



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

17G.080.040 Allows short Plats for small projects of this nature.

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

This proposal is for the creation of a new lot that is allowed per the current zoning code.

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

Both lots meet the minimum requirements for size and will utilize current city sewer and water services 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.

This is a gentle sloped area that will allow for 2 residential lots.

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 adverse impacts are anticipated at this time.

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

- a. public health, safety and welfare *No significant impact.*
- b. open spaces *- None planned.*
- c. drainage ways *- There are no current drainage ways.*
- d. streets, roads, alleys and other public ways *Site utilizes an existing right-of-way*
- e. transit stops *Transit is available to the west.*
- f. potable water supplies *Current city water is available.*
- g. sanitary wastes *Current sewer is available in the area.*
- h. parks, recreation and playgrounds *A city park is located 0.5 miles west.*
- i. schools and school grounds *Elementary school is located on 5th + Freya.*
- j. sidewalks, pathways and other features that assure safe walking conditions *site is located within 150' of sidewalks.*