



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

The site is zoned General Commercial and Light Industrial. Under 17c.120 and 17c.130 the use of commercial and or light industrial businesses are permitted.

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

The Proposed lots are consistent with the comprehensive plan as the sites will be used for Commercial or Industrial purposes.

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

The proposal does not have a site plan for future buildings. So meeting the requirements of SMC Chapter 17D.010 will be determined when a building plan is in place.

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 Site is suitable for future commercial or industrial use because the site is surrounded by existing commercial and industrial businesses. The site does not have a lot of relief. And existing utilities will be easy to connect to, and the site is easily accessible.

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 Site will not have any significant adverse impact on the environment, or any of the neighboring properties.

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

a. public health, safety and welfare	no impact	
b. open spaces	existing	
c. drainage ways	existing	
d. streets, roads, alleys and other public ways	existing	
e. transit stops	N/A	
f. potable water supplies	existing	
g. sanitary wastes	existing	
h. parks, recreation and playgrounds	N/A	
i. schools and school grounds	N/A	
j. sidewalks, pathways and other features that assure safe walking conditions		N/A