
Little Short Plat

December 15, 2023

I. Application

File Name: Little Short Plat

File Number: STP-009997-2022

Applicant: DJ Stauffer (on behalf of Brett W. Little)
Yen Design Inc.
17191 Bothell Way, NE, B104
Lake Forest Park, WA, 98155
contact@yendes.com

Staff Reviewer: Joe LaBlanche, Planner
425-670-5407; jlablanche@lynnwoodwa.gov

II. Exhibits

1. Preliminary Short Plat Decision, December 15, 2023
2. Short Plat Application, received July 8, 2022
3. Affidavit of Ownership, received July 8, 2022
4. Title Report, received July 8, 2022
5. Preliminary Short Plat Plan Set, received July 8, 2022
6. Notice of Complete Application, November 1, 2022
7. Notice of Application, November 18, 2022
8. First Plan Review Comments, December 9, 2022
9. Critical Areas Report, completed June 20, 2023
10. Applicant Comment Response Letter, received August 9, 2023
11. Revised Plan Set, received August 9, 2023

III. Findings of Fact

1. On July 8, 2022, DJ Stauffer of Yen Design Inc., on behalf of Brett Little, applied for a Preliminary Short Plat to create one new lot by subdividing an approximately 22,768 square feet, or 0.52-acre parcel. The property is zoned Residential 8400 Sq. Ft. (RS-8). The application was deemed complete on November 1, 2022. (Exhibit 6).
2. The subject property is located at 17015 44th Ave W Lynnwood, WA 98037 (Parcel Number: 00372700701600).

3. The applicant proposes to create one new lot by subdividing approximately 22,768 square feet, or 0.52 acres in area. The existing 22,768 square foot lot will be separated into two lots: Lot 1, measuring 12,906 square feet and Lot 2, measuring 9,862 square feet.
4. Per Exhibit 3, Ownership Affidavit, Brett W. Little is the owner of the property.
5. A public notice of application was posted on-site, at the City Hall and locations required per LMC Chapter 1.12, published in the Everett Herald newspaper, posted on the city website, and mailed to residents within 300 feet of the subject site on November 18, 2022. (Exhibit 7). The comment period lasted 14 days and ended on December 2, 2022.
6. A notice and request for comments was sent to partner agencies and all affected City departments on November 18, 2022. Written comments were received from Snohomish PUD, City of Lynnwood Parks and Public Works Departments, and the Development & Business Services Building Department and are hereby incorporated into these findings and conclusion (Exhibit 8).
7. Chapter 19.50 of the Lynnwood Municipal Code (LMC) states the decision criteria for a preliminary short subdivision. The applicant bears the burden of proving that the proposed preliminary short subdivision meets these criteria.
8. LMC 19.50.025 outlines review criteria for consideration by the Development & Business Services director to make a recommendation to the mayor. The short subdivision must conform to, and it must be the applicant's burden to demonstrate conformance to the following factors as they now exist or as they may be amended:
 - A) The goals, policies, and objectives of the Lynnwood Comprehensive Plan.

Staff Response: The subject property is designated Low-Density Single-Family (SF-1) on the Future Land Use Map in the Comprehensive Plan. The proposal meets the goals, policies, and objectives of this land use designation.
 - B) The Lynnwood Comprehensive Parks and Recreation Plan.

Staff Response: The subject property is not designated for a public park or recreation use on the City of Lynnwood Park and Recreation Plan.
 - C) The Lynnwood Zoning Code.

Staff Response: The site is zoned Residential 8,400 (RS-8). The lots proposed in this short subdivision conform to the minimum lot standards in that zone. Minimum building standards will be addressed during building permit review.

D) The standards of Title 19 LMC and Chapter 58.17 RCW.

Staff Response: The proposal is in conformance with Title 19 LMC and Chapter 58.17 RCW.

E) The Lynnwood Comprehensive Street and Arterial Plan.

Staff Response: The site is located on 44th Ave W and 170 PI SW, there are no scheduled projects at the 170th PI SW cross street.

F) The City's Environmental Policies.

Staff Response: The site contains a stream on the NE corner. A Critical Areas permit was submitted, and a Critical Areas Report was completed on June 20, 2023. (Exhibit 9).

G) The Lynnwood Water System Comprehensive Plan.

Staff Response: The proposal complies with the Water System Comprehensive Plan; this proposal does not require upgrade or expansion of existing facilities.

H) The compatibility of the short subdivision to the existing neighborhoods.

Staff Response: The proposed short subdivision is compatible with the existing adjacent single-family residential uses.

I) Other plans and programs as the City of Lynnwood may adopt.

