

March 4, 2026

Sent via Email

Joseph Rowett
Landsverk Quality Homes
Phone: 425-742-2742
Email: joseph@lqh-inc.com

RE: Indi Lane Short Plat (STP-26-0002) – 1st Review Comments

Dear Joseph Rowett,

Additional information is required to evaluate your proposal further. Please respond to all comments and requested information in this review package when you resubmit materials for review.

The purpose of this letter is to notify you that City staff received comments on the application for the Indi Lane Short Plat. This letter requires corrections to be submitted to the city, **along with a correction response letter which addresses each item below, including what change was made and the location where the change was made.**

When resubmitting, please utilize the [Electronic File Standards and File Naming Conventions](#).

Items below are marked as corrections, comments, or conditions. Mark-ups have been made on the plan set and identified documents. Please be sure to review all materials and respond accordingly.

If you have questions or need clarification on a comment, correction, or condition, please contact the individual reviewer directly.

Planning Division:

Reviewer: Catherine Kato, Senior Planner – ckato@lynnwoodwa.gov – 425-670-5045

Plat Map and Site Plan:

- CORRECTION: Scale on sheet P1 of P1 is listed as 1"=30'. However, the sheet seems to measure at 1"=20'. Please correct the scale.
- CORRECTION: Include legend on sheet P1 of P1.
- CORRECTION: Label the purpose of Tract 999 (Access, utilities, etc.).
- CORRECTION: "10' Backyard Setback from Right-of-way" and "10' Sideyard Setback from Right-of-way" references should be corrected to "10' Street Setback from Right-of-way".
- CORRECTION: "5' Sideyard Setback" and "5' Backyard Setback" references should be corrected to "5' Interior Setback".

- CORRECTION: List the square footage of the 3.5' ROW Dedication.

Project Narrative:

- CORRECTION: Per [LMC 19.00](#), Title 19 is superseded by LMC Title 8. Short plats are reviewed based on conformance with [LMC 8.90.0520](#) and [LMC 8.20.0440](#). Please revise the project narrative to cite [LMC 8.90.0520](#) for Short Plat criteria rather than Title 19.
- CORRECTION: Per [LMC 21.00](#), Title 21 is superseded by LMC Title 8. References to the RN (Residential Neighborhood) zone should cite [LMC 8.30.0320](#). Please revise the project narrative to cite [LMC 8.30.0320](#) for references to the RN zone rather than Title 21.
- COMMENT: Please note that this application is only for Preliminary Short Plat Approval. The project narrative indicates Phase 2 Unit Lot Subdivision, which will follow the short plat approval. Unit Lot Subdivision will require a separate application for a Unit Lot Subdivision permit.

Development Engineering Division:

Reviewer: Charlie Palmer, PE, DE Manager – cpalmer@lynnwoodwa.gov – 425-670-5219

General:

- CONDITION: This project requires a Development Engineering Permit. Visit the City of Lynnwood Permitting Portal to apply. Contact deveng@lynnwoodwa.gov for questions.

The below comments are from external review groups who have provided comment on the proposed project. Please provide a response to the agency comment in your response letter.

External Review Agency Comments:

Snohomish County PUD – Mary Wicklund – mwicklund@snopud.com 425-783-4318
COMMENT: See the attached document “26-020 Indi Lane Short Plat”.

The below comments are from members of the public who have provided comment on the proposed project. Please provide a response directly back to the commenter.

Public Comments:

Peter Annas – kpkp@comcast.net

COMMENT: Please consider my comments regarding the proposed Indi Lane Short Plat located at 19101 44th Ave. W. My property borders the parcel in question and I have lived here continually since 1983.

One of my concerns is the fact that this property floods every year. The immediate neighborhood has a very high water table and there is a network of underground streams all

year round. Many of the residents employ sump pumps in their crawl spaces to control the flooding. The flooding begins with autumn rains (Sept-Oct) and continues through winter and spring. The surface of the land is often wet to the touch as late as July of each year. I would like to know if any part of this parcel qualifies as "wetlands". I would also like to know if the city of Lynnwood has ever reviewed this parcel to determine if the parcel or parts of it qualify as wetlands.

My second concern is runoff. At present there is no concern with runoff because there is only a small house, garage and shed on the property. Although this application only deals with splitting the parcel into two residential lots, the subsequent unit lot subdivision would establish six residences on the property. This would increase runoff a great deal. How would the property be drained so that adjacent properties would not be negatively affected? I am also concerned that the plans for this parcel would adversely affect the value of my property as well as the property values of some of my neighbors too. Six residences crammed onto a 16,352 square foot lot would lower appraised values of neighboring houses for a long time.

I would like to see this parcel in question be divided into two equal parcels so the new owner can build two detached single-family homes and maintain the essence of the neighborhood.

The City is required to make a final decision on your application and to notify you of that decision within 90 calendar days of active application processing. Since staff has determined that additional information is needed, the 90-day clock for processing the application has stopped until all of the above information is submitted.

When you are ready to resubmit, please upload your materials to the online permit portal and send me an email notifying the response has been uploaded. When the additional information is submitted, staff will review to ensure that it responds fully to the request. When the request has been satisfied, the 90-day clock will begin again. You may reach me at 425-670-5045 or by email at ckato@lynnwoodwa.gov.

Sincerely,

Catherine Kato, Senior Planner

Attachments:

- Snohomish County PUD Comment

CC: Ben Wolters bwolters@lynnwoodwa.gov
Karl Almgren kalmgren@lynnwoodwa.gov