



ADMINISTRATIVE DECISION FOR SHORELINE EXEMPTION PERMIT

CASE: File # 2022-SSDE-0003

APPLICANT: Francisco Crocenzi
16520 Shore DR NE
Lake Forest Park, WA 98155

OWNER: Karen Glover
16520 Shore DR NE
Lake Forest Park, WA 98155

REQUEST: Remove one 15.5" DBH Hemlock tree within
shoreline area

SITE ADDRESS: 16520 Shore DR NE
Lake Forest Park, WA 98155
Parcel #7738500240

APPLICATION DATES: Application Submitted: July 7, 2023
Date of Complete Application: 28-day default
Posted for 14-day Notice of Decision: September
15, 2023
Decision Issued: September 15, 2023

ZONING: RS 7.2

APPLICABLE REVIEW PROVISIONS: Chapter 16.18- Shoreline Master Program

**ENVIRONMENTAL
DETERMINATION:** Exempt pursuant to
WAC 197.11.800(3)

ASSIGNED STAFF: Nick Holland
Senior Planner

DECISION: Approve with conditions

I. APPLICATION TIMELINES

- On July 7, 2023, the applicant applied for the shoreline substantial development exemption and the application was deemed complete by default 28-days later.
- This decision is being issued on September 15, 2023.

Overall, the application was in review 71 days.

II. SITE DESCRIPTION and CHARACTERISTICS

Site location & access

The existing site is a single-family residence located adjacent to Shore Dr NE with lakefront access.

Existing site conditions

As stated in the application materials, “The property is currently developed with a single-family residence and appurtenances typical of medium density urban shoreline development. ...Property is mostly flat and includes a lawn area with some ornamental trees and shrubs.”

III. PROJECT DESCRIPTION

The proposal is to remove one 15.5” DBH Hemlock tree within shoreline area. Replanting is required and an approved mitigation plan has been verified by the city arborist.

IV. SHORELINE EXEMPTION REQUIREMENTS.

The criteria for approval of a shoreline exemption are specified in LFPMC Section 16.18, and the Shoreline Master Program. The Applicant is required to demonstrate compliance with those elements that are applicable to the shoreline exemption. Those requirements, along with staff’s findings and conclusions for each requirement, are as follows:

Chapter 3.3 Permits and Exemptions

6. The following list outlines twelve (12) exemptions that shall not be considered substantial developments for the purpose of this Master Program:

a. Any development of which the total cost or fair market value, whichever is higher, does not exceed five thousand (\$5,000) dollars.....

Findings: According to the contractor’s estimate provided in the application materials, the cost to demolish the tree is \$4,270.00.

Conclusion: This criterion has been satisfied.

V. PUBLIC NOTIFICATION

This decision is being issued as a type III administrative decision per LFPMC 16.26.030 (C), and pursuant to LFPMC 16.26.180 notice of this decision was posted and published on September 12, 2023.

VI. SUMMARY CONCLUSIONS

Staff has reviewed the proposal for general conformance with city codes and ordinances and the requirements set forth herein and has provided findings in response to each requirement. Based upon said findings, staff concludes that the shoreline exemption as described herein conforms to the criteria for shoreline exemptions as defined in the City's Shoreline Master Program.

VII. CONDITIONS

1. Replanting shall follow the approved mitigation plan verified by the city arborist and approved tree permit.

Staff Signatures:



Name & Title: Nick Holland
Senior Planner

Issued Date: September 15, 2023

X. APPEALS

This decision may be appealed by the applicant or any party of record under the provisions of LFPMC Section 16.26.190. Appeals must be submitted in writing.