



Preliminary Short Plat Application

Rev.20180122

1. List the provisions of the land use code that allows the proposal:
The provisions set forth in Section 17C.110.030 R 4-10 allows a minimum of four and a maximum of ten dwelling units per acre. The RSF zone is a low-density single-family residential zone
2. Please explain how the proposal is consistent with the comprehensive plan designation and goals, objectives and policies for the property:

The proposed Short Plat is intended to separate two existing residences

3. Please explain how the proposal meets the concurrency requirements of SMC Chapter 17D.010:
The proposed short plat is defining lot lines around two existing residences that have existing connections to city infrastructure and franchise utilities.
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 existence of natural, historic or cultural features:
The property is suitable for low-density single-family residential development. The existing site characteristics are consistent with surrounding properties
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. This proposal meets the density requirements for residential single family.
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 conditionsThe proposed short plat will have no impact on surrounding block/area