

18460 48th 3-Lot Short Plat
(STP-26-0006)

I. Application

PERMIT NAME:	18460 48 th 3-Lot Short Plat
PERMIT NUMBER:	STP-26-0006
APPLICANT:	Benjamin Seubert Developro Construction
PROPERTY OWNER:	Seattle Pacific Homes Inc
PROJECT LOCATION:	18640 48 th Avenue W Lynnwood, WA 98037
PARCEL NUMBER:	00494700002500
SITE AREA:	19,517 Square Feet
ZONING:	RN (Residential Neighborhood)
FUTURE LAND USE:	Residential
STAFF REVIEWER:	Zack Spencer, Planner
DECISION:	Approved with Conditions
DATE:	June 11, 2026

II. Exhibits

1. Preliminary Short Plat Map and Engineering Plans, received April 21, 2026
2. Title Report, dated April 24, 2026
3. Project Narrative, received April 21, 2026
4. Notice of Application, dated May 6, 2026
5. Agency and Public Comments
6. Certificate of Noticing dated May 6, 2026

III. Findings of Fact

1. **Project Description**

On April 27, 2026, Benjamin Seubert of Developro submitted an application for the 18640 48th 3-Lot Short Plat. The application proposes to divide one Residential Neighborhood zoned lot into three lots, each of roughly 6,500 square feet. The application was deemed complete on May 3, 2026.

	Lot Size (square feet)
Lot 1	6,505
Lot 2	6,506
Lot 3	6,506

2. **Background**

The subject property is located at 18640 48th Ave W Lynnwood, WA 98037; (Existing Parcel Number 00494700002500).

The approved short plat may not be further subdivided for a period of five years, with exceptions, subject to the provisions of RCW 58.17.060(1).

3. **Noticing and Review Timelines**

A public notice of application was posted on-site, at the City Hall and locations required per LMC 8.90.0320(E)(3), published in the Everett Herald newspaper, posted on the city website, and mailed to residents within 300 feet of the subject site on May 6, 2026. The comment period lasted 14 days and ended on May 20, 2026. See Exhibit 4.

4. **Environmental Review**

This proposal is categorically exempt from SEPA review per WAC 197-11-800 (D). The proposal is considered minor new construction under rules governing SEPA review threshold determination.

IV. Short Subdivision (Short Plat) Decision Criteria

The Lynnwood Municipal Code (LMC) 8.90.0520 states the decision criteria for a preliminary short plat, including how the written decision must demonstrate compliance with LMC 8.90.0350 as a Type 1c project permit. Preliminary short plats must also follow the requirements listed under LMC 8.20.0440. The applicant bears the burden of proving that the proposed preliminary short subdivision meets the criteria.

1. **Consistency with LMC 8.90.0520(E):**

LMC 8.90.0520(E) states the decision criteria for a preliminary short plat. 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 proposal conforms with the comprehensive plan, shoreline master program, and other city-adopted plans;

Staff Analysis:

The proposed project with all applicable provisions of the Imagine Lynnwood Comprehensive Plan based on the following goals and policies:

LU Policy 1.4

Promote infill and redevelopment of underutilized lands and the adaptive reuse of buildings.

This proposal includes future plans for three units of housing, creating housing capacity on a parcel that currently only has one housing unit.

HO Goal 1

Provide capacity for housing to meet the needs of present and future residents of Lynnwood.

By increasing the number of lots on this site, this proposal increases the capacity for potential housing units.

The proposed additional housing capacity on the property is likely to provide additional housing units categorized between 80%-100%, 100%-120%, or 120%+ AMI housing types. The Lynnwood Comprehensive Plan identifies a need of 1,547 units 80%-100%, 2,215 units 100%-120%, and 5,187 units 120%+ by 2044.

TR Policy 3.1

Prioritize opportunities to implement and maintain the strategies laid out in the Connect Lynnwood Plan and the Complete Streets Ordinance.

The proposed frontage improvements are in line with the Connect Lynnwood Plan and the Complete Streets Ordinance. The proposal increases the sidewalks in front of the property from 4' to 6' as required for a Neighborhood Connector Street per LMC 8.20.0230.

- B. Provisions have been made for water, storm drainage, erosion control and sanitary sewage disposal for the land division that are consistent with current standards and plans adopted in city code, ordinance, or resolution;

Staff Analysis:

Water service is available for connection on 48th Ave W. Sanitary sewage service is available for connection on 48th Ave W and 19th St. The applicant will connect to these services after approval of a development engineering permit.

- C. Provisions have been made for roads, utilities, street lighting, street trees, and other improvements that are consistent with the zoning code, adequate public facilities requirements, and engineering standards;

Staff Analysis:

The existing streetscape already has existing width for street parking and a travel lane. All frontage improvements will be evaluated during the approval of a development engineering permit.

- D. Provisions have been made for dedications, easements, and reservations where applicable;

Staff Analysis:

The proposal does not provide for any dedications as none are required. Each parcel has direct access to 48th Ave W.

- E. The proposal complies with the relevant requirements of the zoning code and all other relevant local regulations;

Staff Analysis:

The proposal complies with the relevant LMC sections, LMC 8.90.0520(E), LMC 8.20.0440, and LMC 8.30.0320.

- F. Appropriate provisions have been made for:
- i. The public health, safety, and general welfare and for such open spaces, drainage ways, streets or roads, alleys or other public ways, transit stops, potable water supplies, sanitary wastes, parks and recreation, playgrounds, schools and school grounds and all other relevant facts, including sidewalks and other planning features that assure safe walking conditions for students who only walk to and from school; and
 - ii. The public use and interest will be served by the platting of such land division and dedication.

