



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

A three-lot short plat is permitted in the RSF zone. Chapter 17C.400 Interim Housing Regulations Adopted to Implement RCW 36.70A.600(1) will be used for this platting action. **Note: Only two lots are being proposed (MDO 10/18/2022)**

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 because it meets the requirements set in the Residential Single Family zone by maintaining low-density single family housing in the newly created lots and existing parcel.

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

The proposed short plat has been approved by the concurrency departments that will provide connections to the city infrastructure and utilities

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 .51 Acre property provides enough buildable area to create 2 separate lots for two single family homes. The topography, location and shape of the lot are all suitable to divide the land.

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 are anticipated on the environment or 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

Provisions for a through j of this section are existing and in place at or near these lots. The proposed subdivision is in an in-fill location.