



PRELIMINARY SHORT PLAT DECISION

Drube Short Plat (STP-009844-2021) February 16, 2022

Applicant:	Mietzner Brothers Properties, LLC, c/o Mike Mietzner
Property Owner:	Mietzner Brothers Properties, LLC
Proposal:	Four (4) Lot Short Plat
Project Address:	5830 186 th Pl SW
Parcel Number:	00374300500803
Zone:	RS-7 (Single-Family Residential 7200 SF)
Future Land Use:	SF-2 (Medium-Density Single-Family)
Complete Application:	August 17, 2021
Notice of Application:	August 25, 2021
Staff Reviewer:	Kirk Rappe, Planner (425) 670-5408, krappe@lynnwoodwa.gov
Decision:	<i>Approved with conditions</i>

I. FINDINGS OF FACT

Proposal and Background

On July 21, 2021, Mike Mietzner with Mietzner Brothers Property LLC applied for a four-lot short plat, dividing one single-family residential lot into four new lots and one tract. The property is zoned Residential Single Family 7,200 sf (RS-7) with a minimum lot size of 7,200 square feet. The property is located on the south side of 186th Pl SW. All abutting properties to the west, south, and east are also zoned RS-7. Properties north of this property, across 186th Pl SW, are zoned Residential Multifamily Low (RML) or RS-7.

This property is developed with one single-family home, detached garage and carport, and a detached shop on 29,282 square feet (0.67 acres) of land. The property is heavily covered with trees with two trees along the property frontage and approximately twenty-five trees throughout the rest of the property. The



land is grassy with a few shrubs and nearly level with only a 2-foot elevation loss from the north to south property lines.

The property has direct access to 168th Pl SW and has an existing gravel driveway currently shared with one adjacent single-family home on another parcel (parcel tax ID: 00374300500807).

All utilities are available to the site and will be provided via Tract 999, the 25-foot wide access and utility easement from 186th Pl SW.

II. EXHIBITS

1. Preliminary Short Plat Decision, dated February 16, 2022
2. Short Plat Land Use Cover Sheet and Application, received July 21, 2021
3. Narrative, received July 21, 2021
4. Drube Preliminary Short Plat Site Plan received December 17, 2021
5. Preliminary Civil Plans, received December 17, 2021
6. Geotechnical Report, received July 21, 2021
7. Landscaping Plan, received July 21, 2021
8. Storm Drainage Report, received July 21, 2021
9. Drube Tree Inventory, received July 21, 2021
10. Arborist Report, received August 16, 2021
11. Affidavit of Ownership, received July 21, 2021
12. Title Report, received July 21, 2021
13. Development Engineering comments, received February 16, 2022
14. Critical Areas review comments, September 9, 2021 and February 11, 2022
15. Fire Review comments, September 9, 2021
16. Snohomish PUD comments, September 22, 2021
17. Notice of Complete Application, issued August 17, 2021
18. Notice of Application, posted August 25, 2021

III. PROCEDURAL HISTORY

Notice of Complete Application – The application was deemed complete on August 17, 2021

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 August 25, 2021. 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 8, 2021, with no comments received from the public.



IV. CODE REQUIREMENTS AND ANALYSIS

A. Compliance with Dimensional Standards (LMC 21.42.200)

Standard		Proposal		
		Lot Sizes	Lot sizes including private road tract (Tract 999) per 19.35.010(A)(10)	Lot size averaging per 21.42.210(C)
Minimum Lot Area	7,200 SF	Lot #1 – 6,016 SF Lot #2 – 5,020 SF Lot #3 – 5,020 SF Lot #4 – 6,552 SF	Lot #1 – 7,684 SF Lot #2 – 6,688 SF Lot #3 – 6,688 SF Lot #4 – 8,220 SF	Average lot size: 7,321 SF.
Minimum Lot Width	60 ft.	Lot #1 – 76 ft. Lot #2 – 62 ft. Lot #3 – 62 ft. Lot #4 – 63 ft.		
Minimum Frontage at Street	30 ft.	No lots have frontage directly on 186 th Pl SW. All access 186 th Pl SW via a 20-foot wide shared driveway.		

