

*Community Development Director*  
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## **CITY OF LAKE FOREST PARK**

### **Notice of Determination of Nonsignificance with Mitigation Measures (MDNS)**

### **Lake Front Park Improvements**

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**SEPA Comments Due:** 5pm, Thursday, October 30, 2025

**SEPA Appeal Deadline:** 5pm, Thursday, November 6, 2025

**Description of proposal:** Improve public waterfront access through the transition of two recently acquired single-family residential properties into a public waterfront park. The newly acquired properties will be integrated with the existing Lyon Creek Waterfront Preserve to form one continuous public park. New project improvements will be focused on the two recently acquired parcels, while the existing public preserve parcel will be modified to reduce public access to the stream buffer and environmentally sensitive area at the stream's outfall to Lake Washington. New project improvements include a new limited parking area, access paths, play structure, picnic structure, nature viewing platforms, and new swimming and paddling dock and recreational float. The existing primary single-family dwelling and one existing accessory unit will be renovated for flexible community use, and a bathhouse will be constructed in the footprint of the existing garage building. Other existing accessory structures will be permanently removed from the site. Two existing docks will be removed and consolidated into a single dock for public water access uses. An existing footbridge crossing Lyon Creek is proposed to be relocated from the stream and reinstalled within the stream floodplain.

**File application numbers:** 2025-SSD-0001, 2025-SCUP-0001, 2025-SVAR-0001, 2025-ZCUP-0001, and 2025-SEPA-0001

**Property Owner/Applicant:** City of Lake Forest Park/Facet

**Location of proposal, including street address, if any:** 17337, 17345, and 17347 Beach Dr. NE, Lake Forest Park (Parcel nos. 403010-0050, -0040, and -0035)

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

**Threshold Determination:** Under the WA State Environmental Policy Act (SEPA), this Determination of Nonsignificance with mitigation measures (MDNS) is issued under WAC 197-11-340 and -350. The lead agency has determined that this proposal, as designed, revised, clarified, and conditioned, will not have a probable significant adverse environmental impact. An environmental impact statement (EIS) is not required under RCW 43.21C.030. This decision was made after reviewing application materials, a completed environmental checklist, studies and exhibits, and other information on file with the lead agency. The following special reports and exhibits were submitted along with the application and supplemental materials and were reviewed prior to this threshold determination:

- Wetland and Stream Delineation Report (December 4, 2023)
- Cultural Resources Assessment (February 2024, along with August 15, 2024 addendum)
- EHSI Limited Hazardous Materials Survey (March 2024)
- Traffic Impact Analysis (September 2024)
- SEPA Checklist (December 12, 2024)
- Arborist Report (January 9, 2025 and revised September 17, 2025)
- Biological Evaluation (February 12, 2025)
- Critical Areas Study (March 18, 2025, along with September 19, 2025 addendum)
- Shoreline Jurisdiction Exhibit (May, 15, 2025)
- Impervious Surfaces Exhibit (September 15, 2025)
- SEPA Plan Set (updated to September 19, 2025)
- Preliminary Geotechnical Report (updated to September 19, 2025)

The proposal will be conditioned for consistency with applicable codes, including but not limited to: SMP Sections 3.8 (Variances and Conditional Use Permits), 4.5 (Public Access Element), 4.6 (Recreation Element), 6.4 (Environmental Impacts), 6.5 (Environmentally Sensitive Areas), 6.6 (Public Access), 6.7 (Vegetation Management), 6.8 (Water Quality), 7.9 (Parking), 7.10 (Recreation), 8.2 (Clearing and Grading), and 8.5 (Overwater Structures: Piers, Docks, Floats and Buoys); LFPMC Chapters 16.14 (Tree Canopy Preservation and Enhancement) and 18.54 (Conditional Uses); and applicable State and Federal standards for in and overwater construction.

**Pursuant to Lake Forest Park Municipal Code Chapter 16.06 (Substantive Authority and Mitigation), the following SEPA conditions are required to mitigate any potential for probable adverse environmental impacts:**

1. Inadvertent discovery: If during site work an employee or contractor believes they have discovered cultural resources or human skeletal remains the contractor shall follow the “stop-protect-notify” protocols for inadvertent discovery in accordance with Department of Ecology Publication 070-560 (rev. 06/21). This shall include notification to the City, The Department of Archaeological and Historic Preservation (DAHP), and affected local tribes including the Duwamish Tribe.
2. Critical areas: Project design and site construction activities shall substantially comply with all mitigation sequencing, avoidance, minimization, rectification, reduction, compensation, monitoring, functional lift analysis, and regulatory compliance measures (including stream and wetland buffer enhancement) in the project Critical Area Report (March 2025, Amended September 2025) by Facet, and the associated mitigation plan (Appendix B: Mitigation Plan, and 9/15/25 Lakefront Improvements 70% Design/Permit Set).
3. All project plans and site activities shall conform to the construction sequencing, impact minimization and avoidance measures (including approved work windows), mitigation measures, and monitoring contained in the Biological Evaluation for Sensitive Fish and Wildlife Species for Proposed Lakefront Improvements, dated February 12, 2025, including Appendix C: Mitigation Plan.
4. All project construction plans and site activities shall conform to the provisions of Chapter 16.14, Tree Canopy Preservation and Enhancement, of the Lake Forest Park

