Seattle Department of
Construction & Inspections

Code Compliance Program
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MARCH 27, 2025

NOEL POVLSEN & LYNN REED
2921 11TH AVE W
SEATTLE, WA 98177

RE: Application # 3042273-AN
        Floating Home 042, KCA 265, Currently Moored at Salmon Bay Boatyard, 4266 20th Ave W

Dear Lynn and Noel,

The City of Seattle received your application, #3042273-AN, to verify your floating home as a "floating on-water residence" (FOWR) located Salmon Bay Boatyard, 4266 20th Ave W.

We are unable to approve your application. The City approved your application (3022402-AN) to verify the floating residence as a floating home on December 7, 2015, and your floating home was assigned registration #042. A FOWR cannot also be a floating home. *See* SMC 23.60A.912. And the Shoreline Master Program (SMP) does have a process for re-registering floating homes as FOWRs.

Nor would such a process make sense given the SMP's purpose. The SMP "shall be liberally construed to give full effect to the objectives and purposes of RCW 90.58, the State Shoreline Management Act." *See* SMC 23.60A.014.A. The primary purpose of the SMA is to protect fragile shoreline areas. Thus, the "most restrictive" standard in the SMP applies to a proposal. Floating home regulations are more restrictive and protective of the shoreline than FOWR regulations. Therefore the floating home regulations (SMC 23.60A.202) apply to your floating home.

If you would like to dispute the Director's denial of this application for verification as a floating on-water residence, you may appeal the Director's determination to the hearing examiner, in conformance with the hearing examiner rules, within 30 days of date of this letter.

If you have further questions, please contact the City of Seattle shoreline compliance. I am available to answer questions regarding Seattle's Shoreline Master Program at amy.groesbeck@seattle.gov or (206) 256-5410.

Sincerely,

Amy Groesbeck
Shoreline Code Compliance Analyst

City of Seattle, Department of Construction and Inspections
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