1. List the provisions of the land use code that allows the proposal:
   RSF SMC 17C.110.360 POCKET RESIDENTIAL DEVELOPMENT AND
   RSF SMC 17C.110 RESIDENTIAL ZONES AND DEVELOPMENT STANDARDS
   RSF SMC 17G-080 SUBDIVISION ADMINISTRATION AND PROCEDURES

2. Please explain how the proposal is consistent with the comprehensive plan designation
   and goals, objectives and policies for the property: The Comp Plan designation is RSF for this site.
   The proposal is consistent with the city’s goal to preserve and encourage single family
   residential development in areas like this with similar existing uses and where infrastructure
   is readily available.

3. Please explain how the proposal meets the concurrency requirements of SMC
   Chapter17D.010:
   Connection to City water and sewer is available in 13th Ave. The applicant believes adding 4 new
   residences to the existing 3 platted lots will not adversely affect these or other public services.

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 addition of a single family residence lot conforms with size and shape require-
   ments for the zone and is larger than existing surrounding lots. The preliminary plat map
   illustrates the shape, size and topography. Nearby utilities are also depicted.

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:
   This proposal is not expected to result in any adverse impacts. This proposal complies
   with the density requirements and development standards for RSF zone.

6. Demonstrate how the proposed subdivision makes appropriate (in terms of capacity and
   concurrence) provisions for:
   a. Public health, safety and welfare  No significant impact anticipated
   b. Open spaces  None planned
   c. Drainage ways  No significant impact anticipated. Street improvements will include drainage
      treatment. Williamson Court will be constructed per approved Engineering plans.
   d. Streets, roads, alleys and other public ways
   e. Transit stops  No significant impact anticipated. The nearest bus stop is at Thor and 8th Ave.
   f. Potable water supplies  City Water exists in 13th Ave
   g. Sanitary wastes  City Sewer exists in 13th Ave
   h. Parks, recreation and playgrounds  This site is 0.8 miles from Underhill Park.
   i. Schools and school grounds  Franklin Elementary School is within 0.7 mile of this site.
   j. Sidewalks, pathways and other features that assure safe walking conditions
      Sidewalks exist on both sides of 13th Ave and one side of Ben Burr on the north side
      of the project.