
Laskelle Short Plat

July 25, 2024

I. Application

Project Name:	Laskelle Short Plat
File Numbers:	STP-24-0005
Location:	3333 172 nd St SW Lynnwood, WA 98037
Tax Parcel Number:	00372700101102
Zoning:	RS-8
Future Land Use:	SF-1
Site Area:	17,424 Square Feet (0.40-acres)
Property Owner:	Jason and Tanya Laskelle
Applicant:	Shannon Graf Integrity Land Co 6100 219 th St SW, Suite 480 Mountlake Terrace, WA, 98043 lee.michaelis@pugetsoundplanning.com
Staff Reviewer:	Brian Kirk, Planner bkirk@lynnwoodwa.gov , (425) 670-5049
Decision:	Approved with Conditions

II. Exhibits

1. Preliminary Short Plat Decision, dated February 20, 2024
2. Preliminary Short Plat Site Plan, received April 16, 2024
3. Project Narrative, received April 16, 2024
4. Title Report, received April 16, 2024
5. Comment from Snohomish PUD, received May 20, 2024

III. Findings of Fact

I. Proposal Description

On April 16, 2024, Jason Laskelle applied for a Preliminary Short Plat to create one new lot by subdividing an approximately 17,424 square feet, or 0.40-acre parcel.

- Lot 1, measuring 9,114 square feet and
- Lot 2, measuring 8,120 square feet

The application was deemed complete on May 6, 2024.

2. Background

The subject property is located at 3333 172nd Street SW (Parcel No. 00372700101102). The property is zoned Residential 8400 Sq. Ft. (RS-8) with a future land use designation of Low-Density Single-Family SF-1.

Lot 1 will access 172nd Street SW via a proposed 20-foot easement over the western side of Lot 1.

3. Noticing and Review Timelines

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 May 9, 2024. The comment period lasted 14 days and ended on May 23, 2024.

A notice and request for comments was sent to partner agencies and all affected City departments on May 9, 2024. Written comments were received from Snohomish County PUD, City of Lynnwood Building and Public Works Departments, and the South County Fire Marshalls office. Comments are incorporated into these findings and conclusion.

IV. Short Subdivision (Short Plat) Decision Criteria

The Lynnwood Municipal Code (LMC) 19.50 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.

I. Compliance with LMC 19.50.025

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:

- i. 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.
- ii. 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.
- iii. The Lynnwood Zoning Code.
Staff Response: The site is zoned Residential 8,400 (RS-8). The proposed short subdivision conforms to the minimum lot standards in that zone. Minimum building standards will be addressed during construction.
- iv. 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 for the reasons set forth in Sections 8 and 9 of this decision.

- v. The Lynnwood Comprehensive Street and Arterial Plan.

Staff Response: The site is located on 172nd ST SW, which is highlighted in the Connect Lynnwood's 30-year action plan as an All Ages and Abilities path with a bikeway. This short plat does not preclude future right of way improvements.

- vi. The City's Environmental Policies.

Staff Response: The site does not contain any critical areas as defined by Title 17 LMC.

- vii. 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.

- viii. The Lynnwood Comprehensive Trunk Storm Drainage Plan, and Chapter 13.40 LMC Drainage Plans.

Staff Response: The short subdivision shall provide a storm drainage system in conformance with City standards.

- ix. 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.

- x. Other plans and programs as the City of Lynnwood may adopt.

Staff Response: No other plans or programs were applicable.

2. Compliance with LMC 19.50.028

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:"

- i. The public health, safety, and general welfare.

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 Fire Marshal with respect to public safety given the conditions given below are met. The Public Works Department has reviewed and recommended approval with respect to public safety and welfare given the conditions given below are met.

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

Staff Response: The City currently has no requirements for open space or park dedication. The short subdivision will implement utility easements to cover the utility systems and ingress/egress easements to cover access to Lot 2. The physical infrastructure will be designed as part of the construction and final short subdivision process.