Staff Analysis:

Appropriate provisions have been made for all of the above criteria. The proposal will provide frontage improvements including sidewalk widening,

stormwater facilities, and updated infrastructure that will serve public health, safety, and general welfare. The proposed frontage improvements are in line with the Connect Lynnwood Plan and the Complete Streets Ordinance. All stormwater improvements will be made in compliance with the Department of Ecology Stormwater Manual.

2. Compliance with LMC 8.20.0440

LMC 8.20.0440 states the requirements for lot design.

- A. All lots must meet the minimum requirements of Chapter 8.30 LMC, Subareas and Zoning Districts.
- i. Lot standards for the Residential Neighborhood zone include a minimum lot size of 6,000 sf, and a minimum lot width of 50 ft.

Staff Analysis:

The proposed short subdivision meets the lot standard requirements for the RN zone. Each proposed lot is larger than the minimum lot size of 6,000 sf, and minimum lot width of 50 ft.

- B. All lots must be directly accessible from a dedicated public street by means of minimum frontage on a public street right-of-way, nonmotorized pathway, or by a private road.

Staff Analysis:

All proposed lots are directly accessed from 48th Avenue West.

- C. Lots and streets must be designed so that no residential property has direct driveway access to a principal arterial.
- i. Direct driveway access to regional and city connectors must be minimized.
 - ii. Where driveway access from a regional or city connector may be necessary for two or more adjoining lots, said lots may be required to be served by a common driveway to limit possible traffic hazards.

Staff Analysis:

Access for each lot will be provided from 48th Avenue West, which is not a principal arterial.

- D. Where lots are more than double the minimum size required for the zone, the subdivider must arrange lots to allow further subdivision and the opening of future streets to serve potential lots.

Staff Analysis:

All proposed lots are less than double the minimum size required for the zone.

- E. Interior lot lines must be at right angles to street lines (or radial to curving street lines) unless variation from this rule will provide a better street or lot pattern.

Staff Analysis:

Interior lot lines are at right angles to street lines.

- F. Lots must be laid out to provide drainage away from all buildings, and individual lot drainage must be coordinated with the storm drainage pattern for the area.
- i. Drainage must be designed to avoid concentration of stormwater from one lot onto an adjacent lot.

Staff Analysis:

Preliminary drainage layout including storm lines, manholes, and other facilities appear feasible, and are subject to a DE permit to verify compliance with the Department of Ecology Stormwater Manual for Western Washington and all drainage standards.

- G. The ratio of the depth of any lot to its width must not be greater than two and one-half to one.

Staff Analysis:

The ratio of depth of each proposed lot is not greater than two and one-half to one.

- H. Lots having frontage on two streets (does not apply to corner lots) must be avoided wherever possible when designing streets and blocks or combining or modifying lot dimensions.
- ii. The administrator may allow double frontage lots when existing lot depth makes it infeasible to avoid a double frontage lot.
 - iii. Alleys and open spaces are not considered a street frontage.

Staff Analysis:

These requirements do not apply as all proposed lots are interior lots and only have frontage on one street, 48th Ave W.

- I. A panhandle may count toward the lot area and any dimensional requirement for the lot from which the panhandle extends when serving as access to only that lot.

Staff Analysis:

This requirement does not apply as there is no panhandle on any proposed lot.

- J. To encourage sharing of private roads, the area of a private road may be divided evenly between the lots using that private road for access to meet lot area requirements.

- i. A private road may be used to meet any dimensional requirement for a lot that uses that private road for access.

Staff Analysis:

This criterion does not apply as each lot takes access directly from 48th Avenue West.

- K. The use of alleys is encouraged to provide rear access and facilitate efficient parking where needed on site.

Staff Analysis:

This requirement does not apply as there is no existing or proposed alley.

V. Public and Agency Comments

The public comment period began on May 6, 2026. The comment period lasted 14 days and ended on May 20, 2026.

Two agency comments were received from SnoPUD and Ziplly Fiber. Please refer to Exhibit 5.

One public comment was received from Bryan Santos. Please refer to Exhibit 5.

VI. Conclusion

1. The applicant has shown that the proposed preliminary short subdivision meets the decision criteria in LMC 8.90.0520(E) and conforms to the provisions of all other applicable City codes and RCW 58.17.

VII. Conditions of Approval

The preliminary short subdivision is 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 21, 2026, shall be the approved preliminary short plat. Revisions to approved preliminary short plat are governed by LMC Chapter 8.90.0520(F).
2. Prior to approval of a final plat, the project must have an approved Development Engineering Permit.
3. Prior to approval of the Development Engineering Permit, the drainage design must be approved with a drainage report in compliance with 2019 Stormwater Management Manual for Western Washington.
4. Prior to recording the final plat, the existing building on the site must be demolished via an approved demo permit.

VIII. Decision

Reviewed by: *Karl Almgren* Date: 6/11/2026
Karl Almgren, AICP
Community Planning Manager

Approved by: *Ben Wolters* Date: 06/12/26
Ben Wolters, AICP
Development & Business Services Director

IX. Notice of Decision and Right of Appeal

The city, applicant, owner, or any person who provided written public comment during the advertised public comment period may appeal the administrator’s decision by filing an appeal with the Development & Business Services Department within 14 days of the notice of decision. An appeal filed within this time limit must be processed pursuant to the appeal process detailed under LMC 8.90.0350(E)(2).

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

Consistent with LMC 8.90.0520(G), all conditions of the preliminary short subdivision must be satisfied within 60 months of preliminary approval unless a 12-month extension is applied for and approved. A request for extension must be submitted in writing to the Development & Business Services Department prior to the expiration of the preliminary approval.






18460 48th 3-Lot Short Plat_Preliminary_Decision

Final Audit Report

2026-06-12

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