

May 13, 2026

Sent via Email

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

RE: Indi Lane Unit Lot Subdivision (STP-26-0004) – 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 ULS. 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

General:

- CORRECTION: Remove references to preliminary short plat STP-26-0002 in the following documents
 - Remove from narrative.
 - Remove sheet P1 “Short Plat Map” from Plat Map and Site Plan Document.
- CORRECTION: Under Ordinance 3507 (Effective 3/31/26), a ULS for this property no longer requires a short plat to be processed and recorded first. Please withdraw STP-26-0002 (Indi Lane Short Plat). If the short plat is not withdrawn, the ULS cannot be processed until the short plat is recorded.

- CORRECTION: Revise the sheet/narrative to identify ownership and maintenance responsibilities of the tract. Identify if this will be through an HOA, or through equal and undivided interest.
- CORRECTION: Easement needs to be added for access for units 3 and 4. Consider extending the tract or show an access easement over the shared drive.

Plat Map and Site Plan:

- CORRECTION: Revise all sheet names to include the title of this ULS “Indi Lane” and identify that it is unit lot subdivision.
- CORRECTION: Sheets P1, P3, and P4- Change “Project Information” section:
 - Remove GPP Designation.
 - Remove Existing Zoning Prior to 07/01/2025.
 - Change Number of Lots to 1.
 - Change “Average Lot Size to “Average Unit Lot Size”
 - Change “Smallest Lot” to “Smallest Unit Lot”
 - Change “Unit Density” to “Minimum Unit Lot Density”, and change “3 unit-lots/lot” to “1 unit per 2,000 sf”.
 - Change “Number of Lots” from 2 to 1.
- CORRECTION: Sheet P4- Label sheet as the “Indi Lane Preliminary ULS Plat”, instead of “Preliminary Short Plan”.
- CORRECTION: Sheet P4- Revise to include date of preparation.
- CORRECTION: Sheet P4- show the individual unit lots on Sheet P4, including the dimensions of all sides (like in Sheet P3 with labels including the Unit Lot number and sf size).
- COMMENT: Sheet P4- Building footprints/cars/porches shown on the sheet may remain on the preliminary ULS plan set, but note that at final ULS, these will need to be removed from the plan set.
- COMMENT: Please provide clarification on why the unit lots are not square for rear unit lots 3 and 4.

The below are comments received from the public on the proposed project. Please provide response directly back to the commenter.

Public Comments:

Peter Annas 5/4/26 - kpkp@comcast.net

COMMENT: Please add my following comments concerning the Indi Lane Short Plat.

I have consulted a certified arborist regarding two large trees on my property that are very close to the existing property line. I understand the developer may want to trim certain branches back to the property line. His plans call for a 35 foot tall building that will only be 5 feet from the property line. Is there any limit on how high he can trim my branches back? One

tree is 60 feet tall and the other is 90 feet tall. I am concerned that excessive branch trimming will negatively affect the future health of my trees.

My second concern is the root systems of both trees. My arborist indicated the root systems extend beyond my property and will be damaged by digging foundation trenches or other construction practices that will kill the trees. The trees may take a long time to die and the developer will sell his new homes and be long gone before that happens. What precautions has the city of Lynnwood taken to protect existing property after changing 25 foot setbacks to 5 foot setbacks.

I would also like to know if Lynnwood requires any fencing or landscaping (hedges, etc.) to be built by the developer of this project.

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

CC: Karl Almgren kalmgren@lynnwoodwa.gov
Marie Landsverk marie@lqh-inc.com