



City of Lake Forest Park
 17425 Ballinger Way NE
 Lake Forest Park, WA 98155
 206-368-5440

| FOR STAFF USE ONLY | |
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| Application Number: | <u>2016-SAMJ-0008</u> |
| Date: | <u>7/15/16</u> |
| Amount Received: | <u>\$787.50</u> <i>Land Use Permit 001-000-322-11-00-00</i> |
| Receipt Number: | _____ |

SENSITIVE AREA WORK PERMIT APPLICATION

PROJECT DESCRIPTION: New Home

Property Owner: Roger Wallace Phone: 206.330.6343 Fax: _____
 Lake Forest

Property Address: 19215 40th Place NE City: Park State: WA Zip: 98155

Parcel No. 4022 902 202

Owners Authorized Agent: _____ Phone: _____ Fax: _____

Mailing Address: 5101 25th Ave NE, #B323 City: Seattle WA State: _____ Zip: 98105

General Contractor: Smith Built Inc. Phone: _____ Fax: _____

Contact: Felix Smith Phone: _____ Cell 206.423.6800

Address: 2301 N. Castle Way City: Lynnwood State: WA Zip: 98036

State License # _____ **Exp:** _____ **City Business License #** _____ **Exp:** _____

- Regular Permit** \$550.00
 a) Public Notice Signage..... \$200.00
+\$25 addtl signage fee as needed
- Minor Permit** \$ 85.00
For projects:
 a) Performed only by light equipment, **and**
 b) Authorized by an exception listed in LFPMC 16.16.230 (enhancement projects, remodels within the existing footprint, etc.) **or** the setback exceptions of 16.16.240.
- Drainage Review Fee**
 For projects without an Engineering Plan \$300.00
 For projects with an Engineering Plan \$600.00
- Technology Fee (5% of Fee Total)** \$ _____

THE APPLICANT MUST PROVIDE THE FOLLOWING INFORMATION FOR PERMIT PROCESSING *(Attach additional sheets if necessary)*

1. What environmentally sensitive areas are present on or near the site? (steep slopes, erosion hazard, landslide hazard, wetland, stream corridor, seismic hazard, flood hazard)

Wetlands on the neighbor's lot to the West

2. Describe the character of the site. Is the site sloped or flat? Is the site wooded and vegetated, cleared or landscaped? What is the current use of the site? Describe the surrounding areas (undeveloped, residential, commercial).

It has about a 20%-25% continuous slope from the road (East) to the West property line. It is all forested with ground cover, cedar trees and maple trees. The surrounding sites where unbuilt, have the same natural setting. There are also neighbor homes with lawns, non-native plants, and driveways.

3. Describe the nature of proposal. Indicate as much specific information as possible. What is proposed? How long will the work take?

This proposal is to establish the portion of the land where I can place my new home. According to my submitted Site Plan I will lose approximately 75% of my land as not buildable. This is due to the City of Lake Forest Park's (a.) wetlands buffers (which exceed the State of Washington's standards by 50%), the City's "Additional Building Buffer" (15'), and the Front Yard (20'), Side Yard (5') and Rear Yard (15') setbacks.

As to schedule, I assume a new home will take about a year to build.

4. How close to the environmentally sensitive areas will the work be? I have been advised I must use the 70 foot buffer, which will require mitigation. I have submitted a Mitigation plan. Note, for the record, that the Wetlands scientists that I talked to said LFP's 70' butter is unnecessary, and should be the 35' the State requires.

5. How will the proposal impact the environmentally sensitive areas on or off site?

It will have NO impact.

6. Describe any mitigating factors. What measures are included to mitigate any impacts to the environmentally sensitive areas? What erosion control measures are proposed? What kind of revegetation is proposed?

I have submitted a Wetlands report by Wetlands Northwest LLC as requested by LFP. I have also submitted a Environmental Mitigation Plan as requested by LFP. The mitigation plan details the measures proposed.

7. Is the site near the Lake Washington shoreline (within 200 feet)? No

THE APPLICANT MUST PROVIDE THE FOLLOWING INFORMATION FOR PERMIT PROCESSING *(Attach additional sheets if necessary)*

****Two paper copies and one digital copy of all application materials is required.****

A. A site-plan that must be accurate, legible and drawn to scale (**a recent survey will often be required**) that provides the following:

1. The existing dimensions and lot size, proposed dimensions and lot size.
2. Identify adjacent streets, existing and proposed access.
3. Identify existing and proposed structures and distances to property lines.
4. Location of proposed alterations or improvements.
5. Location of sensitive areas on or near the site.
6. If possible, locate drainage channels, sewer and water lines.
7. Identify existing and proposed easements.

B. Clearing, grading, filling, excavating plan. In addition to the above, you must provide the following information (some plans may be required to be prepared by professional engineer licensed in the State of Washington):

1. Topographical map with contour lines at five (5) foot intervals.
2. Designate areas involving land clearing, filling, land cuts or excavation.
3. Identify the amount of excavation, fill, and removal of material in cubic yards.
4. Locate all significant trees (6" diameter or greater) and identify type and size. Designate those trees to be removed and those to be protected.
5. Identify areas to be revegetated and/or restored. Provide plant types and methods.

C. Erosion control plan. This may include erosion and sedimentation control, vegetation management plan, landscape plan, restoration plan, etc.(some plans may be required to be prepared by a licensed professional engineer in the State of Washington):

1. Locate areas that erosion and sedimentation control devices are to be installed. Include details for silt fence or any other mechanisms.
2. Identify areas to be revegetated or restored, types of vegetation and timing for implementation.

D. Drainage Plan. This should be prepared by professional engineer licensed in the State of Washington. Drainage requirements, systems and techniques must comply with the King County Surface Water Design Manual, as adopted by the City of Lake Forest Park.

E. Mitigation Plan (May include elements of other required plans, such as erosion control and drainage plans). Some plans may be required to be prepared by a licensed, professional engineer in the State of Washington or a qualified ecologist/biologist.

Release / Hold Harmless Agreement

I, the undersigned, his/her heirs and assigns, in consideration for City processing the application agrees to release, indemnify, defend and hold the City of Lake Forest Park harmless from any and all damages and/or claims for damages, including reasonable attorneys fees, arising from any action or inaction as based in whole or in part upon false, misleading or incomplete information furnished by the applicant, his agents or employees.

The undersigned acknowledges that this application is for a permit from the City of Lake Forest Park; that any permit issued by the City as a result of this application establishes only that the applicant's project complies with City ordinances and regulations; and that other State and Federal laws and regulations, particularly the Endangered Species Act, U.S.C. 16.31, et. seq., may apply to this project. The undersigned further acknowledges and accepts responsibility for complying with such other laws and regulations and agrees to release the City of Lake Forest Park, indemnify and defend it from any claim, damages, injuries, or judgments, including reasonable attorney's fees, arising from or related to violations of such other laws or regulations.

Permission to enter subject property

I, the undersigned, grant his/her or its permission for public officials and staff of the City of Lake Forest Park to enter the subject property for the purpose of inspection and posting attendant to this application.

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| <u>July 15, 2016</u> Date | <u>Roger Wallace</u> Signature of applicant, owner or representative |
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Complete applications must be submitted to the City of Lake Forest Park Planning and Building Department. 17425 Ballinger Way NE, Lake Forest Park, WA 98155

Official review of a proposal will not commence until the responsible official has determined that all materials necessary for a complete application have been received.

Contact:

Ande Flower, Principal Planner, 306-957-2832

Email: aflower@ci.lake-forest-park.us.wa