- iii. Potable water supplies, and sanitary wastes.
Staff Response: Water and sanitary service are available on 172nd ST SW.
- iv. Parks and recreation, playgrounds, schools and school grounds.
Staff Response: A park impact fee will be required when new residences are constructed.
- v. All other relevant facts, including sidewalks and other planning features that assure safe walking conditions.
Staff Response: The right-of-way fronting the subject project is 50-ft wide which is consistent to west of the property. The right-of-way to the east is 60-ft wide. The Connect Lynnwood Plan identifies future connectivity improvements at this location. The existing right-of-way width was deemed suitable for the future planned improvements without dedication.
- vi. 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.
- vii. 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.
- viii. 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.
- ix. 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.

V. Parties of Record

No member of the public provided comment within the comment period.

Agency comments were received:

Comment by Mary Wicklund, Snohomish PUD: Exhibit 5, containing information regarding the availability of services to the site and required setbacks from above ground utility lines.

VI. 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 19.50.028.

VII. Recommendation and Conditions of Approval

It is recommended that the preliminary short subdivision be granted, subject to compliance with all applicable provisions, requirements, and standards of the LMC, standards adopted pursuant thereto, and the following conditions:

1. The short plat site plan, received by the City of Lynnwood on April 16, 2024 (Exhibit 2), shall be the preliminary approved short plat.
2. Upon approval of the preliminary short plat, the applicant must apply for Development Engineering (DE) permits for civil review.
3. Provide an address sign for Lot 2 at the south end of the driveway on 172nd ST SW.
4. Prior to recording or bonding, the following conditions must be met: Any easements for utilities, drainage or other needs, including an access easement across parcel 00372700101102, shall be obtained prior to final plat recording and shown on the final plat map.

VIII. Preliminary Decision

The preliminary short subdivision is **APPROVED WITH CONDITIONS**, 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 Laskelle Short Plat.

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

Date: July 25, 2024

Reviewed by: David Kleitsch
David Kleitsch
Development & Business Services Director

Date: 07/26/24

Approved by: Christine Frizzell
Christine Frizzell
Mayor, City of Lynnwood

Date: 08/07/24

Final plat applications shall include all requirements found in LMC 19.50.040 and the submittal checklist. Final plat applications shall be delivered to the Development & Business Services Department Community Planning Division. Final plat applications delivered to other divisions will not be reviewed and will be returned to the applicant for proper filing.

IX. Notice of Decision and Right of Appeal

Administrative decisions by the Mayor may be appealed by filing a written request for appeal with the Development & Business Services Department within 14 calendar days. The last day for appeal shall be August 14, 2024. An appeal filed within this time limit must be processed pursuant to Process II, as identified in LMC Section 1.35.200.

X. 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.

XI. 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.

Signature: David Kleitsch
David Kleitsch (Jul 26, 2024 10:28 PDT)

Email: dkleitsch@lynnwoodwa.gov

Signature: Christine Frizzell
Christine Frizzell (Aug 7, 2024 10:34 PDT)

Email: cfrizzell@lynnwoodwa.gov











Preliminary Decision_STP-24-0005_Laskelle

Final Audit Report

2024-08-07

Created:	2024-07-26
By:	Karl Almgren (kalmgren@lynnwoodwa.gov)
Status:	Signed
Transaction ID:	CBJCHBCAABAA6pYOq1RRD4efi5pSSD2Mm8pVqwnXGiH

"Preliminary Decision_STP-24-0005_Laskelle" History

-  Document created by Karl Almgren (kalmgren@lynnwoodwa.gov)
2024-07-26 - 2:11:33 AM GMT
-  Document emailed to David Kleitsch (dkleitsch@lynnwoodwa.gov) for signature
2024-07-26 - 2:11:37 AM GMT
-  Document emailed to Christine Frizzell (cfrizzell@lynnwoodwa.gov) for signature
2024-07-26 - 2:11:37 AM GMT
-  Email viewed by David Kleitsch (dkleitsch@lynnwoodwa.gov)
2024-07-26 - 5:23:28 PM GMT
-  Document e-signed by David Kleitsch (dkleitsch@lynnwoodwa.gov)
Signature Date: 2024-07-26 - 5:28:49 PM GMT - Time Source: server
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2024-08-07 - 4:12:08 PM GMT
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2024-08-07 - 5:29:57 PM GMT
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Signature Date: 2024-08-07 - 5:34:06 PM GMT - Time Source: server
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