



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

Chapter 17C allows for residential units within this areas.

The requirements of Chapter 17G.080 have been fulfilled by this application.

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

This proposal creates 2 additional lots this is consistent with the current zoning and density near the site. It is also infill development which meets the city goals.

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

This proposal creates two new lots and leaves the existing homes on their own lots. We do not anticipate that this will significantly impact utility services. Impacts to emergency and transportation services are expected to be minimal.

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.

There will be no new utility or road improvements for this project. Sewer and water services already exist for the proposed lots. There will be two residences construction after completion of the short plat process. This short plat is within a developed urban area. The proposal should have little to no impact on the current topography and drainage in the area.

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 will be two additional residences. The existing dwelling structures are proposed to remain. Two additional driveways will be necessary. The drainage and sewer are believed to be sufficient to support the additional homes. Most other parcels in the area already have homes at the density proposed within the project.

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

This proposal will adds two additional Single-Family Residences. It appears that most parcels in the area already have been improved to the density provided hereon. It appears that services improved to the necessary standards to accommodate this proposal. We do not anticipate that this will significantly impact stated services.