



Preliminary Short Plat Application

Rev.20241114

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

Table 17C.100-3 identifies the minimum frontage, depth, and site size allowable in the RSF zone. The two proposed lots meet those minimum requirements. The short plat is allowed under 17G.080

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

The goals and policies of the Comprehensive Plan encourage infill development to offer a diverse variety of housing options. The creation of one additional parcel will allow for the construction of at least one additional housing unit in a location that has easy access to existing utilities and infrastructure.

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

Public sewer and water are available in Dalton, so no new utility extensions will be necessary. Significant impacts to Fire, Police, Solid Waste and Schools are not anticipated, since the project only creates one new buildable lot.

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 existence of natural, historic or cultural features:

The proposed new lot meets the minimum requirements of the RSF zone. It is at least 40ft wide, 80ft deep and at least 4,350sqft in size. The existing house will be segregated to be on its own parcel and it will also meet all necessary dimensional, square footage, and setback requirements. At this time, no new structures

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 known significant impacts.

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

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| a. Public health, safety and welfare | e. Transit stops | i. Schools and school grounds |
| b. Open spaces | f. Potable water supplies | j. Sidewalks, pathways and other features that assure safe walking conditions |
| c. Drainage ways | g. Sanitary wastes | |
| d. Streets, roads, alleys and other public ways | h. Parks, recreation and playgrounds | |

- a. none required b. none required c. to be reviewed during building permit d. existing ROW adjacent to site
e. existing bus stop two blocks to the east f. existing water in Dalton g. existing sewer in Dalton h. existing City park two blocks to the NE i. Existing District #81 j. existing sidewalks adjacent to site on Dalton and Cedar