B. Conformance with LMC 19.50.025

1. The goals, policies, and objectives of the Lynnwood Comprehensive Plan.

Staff Response: The subject property is designated Medium-Density Single-Family (SF-2) on the Future Land Use Map in the Comprehensive Plan. The proposed development of four (4) detached single-family units on lots that average at least 7,200 square feet meets the goals, policies, and objectives of this land use designation.

2. 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. The proposed lots are approximately 830 feet from Rowe park and 2,400 feet (about a half-mile) from Daleway Park.

3. The Lynnwood Zoning Code.

Staff Response: The site is zoned Residential 7,200 (RS-7). 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 will be addressed during building permit review.

4. 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.

5. The Lynnwood Comprehensive Street and Arterial Plan.



Staff Response: Access to the public right-of-way will be via a new ingress easement to 186th Place Southwest.

6. The City's Environmental Policies.

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

7. 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 186th Pl SW.

8. 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.

9. 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.

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

- C. 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 shall not be approved unless the mayor makes written findings that:”

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

- a. 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 City’s Fire Marshal with respect to public safety. The Public Works Department and Development Engineering has reviewed and recommended approval with respect to public safety and welfare.

- b. 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 mitigation. The short subdivision will extend lateral utility connections along the access, drainage, and utility easement for the new parcels. Improvements are proposed including a new access drive and curb, gutter and sidewalk along the frontage abutting the 186th Place SW right-of-way.

- c. Potable water supplies, and sanitary wastes.

Staff Response: Water and sanitary service are available from 186th Pl SW and will access the site via the access, drainage, and utility easement.



- d. Parks and recreation, playgrounds, schools, and school grounds.

Staff Response: A park impact fee will be required.

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

Staff Response: Sidewalks are proposed that connect abutting properties to the east and west of the subject property and allow safe walking conditions along the right-of-way.

2. 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-7, 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.

3. 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. 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 and other applicable City codes.

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.

The short subdivision conforms to all applicable plans adopted by the City of Lynnwood.

The short subdivision conforms to the provisions of Chapter 58.17 RCW and Chapter 19.50 LMC.

Recommendation and Conditions

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, Exhibit 4, received by the City of Lynnwood on December 17, 2021, 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. The Preliminary Civil Plans received December 17, 2021 meet minimum civil engineering requirements. The applicant shall apply for a public works permit for full development engineering review.
3. Site improvements shall be reviewed and approved for construction by DBS Development Engineering. The 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.
4. Detention vault system cover must be capable of supporting imposed loads of 75,000 pounds and 45,000-pound point load.
5. All structures require sprinkler system in lieu of installation of fire hydrant on plat.
6. Provide a 1.5-inch water service line to the houses due to fire sprinkler requirement.
7. Address signage required at north end of private drive where it intersects 186th Pl 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.
8. 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.
9. Traffic impact fee shall be assessed for each new Single-Family Residence.
10. Traffic concurrency fee shall be assessed for each new Single-Family Residence.
11. Sewer connection fee shall be assessed for each new Single-Family Residence.
12. Park impact fee shall be assessed for each new Single-Family Residence.
13. A Class II tree permit calculation sheet must be completed and submitted with grading and construction permits. The trees shall be replaced, or a fee paid in accordance with the requirements of LMC §17.15.090. The Lynnwood *Tree Preservation and Protection Guidelines* shall be observed during all construction phases.
14. 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.

VI. DECISION

The Mayor of the City of Lynnwood hereby adopts the above Findings of Fact and Conclusions and approves the proposed preliminary short subdivision of the Drube Short Plat, subject to conditions shown above.



DocuSigned by:
Approved: Christine Frizzell Date: 2/17/2022
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CHRISTINE FRIZZELL
MAYOR, CITY OF LYNNWOOD

VII. Right of Appeal

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

VIII. 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 necessarily limited to, those of the Public Works, Permit & Inspections and Fire Departments.

IV. Validity

The 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 Community Development Department at least two weeks prior to the expiration of the preliminary approval.