
Abel Short Plat

December 28, 2023

I. Application

Project Name:	Abel Short Plat
File Numbers:	STP-010098-2023
Location:	5714 176 th Street SW
Tax Parcel Number:	00513700000703
Zoning:	RS-8
Future Land Use:	SF-1
Site Area:	1.17 Acres
Property Owner:	Jonathan Abel
Applicant:	Lee A. Michaelis Puget Sound Planning, LLC 6100 219 th St SW, Suite 480 Mountlake Terrace, WA 98043 (425) 830-1046
Staff Reviewer:	Zack Spencer, Planner 425-670-5435; zspencer@lynnwoodwa.gov
Decision:	Approved with Conditions

II. Exhibits

1. Approved Preliminary Short Plat Site Plan received December 8, 2023
2. Preliminary Civil Plans, received December 8, 2023
3. Affidavit of Ownership, received September 14, 2023
4. Title Report, received September 14, 2023

III. Findings of Fact

I. Proposal Description

On September 7, 2023, Lee Michaelis with Puget Sound Planning LLC applied for a two-lot short plat, dividing one single-family residential lot into two new lots. The property is zoned Residential Single Family (RS-8) with a minimum lot size of 8,400 square feet. The property is located on the south side of 176th Street SW. All abutting properties to the east, south, and west, as well as those across 176th Street SW to the north are zoned RS-8.

The existing parcel is developed with one single-family home and a detached historic cottage on 50,965 square feet (1.17 acres) of land. The property is mostly open, with 19 medium sized trees located mostly in the northern half of the property, with two trees along the southern property line. The ground is mostly dirt with a few shrubs, and is mostly level, with a total elevation change of only 6 feet from the southwest corner to the front property line.

The property has direct access to 176th Street SW provided by an existing asphalt driveway. All utilities will be provided to the new parcel by a 20' wide utilities easement along the West side of the existing parcel form 176th Street SW.

2. Background

The subject property is located at 5714 176th Street SW Lynnwood, WA 98037, Parcel Number 00513700000703. Per Exhibit 3, Affidavit of Ownership, Jonathan Abel & Abenezer Kassa are the owners of the property.

3. Noticing and Review Timelines

Notice of Complete Application – The application was deemed complete on September 7, 2023.

Notice of Application and Impending Decision – In accordance with Chapter 1.35 Lynnwood Municipal Code (LMC), the notice was posted at City of Lynnwood official posting sites and on-site, as well as published in the Everett Herald and posted on the City's website on September 14, 2023. Owners of property and tenants within a 300-foot radius of the subject property were also mailed a notice postcard. The comment period ended on September 28, 2023, with no comments received from the public.

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.

A. **Compliance with Dimensional Standards (LMC 21.42.200)**

Standard	Minimum (RS-8)	Proposed Dimension(s)	
		Lot 1	Lot 2
Lot Area	8,400 SF	9,859 SF	41,187 SF
Lot Width	70 ft.	70.25 ft.	164.5 ft.
Frontage at Street	30 ft.	17 ft.*	166.5 ft.

*Frontage is provided from the access easement, not street frontage. LMC 21.42.200

B. **Development & Business Services Director Review (LMC 19.50.025)**

- 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 proposed development of two (2) detached single-family units on lots that average at least 8,400 square feet 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 proposed short subdivision conforms to the minimum lot size, lot width, and lot frontage standards of the zone. Minimum house setback and building height standards of future houses will be addressed during building permit review, and no issues are created by this subdivision for existing structures to remain.
- 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 for the reasons set forth in Section IV of this decision.
- E. The Lynnwood Complete Streets Ordinance, Ordinance No. 3424.
Staff Response: Access to the public right-of-way will be via a new access easement to 176th Street SW.
- F. The City's Environmental Policies.
Staff Response: The site does not contain any critical areas as defined by Title 17 LMC.
- G. The Lynnwood Water System Comprehensive Plan.
Staff Response: The property is served by City of Lynnwood Water and Wastewater utilities and has access to water mains on 176th Street SW.

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

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

I. 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.

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

Staff Response: The proposed short subdivision has been reviewed with pending plans and programs.

C. Mayoral Written Findings (LMC 19.50.028)

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

1. The public health, safety, and general welfare.
2. Open spaces, drainage ways, streets, roads, alleys, other public ways and transit stops.
3. Potable water supplies, and sanitary wastes.
4. Parks and recreation, playgrounds, schools, and school grounds.
5. All other relevant facts, including sidewalks and other planning features that assure safe walking conditions.

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

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

V. Parties of record

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

VI. Conclusion

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, Zoning Code, and other applicable City codes.

VII. Staff 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:

- I. The short plat site plan, Exhibit I, received by the City of Lynnwood on December 8, 2023, shall be the approved preliminary short plat. Any discrepancy between the content of the preliminary short plat and the performance standards of Title 21 LMC shall be resolved in

favor of Title 21. Revisions to approved preliminary short plat are governed by LMC Chapter 19.50.

2. Site improvements shall be constructed and accepted by the city, or the applicant may provide a bond for the improvements prior to submittal and approval of final plat.
3. All structures require sprinkler system in lieu of installation of fire hydrant on plat.
4. Provide a 1.5-inch water service line to the houses due to fire sprinkler requirement.
5. Address signage required at north end of private drive where it intersects 176th Street SW per Lynnwood Public Works standard detail STD3-30. All future homes must have address numbers and be visible to personnel responding to an emergency.
6. The applicant shall provide Snohomish County PUD with suitable locations/easements on all parcels for installation of electrical facilities. The District currently has enough electrical system capacity to serve the proposed development, however existing District facilities in the local area may need upgrading, relocations or modifications at applicant's expense. Contact the District to coordinate on the proposed project.
7. Traffic and park impact fees, traffic concurrency fee, and sewer connection fee will be assessed for each new single-family residence.
8. 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 and 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.

VIII. Preliminary 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 Abel Short Plat.

Reviewed by: *Karl Almgren* Date: 12/23/2023
Karl Almgren, AICP
Community Planning Manager

Approved by: *Christine Frizzell* Date: Jan 2, 2024
[Christine Frizzell \(Jan 2, 2024 15:17 PST\)](#)
Christine Frizzell
Mayor, City of Lynnwood

IX. Notice of Decision and Right of Appeal

Administrative decisions 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.

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.






Abel Preliminary STP Decision

Final Audit Report

2024-01-02

Created:	2023-12-28
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