



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

The property is zoned R-1 and provision of land use standards in Title 17C allow lots of the size and density proposed in this short plat.

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

The density resulting from one dwelling unit on each proposed new lot is within that envisioned by the R-1 zone which implements the housing goals, objectives, and policies of the comprehensive plan.

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

The density resulting from one dwelling unit on each proposed new lot is within that envisioned by the R-1 zone which implements the housing goals, objectives, and policies of the comprehensive plan.

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 proposal has existing dwellings, one on each proposed new lot, which shows the property is suitable for the 2 lot short plat proposed.

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.

There will be no significant adverse impacts because this project simply has new property lines being drawn between existing dwellings.

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

- a. public health, safety and welfare
- b. open spaces
- c. drainage ways
- d. streets, roads, alleys and other public ways
- e. transit stops
- f. potable water supplies
- g. sanitary wastes
- h. parks, recreation and playgrounds
- i. schools and school grounds
- j. sidewalks, pathways and other features that assure safe walking conditions

a. The public health, safety and welfare is preserved by this projects existing buildings meeting required setbacks and being served by utilities, b. The resulting lots setbacks create open space between structures, c. Drainage is not impacted by the new lots lines between the existing dwellings. d. Access to both dwellings exists via the N Austin Rd, e. Nearest transit is .9 miles (19 minute walk) to Five Mile Park & Ride, f. Water service exists to the existing dwellings, g. Sanitary waste service exists to the existing dwellings, h. Across the street from the properties is Austin Ravine Conservation Area, i. Site is served by Skyline, Highland and Mead schools, j. N Austin Rd has walking on the shoulder, walking is also available in the driveways to the existing residences.