



1. List the provisions of the land use code that allows the proposal.
SMC 17G.080.040

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 property to be General Commercial. This project proposes to separate one commercial lot into two commercial lots, which complies with the comprehensive plan.

3. Please explain how the proposal meets the concurrency requirements of SMC Chapter 17D.010.
The proposed project will remain as existing other than being separated into two lots. There will be one lot for the existing office building and another lot for the existing warehouse. Any utilities (sewer, water, communication, etc.) crossing the proposed property line from the office building to the warehouse building will either be terminated with a new service provided to the proposed lot for the warehouse or remain as is with a shared-use agreement put in place. Other facilities and services (transportation, police protection, parks and recreation, library, solid waste and recycling, and school) will not be impacted by the proposed project.

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.
Because the project site is existing, it has proven to be suitable for the physical characteristics of the property. Above-ground alterations to the project property will be minimal.

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.
There will be no significant adverse impacts on the environment or surrounding properties from this project.

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 **No impact**
 - c. drainage ways **No impact**
 - d. streets, roads, alleys and other public ways **Additional driveway access on Dakota Street**
 - e. transit stops **No impact**
 - f. potable water supplies **Additional service will be provided for new parcel**
 - g. sanitary wastes **No impact**
 - h. parks, recreation and playgrounds **No impact**
 - i. schools and school grounds **No impact**
 - j. sidewalks, pathways and other features that assure safe walking conditions
Additional driveway access on Dakota Street and the removal of an unused driveway approach on Dakota Street.