FOR MAJOR CRITICAL AREA WORK PERMIT AND
MAJOR CLEARING AND GRADE PERMIT**

File Number: 2024-CAMJ-0012 and 2024-CGMA-0002

Applicant/ Agent: Yen Design for Alex Scofield

Permit Type: Critical Area Work Permit and Clearing and Grade Permit

Location of proposal: Parcel 1026049034

Zoning: R-7.2

Current Approved Project: Major critical area permit and major clearing and grade permit for construction of a new single-family home on parcel 1026049034. 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.

Other Major Approvals Needed: Building Permit, Tree Permit, Side Sewer permit

Environmental Review: After review of the proposal and the State Environmental Policy Act (SEPA), the City has determined that the proposal is categorically exempt under WAC 197-11- 800(1)(b)(i) & (v).

Findings: Due to the location of the steep slope, a buffer reduction was requested to be developed 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 (MP Engineering, PLLC, dated July 19, 2024) states that a reduced 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 impacts from and to the proposed development.

Conclusion and Decision: 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 the steep slope standards at LFPMC 16.16.310.

Conditions of Approval:

1. Site work shall conform to the design and site work recommendations of the July 19, 2024 geotechnical report prepared by MP Engineering, PLLC.

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2. As part of the building permit review and issuance, the project shall here to any conditions set by the Building department. If any Finding is deemed to be a Conclusion or vice-versa, the Director adopts it as such.
3. Site work shall conform to the design and site work recommendations of the arborist report prepared by Arbor Info LLC prepared on February 16, 2020 and amended on July 23, 2023 and September 9, 2025.

Appeals: This Type-III decision may be appealed to the City Hearing Examiner. To do so, submit a written appeal statement to City Clerk, Matt 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.

Additional Information: Additional information may be obtained by contacting Lake Forest Park Planning Department at (206) 957-2837 or at the City's Notices and Announcements webpage (www.cityofflp.com/313/Notices-and-Announcements). Materials related to this proposal may be reviewed at City Hall on Monday through Friday at the hours of 9:00 am to 5:00 pm. Elizabeth Talavera, Assistant Planner, at etalavera@cityofflp.gov if you prefer to make an appointment to review the materials with a planner's assistance.

Publication Date: December 04, 2025

Appeal deadline: December 18, 2025

Vicinity Map

