AGENDA

Wednesday, May 25, 2005 - 7:00 p.m.

Lynnwood Civic Center Council Chambers
19100 44th Avenue West,
Lynnwood, Washington

I. INFORMAL PUBLIC MEETING

Item 1: Wilson Manor Preliminary Plat (2005PLT0001)

Wilson Manor is a Preliminary Plat Application located at 5707 180th ST SW in the City of Lynnwood.

The subject property is zoned Single Family Residential (RS-8) with a minimum lot size of 8,400 square feet. If approved, this project will subdivide approximately 1.7 acres into 6 single-family lots. The project property is currently wooded, with one single-family dwelling and a detached garage. The dwelling is to remain. The garage will be demolished.

II. PUBLIC HEARING

Item 1: Hall Lake Joint Venture Lot 6 Reasonable Use

The applicant proposes to reduce the 15-foot building setback required by Lynnwood Municipal Code (LMC) 17.10.066 from a sensitive area buffer for a Category 3 stream. The reduced setback will be a minimum of 8 feet from the edge of buffer. There is an existing Category 3 stream that bisects the lot approximately in a northeast to southwest alignment. The applicant proposes to relocate the stream to the north and west sides of the lot to create a buildable lot. The building setback reduction will allow a reasonable width in which to construct a new single family residence. The applicant has submitted a request for reasonable use exception, under LMC 17.10.048. This lot is located on the east side of 56th Ave. W, about 130 feet north of 208th St. SW.