

Community Development Director
Mark Hofman

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PUBLIC NOTICE

CITY OF LAKE FOREST PARK NOTICE OF DECISION FOR SHORELINE SUBSTANTIAL DEVELOPMENT EXEMPTION

File Number: 2025-SSDE-0004

Property Owner: Michael O'Neill

Owner's Authorized Agent: Premier Solutions NW

Location of Proposal: 15038 Beach Dr. NE, Lake Forest Park, Parcel #674470-1420

Date of Application: May 14, 2025

Date of Complete Application: May 14, 2025

Date of Determination/Action: June 3, 2025

Approved Action/Determination: Shoreline Exemption determination, subject to conditions, for proposed replacement of approximately 792 sq. ft. of deteriorated pier decking with open-grid decking material. Structural framing will be inspected during the replacement and any compromised members will be repaired or replaced with in-kind materials. No expansion or modification of the existing dock footprint is proposed. The proposal is determined to be exempt from a Shoreline Substantial Development Permit per the city's adopted Shoreline Master Program (SMP), Section 3.3.C.6(b). The exemption is conditioned for consistency with applicable SMP standards.

Environmental Review: After reviewing the proposal, application, supporting materials, and the State Environmental Policy Act (SEPA), the City has determined that the proposal is categorically exempt from environmental review under WAC 197-11-800(3).

Conditions of Approval:

1. Replacement decking must be grated as specified in the project application materials.
2. If it is determined that piling replacement or repair is necessary, the following standards shall apply:
 - a. If 75 percent or greater of the existing pier-support piles are replaced the proposal must comply with requirements for Replacement Piers at SMP Section 8.C.
 - b. If between 25 and 75 percent of the existing pier-support piles are replaced, the piles must achieve minimum 18-foot spacing to the extent allowed by site-specific engineering or design considerations.
 - c. All proposed replacement piles shall be the minimum size allowed by site-specific engineering or design considerations, and shall not be treated with pentachlorophenol, creosote, chromated copper arsenate (CCA) or comparably toxic compounds.
 - d. Pile repair shall not utilize pentachlorophenol, creosote, chromated copper arsenate (CCA) or comparably toxic compounds.

3. A building permit shall be required if it is determined that replacement of structural support framing or pilings is necessary.
4. U.S. Army Corps of Engineers and the Washington Department of Fish and Wildlife approvals must be obtained prior to commencement of repair activities.
5. Contact the Community Development Department for a final Planning inspection within seven days of completion of repair activities (206-957-2824).

Additional Information: Additional information may be obtained by contacting the Lake Forest Park Community Development Department at (206) 957-2824 or at the City's Notices and Announcements webpage (<https://www.cityofflp.gov/313/Notices-and-Announcements>). Please contact Mark Hofman, Shoreline Administrator/Community Development Director, at mhofman@cityofflp.com for further information or if you prefer to review the materials with a planner's assistance.

Appeals: Pursuant to Section 3.6 of the city's adopted Shoreline Master Program, this Type-III decision may be appealed by the applicant, private or public organization, or individual to the City of Lake Forest Park Hearing Examiner within ten (10) calendar days following the written decision and publication of this Notice of Decision. To do so, prior to the close of business (5pm) on Friday, June 13, 2025, submit a written appeal statement to City Clerk, Matthew McClean, at mmclean@cityofflp.gov or 17425 Ballinger Way NE, Lake Forest Park, WA 98155, along with a required \$500 filing fee. You should be prepared to make specific factual objections in your written appeal.

Publication Date: June 3, 2025

Vicinity Map

