



Preliminary Short Plat

Application

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

MINIMUM LOT SIZE ALLOWED - 4,350
PROPOSED SHORT PLAT MINIMUM - 5,124

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

THE CREATION OF TWO PARCELS TO ACCOMMODATE THE TWO EXISTING RESIDENTIAL STRUCTURES MEET THE GOALS & OBJECTIVES OF THE COMP PLAN & COMPLY WITH THE DENSITY GUIDELINES OF THE UNDERLYING ZONE.

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

THIS PLAT IS NOT PROPOSING THE CONSTRUCTION OF ANY NEW RESIDENTIAL STRUCTURES AND ALL REQUIRED UTILITIES CURRENTLY SERVE THE TWO EXISTING HOMES.

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 PROPOSED SHORT PLAT WOULD NOT MAKE ANY CHANGES TO THE EXISTING SITE

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.

NONE KNOWN

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

- public health, safety and welfare
- open spaces
- drainage ways
- streets, roads, alleys and other public ways
- transit stops
- potable water supplies
- sanitary wastes
- parks, recreation and playgrounds
- schools and school grounds
- sidewalks, pathways and other features that assure safe walking conditions

RECEIVED

AUG 24 2015

PLANNING & DEVELOPMENT

SINCE NO PHYSICAL CHANGES WILL BE MADE TO THE SITE OR STRUCTURES, IT HAS NO IMPACT ON THE ABOVE MENTIONED ITEMS.