



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

The land use code supports this proposal through stated purposes to meet City housing goals (Section 17C.110.010) and make efficient use of available public facilities and (SMC Section 17C.110.205(A)). The proposal makes efficient use of a deep, 1.59 acre lot in the RSF zone through a two-lot plat that segregates an existing homestead from a larger tract of land suitable for a proposed Cottage Housing development (SMC 17C.110.115) which is allowable in the RSF zone through meeting the conditions of a Conditional Use Permit - Type II (TABLE 17C.110-2).

By segregation of the existing homestead from the remaining 1.23 acres, the proposal creates the conditions needed to implement a Cottage Housing development that would produce greater density on the site than would be allowed per the minimum lot dimensions required in Table 17C.110-3; Even if the existing home were not there, the 221 feet of frontage on Crestline Street does not meet the minimum 4 units/acre as it would need to create 6 units on the 1.59 acres. The minimum standards would only allow 5 units with 40' front minimum front lines, or 3.14 units/acre.

The proposal helps meet the housing needs of the City and creates the potential for more efficient use of the land and available public facilities in the RSF zone.

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

The comprehensive plan designates the site as RSF 4-10. The existing homestead on 1.59 acres (.62 units/acre) is well below the minimum single-family residential density planned of 4 units/acre. By segregation of the existing homestead onto a .35-acre lot (2.86 units/acre), the proposal makes a 12-unit cottage development possible on a 1.23-acre lot (9.75 units/acre).

Over the entire 1.59 acres in question, the proposal creates the potential for an inefficient residential land use of .62 units/acre to become a far more efficient 8.17 units/acre that is in-line with the RSF 4-10 designation of the comprehensive plan.

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

Public infrastructure to include sewer and water are available to the subject property. Detrimental impacts to the transportation system, emergency services (police and fire) and public services (solid waste) are not foreseen as a result of this two-lot short plat proposal. Public schools and libraries are adequate for this proposal.

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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 proposal is suitable for the proposed residential use and is adjacent to other residential uses. The concept site plan requested meets the City requirements for Cottage Housing. The site does not have observable steep slopes, unbuildable soil or poor drainage conditions. The site is not near surface waters, but is within the Aquifer Sensitive Area along with the majority of the city north of I-90. The site is not recognized as having any significant natural, historic, or cultural features.

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 subject property is located within existing residential development. Additional conditions as a result of this two-lot short plat proposal are not foreseen at this time.

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.) No impact. b.) No provisions in this application. c.) Drainage will be addressed at building permit. d.) Lots have adequate frontage. e.) STA bus routes are available in proximity to the proposal (.5 miles at Crestline and Francis). f.) Public water is available. g.) The subject parcel is served by public sanitary sewer. h.) The subject property is located a half-mile from of Morgan Acres Park to the east. i) The property is located within School District 81. j.) Sidewalks been included with the constructed improvements along N. Crestline Street.