



PUBLIC NOTICE
NOTICE OF DECISION FOR MAJOR CLEARING AND GRADE PERMIT

File Number: 2025-CGMA-0005

Applicant/ Agent: Urban Group Design

Permit Type: Clearing and Grade Permit

Location of proposal: Parcel 5538300205

Zoning: R-20

Current Approved Project: Major clearing and grade permit for the construction of a new single-family home located at parcel 5538300205.

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 Geotechnical Report (Mud Bay Geotechnical Services, LLC dated October 2024) provides an assessment of the geologic hazards on-site and includes geotechnical, grading, drainage, and foundation recommendations for the proposed site 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 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 2024 geotechnical report prepared by Mud Bay Geotechnical Services, LLC.
2. As part of the building permit review and issuance, the project shall adhere 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.

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). 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,

Associate Planner, at etalavera@cityoflfp.gov if you prefer to make an appointment to review the materials with a planner's assistance.

Publication Date: January 29, 2026

Appeal deadline: February 12, 2026

Vicinity Map

