

Community Development Director
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**CITY OF LAKE FOREST PARK NOTICE OF SEPA APPEAL HEARING AND OPEN
RECORD PUBLIC HEARING**
LAKEFRONT PARK IMPROVEMENTS

File Numbers: 2025-SSD-0001, 2025-SCUP-0001, 2025-SVAR-0001, 2025-ZCUP-0001, and 2025-SEPA-0001

Proponent: Facet on behalf of the City of Lake Forest Park

Property Owner: City of Lake Forest Park

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

Zoning Designation: RS-7.2 Single-Family Residential, High

Shoreline Designations: Shoreline Residential (parcels 403010-0040 and -0035) and Urban Conservancy (parcel 403010-0050)

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.

Pursuant to Lake Forest Park Municipal Code (LFPMC) 16.26.030, the Type I land use and shoreline permits are quasi-judicial decisions of the Hearing Examiner. Pursuant to LFPMC 16.26.055, the related State Environmental Policy Act (SEPA) appeal is also heard by the Hearing Examiner.

Date and Format of Public Hearing: The City Hearing Examiner will remotely convene the open record hearing via Zoom at **9:00 a.m. on February 24, 2026**. The hearing will be conducted virtually using Zoom with an option for in person attendance at Lake Forest Park City Hall, 17425 Ballinger Way NE, Lake Forest Park, WA 98155. The following link can be used to participate in the hearing virtually: <https://us06web.zoom.us/j/81444721510>

For those members of the public wishing to attend in person, the virtual Zoom hearing will be screened in the EOC Conference Room at City Hall (Note: The Hearing Examiner will not be present in the room). Attendees may follow the signs to the room, or after entering through the front doors of City Hall, proceed straight past the stairs and the restrooms through the open door. The EOC Conference Room will be on the right.

Additional hearing continuation dates have been reserved, if needed, likely including February 25, 26, 27, and March 3, and 4 (March 4 starting at noon), 2026. This does not imply that the hearing will be convened on each of the continuation dates - specific dates will be determined by the Hearing Examiner, as needed, to complete the hearing. As this notice pertains to both the public hearing on the land use and shoreline applications and the hearing on the associated SEPA appeal, the Examiner may elect to call for public testimony out of order so that members of the public will not have to sit through several days of testimony before their turn to testify occurs. Each selected continuation date (except March 4, if needed) will start at 9:00 a.m. and possibly recess for the day as late as 6:00 p.m., with one hour maximum for lunch.

Code and Shoreline Administrator's Recommendation: Approval, with conditions.

Other Approvals Needed: WA State Department of Ecology, Army Corps of Engineers, WA Department of Fish and Wildlife, Clear and Grade, Tree Review, Critical Area, Right of Way, and future building permits.

Environmental Review: A Mitigated Determination of Nonsignificance (MDNS) was issued on October 14, 2025 pursuant to WAC 197-11-340. An appeal of the MDNS was submitted on November 6, 2025 – a hearing on the appeal will be conducted as part of the scheduled hearing.

Public Comment: Interested parties may comment on this application by submitting written comments to Lake Forest Park Planning Department located at City Hall and 17425 Ballinger Way NE, Lake Forest Park, WA 98155 or via email to dgreetham@cityofflp.gov. Testimony at the public hearing is also accepted. **Note: Previously submitted comments received during the Notice of Application and SEPA comment periods are included in the project record.**

Additional Information: Information related to this application is available to the public upon request (contact Mark Hofman, AICP, Community Development Director at mhofman@cityofflp.gov or the Lake Forest Park Community Development Department at (206) 957-2837), and is available online at <https://www.cityofflp.com/313/Notices-and-Announcements> and [The lakefront park improvements | Lake Forest Park, WA - Official Website](#)

Notice Date: February 10, 2026

VICINITY MAP

