
Indi Lane Unit Lot Subdivision (ULS)

(STP-26-0004)

I. Application

PERMIT NAME:	Indi Lane ULS
PERMIT NUMBER:	STP-26-0004
APPLICANT:	Joseph Rowett Landsverk Quality Homes joseph@lqh-inc.com 425-742-2742
PROPERTY OWNER:	Landsverk Quality Homes Inc
PROJECT LOCATION:	19101 44 th Ave W, Lynnwood WA 98036
PARCEL NUMBER:	00372600501302
SITE AREA:	16,352 Square Feet
ZONING:	RN (Residential Neighborhood)
FUTURE LAND USE:	Residential
STAFF REVIEWER:	Catherine Kato, Senior Planner
DECISION:	Approved with Conditions
DATE:	June 16, 2026

II. Exhibits

1. Preliminary ULS Map and Site Plan, received June 3, 2026
2. Title Report, dated April 6, 2026
3. Project Narrative, received June 3, 2026
4. Notice of Application, dated April 21, 2026
5. RFI Letter, dated May 13, 2026

III. Findings of Fact

1. Project Description

On April 6, 2026, Joseph Rowett, on behalf of Landsverk Quality Homes Inc, applied for a Unit Lot Subdivision to create six individual unit lots for fee-simple ownership with one tract for shared access. The property is zoned Residential Neighborhood (RN). The application was deemed complete on April 14, 2026.

	Size (square feet)
Unit Lot 1	2,940
Unit Lot 2	2,495
Unit Lot 3	2,701
Unit Lot 4	2,420
Unit Lot 5	1,898
Unit Lot 6	2,477
Tract 999	997
3.5 ft ROW Dedication	424

2. Background

The subject property is located at 19101 44th Ave W, Lynnwood WA 98036 (Existing Parcel Number: 00372600501302).

The approved unit lot subdivision 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 April 21, 2026. The comment period lasted 14 days and ended on May 5, 2026.

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. Unit Lot Subdivision (ULS) Decision Criteria

The Lynnwood Municipal Code (LMC) 8.90.0550 states the decision criteria for a unit lot subdivision, including how the written decision must demonstrate compliance with LMC 8.90.0350 as a Type 1c project permit. Unit lot subdivisions must also follow the requirements listed under LMC 8.20.0550. The applicant bears the burden of proving that the proposed unit lot subdivision meets the criteria.

1. **Consistency with LMC 8.90.0550(D):**

LMC 8.90.0550(D) states the decision criteria for a unit lot subdivision. The unit lot 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 unit lot subdivision conforms 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 six 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 unit 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.

- 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 44th Ave W. Sanitary sewage service is available for connection on 44th Ave W and 191st Street SW. 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 proposed improvements include a dedication along 44th Ave W for frontage improvements, and are in line with plans laid out in the Connect Lynnwood Plan.

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

Staff Analysis:

The proposal provides a tract for access and utilities that will accommodate both activities in such a way that minimal easements will be needed for the site. The proposed plans present no additional conflicts or barriers for creating dedications, easements, and reservations for the final plat recording. This will be reviewed again during the final plat process.

- E. The proposal complies with the relevant requirements of the zoning code and all other relevant local regulations;
- i. The development must meet the development standards applicable to the underlying site development plan. As a result of the subdivision, development on individual lots may be nonconforming as to some or all of the developments standards of this title based on analysis of the individual unit lot, except that any private open space for each dwelling unit must be provided on the same lot as the dwelling unit.
 - ii. Unit lot area and width per unit for purposes of subdivision may be as small as the coverage of the individual unit.
 - iii. Portions of the parent site not subdivided for individual unit lots shall be owned in common by the owners of the individual unit lots, or by a homeowners association comprised of the owners of the individual unit lots located with the parent site.
 - iv. Access easements, joint use and maintenance agreements, and covenants, conditions and restrictions identifying the rights and responsibilities of property owners and/or the homeowners association must be executed for use and maintenance of common garage, parking, and vehicle access areas; on-site recreation areas; landscaping; underground utilities; common open space; exterior building facades and roofs; and other similar features, which are to be recorded with the county auditor's office.

- v. A unit lot subdivision must make adequate provisions for ingress, egress, and utilities access to and from each unit lot created by reserving such common areas or other easements over, under, and across the parent site as deemed necessary to comply with all other design and development standards generally applicable to the underlying site development plan, and such easements are to be recorded with the count auditor's office.

Staff Analysis:

The proposal complies with the relevant regulations governing unit lot subdivision (LMC 8.90.0550(D)), lot design (LMC 8.20.0440), and residential neighborhood zone standards (LMC 8.30.0320). Following LMC 8.90.0550.B.2.a, when applied for concurrently, the unit lot subdivision process may replace other permit types which would be redundant. A short plat to subdivide the lot into two for a total allowance of 6 units is redundant to this application (3 units per lot). 6 units complies with the minimum 2,000 sf required per unit.

- 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 the above criteria. The proposal will provide frontage improvements, 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 unit lot subdivision's overall lot meets the lot standard requirements for the RN zone. The overall lot is larger than the minimum lot size of 6,000 sf, and minimum lot width of 50 ft. Unit lots may be smaller than the zoning minimums as proposed.

- 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 unit lots are directly accessible from 191st Street SW, a dedicated public street, by means of Tract 999.

- 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 unit lot will be provided from 191st Street SW via tract 999, which is not a principal arterial. Units lots are not granted access to 44th Avenue West (Minor 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:

The unit 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 unit lot lines are at right angles to street lines with the exception of the northern portion of Tract 999.

- 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 Development Engineering Permit to verify compliance with the Department of Ecology Stormwater Manual 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 unit 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 there is no double frontage lot that is not a corner lot. The interior unit lots that front Tract 999 and 44th Avenue West do not qualify as dual frontage as Tract 999 is not a public street.

- 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 are no panhandles.

- 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 unit lot takes access from a shared tract, and the overall lot meets the minimum lot area requirements without the addition of lot area from the shared tract.

- 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 alley.

V. Public and Agency Comments

The public comment period began on April 21, 2026. The comment period lasted 14 days and ended on May 5, 2026.

One public comment was received from Peter Annas. Please refer to pages 2 and 3 of Exhibit 5.

VI. Conclusion

1. The applicant has shown that the proposed preliminary unit lot subdivision meets the decision criteria in LMC 8.90.0550(D) and conforms to the provisions of all other applicable City codes and RCW 58.17.

VII. Conditions of Approval

The preliminary unit lot 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 preliminary site plan, received by the City of Lynnwood on June 3, 2026, shall be the approved preliminary unit lot subdivision.
2. The preliminary site plan is the approved site plan for Development Engineering and Building permits.
3. This preliminary unit lot subdivision requires a Development Engineering Permit.
4. The building currently existing on the site must be demolished prior to final unit lot subdivision. A demolition permit must be obtained.
5. A Homeowners Association (HOA) must be established and Covenants, Conditions, and Restrictions (CC&Rs), or similar, and other governing documents associated with the subdivision must be recorded prior to final unit lot subdivision.

VIII. Decision

Reviewed by: *Karl Almgren* Date: 6/15/2026
Karl Almgren, AICP
Community Planning Manager

Approved by: *Ben Wolters* Date: 06/16/26
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 unit lot subdivision 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 8.90.0550(E), all conditions of the preliminary unit lot 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.






Indi Lane_STP_Preliminary_Decision

Final Audit Report

2026-06-16

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