



**PUBLIC NOTICE**  
**NOTICE OF DECISION FOR MAJOR CLEARING AND GRADE PERMIT**

**File Number:** 2025-CGMA-0006  
**Applicant/ Agent:** Joseph Tracy  
**Permit Type:** Clearing and Grade Permit  
**Location of proposal:** 16820 Beach Dr NE  
**Zoning:** R-7.2

**Current Approved Project:** Major clearing and grade permit for demolition and construction of a new single-family home located at 16820 Beach Dr NE.

**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:** The Applicant's Temporary Erosion and Sediment Control plan (Geotech Consultants, Inc dated October 2025) states that proper site grading, drainage, and foundation placement should reduce impacts to the proposed development.

The arborist report (FACET, dated March 2025) provides tree protection practices to comply with LFPMC 16.08.020 and the tree permit removal permit.

The applicant also submitted a Stream Delineation Report (Facet, dated March 04, 2025) that states the property is outside of the 115 ft setback and additional 15 ft setback for development. The property is measured to be 133.8 ft outside of the stream and no wetlands were found in or near the property.

**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 addresses impacts and best management practices associated with this development and complies with LFPMC 16.08.

**Conditions of Approval:**

1. Site work shall conform to the design and site work recommendations of the October 2025 geotechnical report prepared by Geotech Consultants, Inc.
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 FACET prepared on March 04, 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.cityoflfp.com/313/Notices-and-Announcements](http://www.cityoflfp.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@cityoflfp.gov](mailto:etalavera@cityoflfp.gov) if you prefer to make an appointment to review the materials with a planner's assistance.

**Publication Date: December 05, 2025**

**Appeal deadline: December 19, 2025**

### Vicinity Map

