



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

176.080.040 (Short Sub-divisions)

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

In accordance with the comprehensive plan goals and objectives, this proposal will increase urban density by creating two lots from one existing lot.

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 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.

The 0.71 acre property provides enough buildable area to create 2 separate lots for two single family homes. The topography, location, and shape of the lot 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 proposal creates lots that are in conformance with the current zoning code and will allow for adequate setbacks and 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 None planned
- c. drainage ways No significant impact, can be addressed at development
- d. streets, roads, alleys and other public ways Lots access existing city street
- e. transit stops Existing service is near by.
- f. potable water supplies Public water is available for both lots
- g. sanitary wastes Public sewer is available for both lots
- h. parks, recreation and playgrounds Olmsted Triangle Park
- i. schools and school grounds Hutton Elementary, School District #81
- j. sidewalks, pathways and other features that assure safe walking conditions  
Existing sidewalk is in place on Christmas Tree Lane