



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

**The proposal meets SMC-17C.110.360 (Pocket Residential sub-division) and Section 17G.080.040 (short sub-divisions)
The intent is to provide housing opportunities for individual households and to create single-family neighborhoods**

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

The comprehensive plan designation for this property is Residential 4-10. This proposal is both creating a new single-family lot and maintaining the existing single-family lot.

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

Public sewer is available from the west of proposed short plat in S Bernard St. and public water is available from S. Bernard St. as well. The proposed short plat should have no adverse effects on public transportation or any public services. Area schools, parks, and libraries are adequate.

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.

N/A

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 are no adverse impacts anticipated as a result of this proposal. This proposal creates lots that are in conformance with Zoning Code and will allow for development of this 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 **no open spaces are planned for this proposal**
- c. drainage ways **drainage easement will be determined at time of permitting**
- d. streets, roads, alleys and other public ways **Both lots front on public right of way**
- e. transit stops **STA is available less than on block away at Bernard and 20th Ave**
- f. potable water supplies **Public water is available in S Bernard St.**
- g. sanitary wastes **Sewer is available in S Bernard St**
- h. parks, recreation and playgrounds **Manito park is half a block away, Cannon Hill Park is 3 blocks away**
- i. schools and school grounds **Dist. 81 - Roosevelt Elementary, Sacajawea Middle, LC High**
- j. sidewalks, pathways and other features that assure safe walking conditions **Existing sidewalk on S Bernard**