August 20, 2026

City of Lynnwood
Development & Business Services
20816 44th Ave W, Suite 230

Spruce Way Short Plat
Project Narrative

Project Overview
The proposed Spruce Way project is a three-lot short plat in the City of Lynnwood. The proposal is for the construction of three duplexes on three separate lots. A private access/utility tract, and private and public utilities will serve the development.

The following narrative includes information about the project.

Property Address:	17114 Spruce Way, Lynnwood
Tax Parcel Number:	00372700701301
Property Zoning:	Residential Neighborhood (RN)
Property Area:	28,318 SF (0.69 AC)
Project Use:	Detached single-family residential
Reviewing Jurisdictions:	City of Lynnwood (Land Use, Grading, Drainage, Water, and Sewer)

Site Description
The property occupies one Snohomish County tax parcel sized at 0.69 acres and currently contains a single-family residence, driveway, and an outbuilding. All existing structures onsite will be removed as part of this new development project.

The site is bounded on the east by Spruce Way, bounded on the south by 172nd St SE, and has single-family residential lots adjacent to the north and west. The topography of the site generally falls from east-to-west. A majority of the parcel is currently forested, and a critical area determination report produced by Wetland Resources did not identify wetland or streams in the immediate vicinity of the property. In addition, a geotechnical evaluation has been completed by Cobalt Geosciences, to evaluate the on-site soil conditions and to make recommendations for earthwork, grading, drainage and foundation design.

Drainage:
The proposed stormwater infrastructure will include catch basins and drainage pipes that collect and direct stormwater into an underground detention facility located in the southwest corner of the site. The project is contained within a single threshold discharge area, within the Swamp Creek sub-basin of the Cedar -Sammamish watershed - Water Resources Inventory Area (WRIA) 8. A water quality unit will be proposed to treat stormwater prior to discharge. Surface runoff currently flows overland to the west, following the underlying topography. This runoff ultimately appears to be tributary to the public stormwater system within 172nd St NE. The project proposes a stormwater discharge to that same stormwater system.

Water/Sewer:
The City of Lynnwood will service the proposed development. The project intends to extend water & sewer mains westerly into the site from Spruce Way. Individual side sewer services and water meters will extend to each lot from the proposed main extension.

Access/Streets/Parking:
Access will be provided by a new private road connection extending perpendicular to Spruce Way with all lots taking access from the new access tract. A 30' width ROW with 20' of pavement is proposed. Parking for each lot will include at least 2 stalls available in each garage and at least 2 stalls available within each driveway. Frontage improvements and ROW dedication along Spruce Way and 172nd St SW are proposed.

Project Density Calculations
Project density is calculated per Tables 8.30.03 and 8.30.04 in the Unified Development Code (UDC) 06/03/2025 draft regulations.

Gross Area:	28,318 SF (0.69 AC)
ROW Dedication:	~3,267 SF
Net Site Area:	25,051 SF

Minimum Lot Size:	6,000 SF
Base Lot Count:	25,051 SF / 6,000 SF = 4.17 Lots
Lots Proposed:	3 Lots
Units Proposed:	3 Duplexes – 6 units total

We look forward to working with you on this project. Please let us know if you have any questions about the proposed submittal items.

Regards,

Sarah Roop
Senior Planner
Developro