



1. List the provisions of the land use code that allows the proposal.

The provisions set forth in SMC 17G.080.065 allows for use of unit lot subdivisions with requirements for lot sizes and setbacks. This proposal adheres to all of these requirements.

2. Please explain how the proposal is consistent with the comprehensive plan designation and goals, objectives and policies for the property.

The proposed short plat aims to provide quality, affordable housing while adding on to the already developed surrounding area.

3. Please explain how the proposal meets the concurrency requirements of SMC Chapter 17D.010.

The proposed short plat should have no adverse effects on public transportation or any public services, area schools, parks and libraries.

4. If approval of a site plan is required, demonstrate how the property is suitable for the proposed use and site plan. Consider the following: physical characteristics of the property, including but not limited to size, shape, location, topography, soils, slope, drainage characteristics, the existence of ground or surface water and the existence of natural, historic or cultural features.

The property provides enough buildable area to create 8 separate lots for one detached single family home per lot. The topography, location and shape of the lots are all suitable to divide the land.

5. Please explain any significant adverse impact on the environment or the surrounding properties the proposal will have and any necessary conditions that can be placed on the proposal to avoid significant effects or interference with the use of neighboring property or the surrounding area, considering the design and intensity of the proposed use.

No adverse impacts are expected as a result of this proposal. The design of the proposed created lots that are in conformance with the current zoning code and will allow for adequate setbacks and open space for planned development of the property.

6. Demonstrate how the proposed subdivision makes appropriate (in terms of capacity and concurrence) provisions for:

- a. public health, safety and welfare No significant impact
- b. open spaces Area around all lots will be considered open space common area
- c. drainage ways On-site drainage areas will be addressed during final design
- d. streets, roads, alleys and other public ways Lots will access existing city streets and City alleyway
- e. transit stops Existing service is located north of site on Francis Avenue
- f. potable water supplies Public water is available for all lots
- g. sanitary wastes Public sewer is available for all lots
- h. parks, recreation and playgrounds Ruth park located the southwest of the site
- i. schools and school grounds Madison Elementary School Dist #81
- j. sidewalks, pathways and other features that assure safe walking conditions
Existing sidewalk is in place on the east side of Atlantic Street