



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

SMC 17G.080.040 Short Subdivisions

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

The subject property is zoned Residential Single-Family (RSF), which is the intended use of the lots.

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

The streets and utilities of water, sewer and power, will be installed at developer expense. No impacts to planned public improvement programs are expected.

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.

See short plat design submitted herewith.

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 2.985 acres, and is proposed to be subdivided by short plat into three 1 acre lots, each to be used for single family residences. Given the existing topography of the subject property the adjoining properties, there should be no significant impacts.

6. Demonstrate how the proposed subdivision makes appropriate (in terms of capacity and concurrence) provisions for:
 - a. public health, safety and welfare: **Development to applicable development standards.**
 - b. open spaces: **1 acre lots with a single family residence leave ample open space.**
 - c. drainage ways: **Drainage for street improvements will be subject to review and approval as part of the street and utility plan submittal and review and construction by the developer.**
 - d. streets, roads, alleys and other public ways: **Street plan and profiles will be reviewed and approved prior to construction by the developer.**

- e. transit stops **None proposed**
- f. potable water supplies: **Water services will be installed by the developer upon review and approval of proposed plans by City of Spokane.**
- g. sanitary wastes: **Same as "f" above.**
- h. parks, recreation and playgrounds: **None. Parks exist nearby**
- i. schools and school grounds: **N/A**
- j. sidewalks, pathways and other features that assure safe walking conditions: **Street plan and profiles will be reviewed and approved prior to construction by the developer.**

The above stated improvements are subject to design review and approval to ensure construction to applicable design standards. Moreover, the improvements will be constructed via private sector dollars without impacts to general taxpayer expenses. Accordingly, the proposed project has no impacts upon concurrency.