



**CITY OF LAKE FOREST PARK**  
**MITIGATED DETERMINATION OF NONSIGNIFICANCE (MDNS)**  
**WAC 197-11-350**

---

**Description of proposal:** A short subdivision dividing one single-family zoned lot into four single-family zoned lots, two sensitive area tracts, one open space tract, and one tree retention tract. The sensitive area tract designated as 996 includes a Category 3 isolated wetland and the entire surrounding buffer. Mitigation for a proposed wetland buffer reduction of 325 square feet to construct an access driveway and to develop a pedestrian trail for future residents is being reviewed concurrently (#2016-SAMJ-0005). A second sensitive area tract, 998, will encompass a stream buffer to a Type 3 stream which traverses across the southwest corner of this property.

**File Number:** 2015-SP-0002

**Proponent:** Plats Financial Group, 720 Cedar Ave, Suite C, Marysville, WA 98270

**Location of proposal, including street address, if any:** 31xx NE 195<sup>th</sup> St (addresses yet to be determined)  
Lake Forest Park, WA 98155; Parcel #6152900033

**Lead Agency:** City of Lake Forest Park, 17425 Ballinger Way NE, Lake Forest Park, WA 98155

The lead agency for this proposal has determined that it will not have a probable significant adverse impact on the environment. An environmental impact statement (EIS) is not required under RCW 43.21C.030(2)(c). This decision was made after review of a completed environmental checklist and other information on file with the lead agency. This information is available to the public upon request. The lead agency for this proposal has also determined that certain mitigation measures are necessary in order to issue a Determination of Non-Significance for this proposal. Failure to comply with the mitigation measures identified hereafter will result in the issuance of a Determination of Significance (DS) for this project. These mitigation measures are in addition to the requirements and conditions of permits required for the project.

The following mitigation measures and conditions are required based on project specific analysis:

- A. The applicant is required to install a pedestrian access along lot frontage that links residents to services and transit by installing curb, gutter and sidewalk improvements along the south side of NE 195<sup>th</sup> Street in a manner approved by the City.
- B. Before final plat approval is given, a sign must be installed at the applicant's expense which warns drivers of a hidden driveway on NE 195<sup>th</sup> Street in a manner approved by the City.
- C. Before final plat approval is given, City approval of a homeowner association for the proposed 4 lot subdivision is required. The homeowner association shall be recorded with King County and the City shall be provided with documentation confirming that it has been recorded.
- D. Before a certificate of occupancy is issued, a maintenance plan acceptable to the City shall be prepared and recorded with King County addressing landscaping, roadways, parking areas, open space, and other infrastructure owned by the property owners.

This MDNS is issued under 197-11-350; the lead agency will not act on this proposal for 14 days from the date below. **While there will be other opportunities to comment on the proposal, comments on this determination must be submitted by: October 27, 2016**

**Responsible official:** Steve Bennett

**Position/Title:** Planning Director

**Address:** 17425 Ballinger Way NE, Lake Forest Park, and WA 98155

**Date:** October 12, 2016      **Signature:** Signature on file

You may appeal this determination to City Clerk, Evelyn Jahed, at 17425 Ballinger Way NE, Lake Forest Park, WA 98155, no later than November 3, 2016 by written appeal and \$500 filing fee. You should be prepared to make specific factual objections. Contact Ande Flower, Assistant Planner, regarding the procedures for SEPA appeals.

Notice Date: October 13, 2016

