



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)
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. Proposed project includes low-density single-family residential housing (17C.400.010 B-1) which is consistent with Policy LU 1.3 to protect the character of single-family residential neighborhoods. The maximum units allowed on a site is controlled by site development standards, per SMC 17C.400-B-1 and TABLE 17C.400-1.
3. Please explain how the proposal meets the concurrency requirements of SMC Chapter 17D.010.  
The proposal parcels have frontage on public ROWs at 27th and 28th Ave. and have access to the public utilities therein. Utility providers are anticipated to provide will serve letters with conditions. Utilities are directly in front of the proposed duplex on 28th, and in the the ROW east of the site on 27th.
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.  
Due to topography sloping south to north, the proposed 4-plex (north) fronting on 27th is anticipated have be rear-loaded to the 2nd floor; first floor daylights to street.  
The duplex fronting 28th is anticipated to be front-loaded
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 significant adverse impact is anticipated from the proposed single-family residential development.
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

The proposed development is infill, single-family <sup>and multi-family 4-plex</sup> development with adjacent existing single-family <sup>and multi-family</sup> residential development on either side and an appropriate land use in this existing neighborhood and zone. Infrastructure is in place and the proposed project adds only a minor incremental increase to its use. A water main extension will be required on 27th Ave to service parcel