



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

SMC 17C.400 Interim Housing Regulations Adopted to Implement RCW 36.70A.600(1)
SMC 17G.080.040 Short Subdivisions
SMC 17G.060 Land Use Application Procedures
SMC 17E.050 SEPA

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

Comp Plan Designation is R-4-10. The site meets the goals and policies because it is close to transit and the shopping center less than 1 mile away. The R1 zone is a low-density single-family residential zone which is listed in 17C.400 as a zone where standards are superseded to allow the proposed duplexes. A variety of compatible housing types are allowed in a neighborhood. The housing assortment proposed includes higher density residences. This proposal meets the code achieving the intent of the comprehensive plan.

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

Chapter 17D.010 details Concurrency Certification relating to Stormwater facilities. This section states that development applications that would result in a reduction of a level of service below the minimum level of service standard cannot be approved. The application, if approved, will be accompanied by an on-site stormwater retention plan at the time of permitting, most likely mitigated via grassy swales and/or drywells.

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 attached plat map includes all of the elements called for in Chapter 17G.080.040.B.2. The site is appropriate for development as it has frontage on an existing ROW and improvement of it with this short plat will be of public use and interest by helping complete the local street network. Improvement of the street frontage will include extension of utilities, sewer, water and storm systems.

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.

The project application is a 9-lot short plat meeting lot areas and dimensions required by the code, with no known adverse impacts from this proposal. The use is consistent with the other residential uses in the area, and is in compliance with the current BOCA standards of the City.

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. Project will result in extension of streets to improve circulation and help meet housing needs.
b. & h. Required lot coverage and yard area on each lot will be met at time of building permit to provide necessary open space, no parks or other recreation areas are required.
c. The project will comply with all drainage requirements at time of permitting.
d. Standard streets are proposed stubbed north and east.
e. Transit is about 2 blocks away at S Regal St.
f. & g. Water & sewer will be extended to the site and services installed to each lot.
i. Site is served by Moran Prairie, Chas and Ferris schools.
j. Each lot frontage will include a public sidewalk. Walkways from dwellings will be detailed at time of building permit.