



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

*The land use code, section 17G.080.040 allows for the creation of a short subdivision*

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

*The zoning allows for a minimum lot size of 5,000 SF, which we will meet*

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

*The short plat will only have a minor impact on the traffic, with only 2 additional lots it will have a minor impact on sewer + water services.*

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.

*The sight is on a steep slope which will warrant special needs for site construction for the buildings. The slope daylight at the road grade.*

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 are no significant impacts on the environment or the surrounding properties.*

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

*Go through 1: No anticipated impact.*