



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

The site is zoned General Commercial, Under 17C.120.100 of the Municipal code for retail sales and service the use is permitted.

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

For the comprehensive plan the site meets the conditions of the plan by being a free standing business and being a warehouse type sales. The current project will be contained within the current zoning boundary and will not require any extension along Arterial streets.

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

The site is situated on the east side of N. Division St. so all items listed in section 17D.010 A thru I exist and will have little to no impact to the existing items. All public utilities have been extended onsite to serve the existing building, so no major impacts to traffic will occur during expansion of the existing

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 has been 75% constructed and stopped due to the economic conditions. All infrastructure, stormwater and curbed island have been constructed, 75% of the building has been constructed. The original building foot print was three times larger than the current proposed building, so less land will be needed.

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 site will not have an impact on the environment or any of the neighboring properties. It will improve the neighboring properties by being a completed product. The site already has access to N Division and the side streets. Once completed landscaping will improve its current appearance.

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

- public health, safety and welfare Traffic study previously submitted + SEPA
- open spaces Existing
- drainage ways Existing
- streets, roads, alleys and other public ways Existing, Traffic study previous by submit.
- transit stops Existing
- potable water supplies Existing
- sanitary wastes Existing
- parks, recreation and playgrounds No impact
- schools and school grounds No impact
- sidewalks, pathways and other features that assure safe walking conditions Existing