



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

Title 17C Land Use Standards  
Chapter 17C.110 Residential Zones  
Section 17C.110.360 Pocket Residential Development

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

The pocket development proposal will stimulate new housing that is compatible in scale and character to established surrounding residential areas. Expand opportunities for affordable home ownership, and promote high quality housing compatible with existing neighborhoods.

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

A single lot addition to the neighborhood should meet concurrency requirements with no significant impact on; transportation, public water, fire protection, police protection, parks and recreation, library, solid waste disposal and recycling, schools, and public wastewater

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.

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 proposal is a subdivision of a single lot parcel into two lots. The impact on the surrounding environment should be minimal.

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