



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

- Section 17C.111.115 TABLE 17C.111.115-1
- Section 17C.111.205 Development Standards Tables MINIMUM LOT DIMENSIONS FOR UNIT LOT SUBDIVISIONS
- Section 17G.080.065 Unit Lot Subdivisions

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

The proposal is consistent with the Comprehensive Plan by promoting urban infill and efficient land use on a currently vacant lot. By exceeding minimum density requirements while maintaining a single-family residential character, the project fulfills regional housing goals without compromising the established neighborhood scale.

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

Concurrency review will begin to be met when agencies are notified of application.
No level of service standard will be reduced below the minimum for the proposed development.

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.

Approval of a site plan is required, and as shown in the application exhibits the site is served with utilities, has access, is zoned for the use, and code standards for land division. Northern portion of the property is steep and proposed to be undeveloped. The proposed division meets minimum density and required setbacks.

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.

No significant adverse impacts on the environment or surrounding properties anticipated nor planned. Impacts will be minor and typical of development in the area as the site will be developed with minimum density.

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

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| a. public health, safety and welfare | a. Sanitary sewer, water, fire access |
| b. open spaces | b. Yards meeting and exceeding minimum setbacks |
| c. drainage ways | c. Stormwater management proposed on-site, no existing drainage ways. |
| d. streets, roads, alleys and other public ways | d. Driveway provided from existing public street |
| e. transit stops | e. Transit stops are available 3 blocks away (about 1000') |
| f. potable water supplies | f. Water is proposed from new services on W Pacific |
| g. sanitary wastes | g. Sanitary was is proposed from new services on W Pacific |
| h. parks, recreation and playgrounds | h. Coeur d'Alene Park is 1000' southeast of the site. |
| i. schools and school grounds | |
| j. sidewalks, pathways and other features that assure safe walking conditions | |

i. Lewis and Clark High School is 1.6 miles away.

j. Sidewalks are located along the site's frontage and walk ways are proposed internally