Staff Response: The proposed short subdivision is compatible with all existing plans and programs in the City of Lynnwood.

9. Chapter 58.17 is the Subdivision Map Act for the State of Washington, which the City of Lynnwood Subdivision Ordinance implements under LMC 19.50. The short subdivision makes appropriate and adequate provision for factors set forth in RCW 58.17.110. LMC 19.50.028 states that, "a proposed short subdivision will not be approved unless the mayor makes written findings that:"

A) Appropriate provisions are made for, but not limited to:

1. The health, safety, and general welfare of the Public.

Staff Response: The proposed short subdivision meets all the minimum requirements of the City of Lynnwood codes, which are the official City standards regarding public health, safety, and welfare. This short subdivision has been

reviewed and recommended for approval by the City's Fire Marshal and Public Works Department with respect to public safety and welfare.

2. Open spaces, drainage ways, streets, roads, alleys, other public ways, and transit stops.

Staff Response: The City currently has no requirements for open space in single-family zones. A Park Impact Fee will be assessed at the time of building construction. The short subdivision will implement utility easements to cover the utility systems that will be installed as part of the construction and final short subdivision process. Drainage plans will be submitted and will be further addressed during civil review by Public Works after preliminary approval.

3. Potable water supplies and sanitary waste.

Staff Response: Water service is available on 170th PI SW, and sanitary service is available for connection via the eastern portion of the property. The applicant will connect to these existing services.

4. Parks and recreation, playgrounds, schools, and school grounds.

Staff Response: Park Impact Fees in accordance with Chapter 3.107 of the LMC will be assessed at the time of complete building application and paid at the time of building permit.

5. All other relevant facts, including sidewalks and other planning features that assure safe walking conditions.

Staff Response: The 170 PI SW cross street is not scheduled to be included in the Connect Lynnwood, Active & Accessible Transportation Plan.

- B) The public use and interest will be served by the platting of such short subdivision.

Staff Response: The City has designated the property for single family use on the Future Land Use Plan of the Comprehensive Plan and zoned the site RS-8, indicating that there is a public need, and that it serves the public use and interest, to develop the subject property with single family detached residences in conformance with those land use and zoning standards. The standards of the City's Subdivision Ordinance are further City standards which meet the public use and interest in the City. The proposed short subdivision conforms to all these standards.

- C) The proposed short subdivision is in conformance with the Lynnwood zoning code and land use controls.

Staff Response: This criterion is met for the reasons set forth above.

Conclusion:

1. The applicant has shown that the proposed preliminary short subdivision meets the decision criteria Chapter 19.50 LMC and conforms to the provisions of the Lynnwood Subdivision Code and other applicable City codes.
2. The short subdivision as proposed conforms to the general purpose, objectives, and policies of the Comprehensive Plan and with the applicable regulations of the zoning code and other land use controls. Therefore, the application conforms to the criteria of LMC 19.50.025. The short subdivision conforms to the Lynnwood Zoning Code.
3. The short subdivision conforms to all applicable plans adopted by the City of Lynnwood.
4. The short subdivision conforms to the provisions of Chapter 58.17 RCW and LMC 19.50.025.

IV. Decision

The preliminary short subdivision is **APPROVED**, subject to compliance with all applicable provisions, requirements, and standards of the LMC, standards adopted pursuant thereto. The Mayor of the City of Lynnwood hereby adopts the above Findings of Fact and Conclusion and approves the proposed preliminary short subdivision of the Little Short Plat.

Reviewed by: *Karl Almgren*
Karl Almgren, AICP
Community Planning Manager

Date: 12/12/2023

Approved by: *Christine Frizzell*
Christine Frizzell (Dec 14, 2023 15:59 PST)
Christine Frizzell
City of Lynnwood Mayor

Date: Dec 14, 2023

V. Right of Appeal

Administrative decisions of the director may be appealed by filing a written request for appeal with the Development & Business Services Department within 14 calendar days. An appeal filed within this time limit must be processed pursuant to Process II, as identified in LMC Section 1.35.200.

VI. Other Permits

The approval of preliminary plat does not in any way replace, modify, or waive any requirement for the compliance of the proposal with other applicable codes, standards, or regulations, including, but not limited to, those of the Public Works, Permit & Inspections, and Fire Departments.

VII. Validity

Any conditions must be satisfied within 24 months of preliminary approval unless a 12-month extension is applied for and approved by the Mayor. A request for extension must be submitted in writing to the Development & Business Services Department at least two weeks prior to the expiration of the preliminary approval.

PARTIES OF RECORD

- Snohomish Public Utility District No. 1






Preliminary Short Plat Decision 12.12.23 (Little)

Final Audit Report

2023-12-14

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