

Application
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PLANNING & DEVELOPMENT

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

SMC 17C.110.350 Cottage Housing

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

Making use of the "Cottage Housing" Ord. this project maximizes the density allowed as an infill housing site while maintaining the character of the RSF neighborhood.

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

Water, sewer & other public utilities are available. Hydrants are available for fire protection. Other utilities such as Avista, cable, etc. and services such as public library & STA are readily available in the area.

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 a slight south facing slope allowing for standard construction techniques augmented by sustainability goals (solar power). Site drainage will be addressed in a low impact manner throughout the site & along Fairview Ave.

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.

A perceived adverse impact would be traffic however the population being served by this housing is far below the average for trip generation.

(FOLLOWING QUESTIONS FOR SHORELINE CONDITIONAL USE PERMIT ONLY)

6. Demonstrate how the proposed use will not interfere with the normal public use of the public shorelines.

7. Please explain how the cumulative impact of several additional conditional use permits on the shoreline in the area will not preclude achieving the goals of the shoreline master program.