Municipal Code, as well as the Tree Protection Recommendations contained in the project Arborist Report (dated January 9, 2025, and revised September 17, 2025). All retained trees will require protection measures during construction. All construction activities, including staging and driving machinery, should be located outside of the Critical Root Zones for each tree (see sheets L012-L013 [*Impacts Analysis*] of the 70% design plan set).

5. To ensure conformance with Shoreline Master Program (SMP) Section 6.7.C.1, significant trees that are removed from the shoreline setback require mitigation to ensure no-net-loss of shoreline ecological functions. Per SMP 6.7.C.1.b.3, a development activity that proposes tree removals requires tree replacements and mitigation as outlined in SMP 6.7.C.1.a. All significant tree removals will be replaced and otherwise mitigated for as required by LFPMC Chapters 16.14 and 16.16 and Lake Forest Park's SMP (see sheets L014-L015 [*Mitigation Plan*] of the 70% design plan set for tree replacement and mitigation details).
6. All project construction plans and site clearing and grading activities shall follow the Performance Standards listed in Section 16.08.070 of the Lake Forest Park Municipal Code.
7. Noise attenuation and screening: A combination of solid fence and vegetation buffer/screening shall be installed along the east/northeast park boundary in accordance with the site planting details and plan submitted with the 9/15/25 Lakefront Improvements 70% Design/Permit Set.
8. Lighting: To minimize glare and reduce light trespass, installed luminaires shall be DarkSky compliant.
9. Dust emissions: Site construction shall comply with Puget Sound Clean Air Agency emissions regulations relating to fugitive dust control (Regulation 1-9, Article 9, Section 9.15).
10. Site improvements shall be designed and implemented in conformance with the geotechnical recommendations, including seismic and liquefaction mitigation measures, of the Preliminary Geotechnical Report prepared by HWA Geosciences, Inc, dated revised September 19, 2025.

**SEPA Comments:** A previous 30-day SEPA comment period occurred concurrently with the Notice of Application and Optional DNS (NOA/ODNS) issued April 15, 2025 (to May 15, 2025). Due to clarifications, mitigation measures, the provisions of the Optional DNS (ODNS) process and a noticing format error, an additional 14-day comment period is now added by the city's Responsible Official for this SEPA threshold determination.

**SEPA Comments are due by close of business (5pm) on Thursday, October 30, 2025.**

For 14 calendar days following the date of this notice, interested parties may comment by submitting written comments to the Lake Forest Park Community Development Department located at City Hall, 17425 Ballinger Way NE, Lake Forest Park, WA 98155 or also via email to Senior Planner Yancey Bagby at [ybagby@cityofflp.gov](mailto:ybagby@cityofflp.gov) or to planner David Greetham at [dgreetham@cityofflp.gov](mailto:dgreetham@cityofflp.gov). Note: All comments submitted during the initial 30-day NOA/ODNS comment period from April 15 to May 15, 2025 are included in the project record.

Additional opportunities to comment on the project applications will be provided with a public notice of a required public hearing with the City's Hearing Examiner, as well as at the public hearing (date of additional public notice/comment and hearing to be

determined). Information related to this threshold decision is available to the public upon request (contact Mark Hofman, AICP, Community Development Director at [mhofman@cityoflfp.gov](mailto:mhofman@cityoflfp.gov)) and is available online on the city's project review web page at: <https://www.cityoflfp.com/705/The-lakefront-park-improvements> or at <https://www.cityoflfp.com/313/Notices-and-Announcements>.

**Responsible Official:** Mark Hofman, AICP **Position/Title:** Community Development Director

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

**Date Threshold Determination Issued:** October 14, 2025

**Publication Date:** October 16, 2025

**Signature:**



**Appeal:** A local SEPA appeal of this threshold determination may be filed with Matthew McLean, City Clerk, at 17425 Ballinger Way NE, Lake Forest Park, WA 98155, within 21 days of the determination, **no later than close of business (5pm) on Thursday, November 6, 2025.** A \$500 filing fee must be submitted at the same time. You should be prepared to make specific factual objections. Contact Mark Hofman at [mhofman@cityoflfp.gov](mailto:mhofman@cityoflfp.gov) to ask about the procedures for local SEPA appeals.

**Vicinity Map:**

