



# *Preliminary Short Plat*

## Application

1. List the provisions of the land use code that allows the proposal.  
Section 17C.110.030(B) - RSF allows 4-10 units/acre, 2-story, attached/detached SFR;  
Section 17C.110.100 - TABLE 17C.110-1 - Residential Household Living Permitted in RSF
2. Please explain how the proposal is consistent with the comprehensive plan designation and goals, objectives and policies for the property.  
Comp Plan designation = Residential 4-10. Proposal density is 7.69 units/acre  
LU 1.3 Single-Family Residential Areas - Protect the character of single-family residential neighborhoods
3. Please explain how the proposal meets the concurrency requirements of SMC Chapter 17D.010.  
The proposal will be subject to the concurrency test.
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.  
A site plan has not been required with this application. This is a Preliminary Subdivision of land into legal lots for lease or sale. However, a conceptual site plan was prepared and pre-development comments were provided by the City. This application includes an updated conceptual site plan with revisions per City pre-development comments received.
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.  
None anticipated. Exempt from SEPA.
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

This proposal will be vetted for having made appropriate provisions for capacity and concurrence through the Preliminary Short Plat application process, SEPA Review, and Administrative Decision.