



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

This project is single family residency in compliance with present zoning.

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

Standard single family residences with no special use.

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

The 9 facility and services evaluated were reviewed at the predevelopment meeting and no major issues were discovered. The issues were already reviewed in Phase I, also with no major concerns.

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 site plan is a relatively flat parcel sloping about 1% to the south. Soil tests show good absorption soils, allowing for storm water retention on site. There are no significant historical or cultural features. The existing parcel was farmland.

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.

The new homes should match the existing neighborhood and all roads and sewers will meet city design requirements and become city owned and managed.

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

- a. public health, safety and welfare: Project is designed to all city standards.
- b. open spaces: n/a
- c. drainage ways: storm drain designed per city standards
- d. streets, roads, alleys and other public ways: designed to meet all city standards
- e. transit stops: n/a
- f. potable water supplies: City water to all lots
- g. sanitary wastes: City sewer to all lots
- h. parks, recreation and playgrounds: none planned but large city park nearby
- i. schools and school grounds: newer elementary school nearby
- j. sidewalks, pathways and other features that assure safe walking conditions:
All new streets will have city sidewalks.