



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

***The site is zoned CC2-DC under 17C.122.010 of the Municipal Code. This site meets the intent.***

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

***Per the comprehensive plan the site meets the conditions of the intent of the zone with mix of uses, building oriented to the street, alternative mode of transportation with safe pedestrian environment.***

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

***The site is situated on the west side of Regal and during the permit process all items listed in section 17D.010 have been addressed.***

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.

***Site plan has been approved and permitted.***

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.

***All impacts have been addressed in the permit process.***

6. Demonstrate how the proposed subdivision makes appropriate (in terms of capacity and concurrence) provisions for:

- a. public health, safety and welfare ***Traffic study previously submitted & SEPA.***
- b. open spaces ***Existing.***
- c. drainage ways ***As permitted.***
- d. streets, roads, alleys and other public ways ***As permitted.***
- e. transit stops ***As permitted.***
- f. potable water supplies ***As permitted.***
- g. sanitary wastes ***As permitted.***
- h. parks, recreation and playgrounds ***As permitted.***
- i. schools and school grounds ***No impact.***
- j. sidewalks, pathways and other features that assure safe walking conditions ***As permitted.***