

Site Visit: 3:00 PM Site Visit, Randy Click & Donna Jung Conditional Use Permit. Meet at northwest corner of 34th Street and “Q” Avenue. No public comments will be taken at the site visit. At the conclusion of the site visit, the Planning Commission will resume the continued public hearing on this matter at the scheduled April 24, 2019 5:00 PM evening meeting.

ANACORTES PLANNING COMMISSION



April 24, 2019

Municipal Building Council Chambers

6th Street and “Q” Avenue

AGENDA

5:00 P.M.

[VIEW PACKET MATERIALS HERE](#)

1. **Roll Call**
2. **Minutes of April 10, 2019 will be presented at a later date**
3. **Correspondence**
4. **New Business**

Pre-Decision Open-Record Public Hearing, Randy Click & Donna Jung Conditional Use Permit to permit conversion of 3 short-term rentals on subject property to be used as single-family residences and allow the construction of a single-family residence on the vacant lot. All four lots are located in the Commercial Zoning District, File #: CUP-2018-0003

The City of Anacortes encourages people with disabilities to participate in public meetings. For assistance with special needs, please contact the City Clerk at 360-299-1960 in advance of the meeting.



Planning Commission Agenda Bill

Meeting Date: 4/24/2019 **Agenda Item:**

Subject: Randy Click & Donna Jung Conditional Use Permit, CUP-2018-0003

Staff Contact: Kevin Cricchio, AICP, ISA, WPIT, Senior Planner

Approved for Submittal to Commission by	
X	Don Measamer, Director

Action Type	
X	Pre-decision open record public Hearing
X	Discussion
X	Possible Action

Summary & Background: The City of Anacortes' Planning, Community, & Economic Development Department received a Conditional Use Permit to permit the the conversion of three (3) short-term rentals located on the subject properties to single-family residences along with allowing the construction of a single-family residence on the vacant lot (P133553). All four of the subject lots involved in the CUP request were created by short plat (SPL-2015-0004) in 2016 and are located in the Commercial Zoning District. Short-term rentals are permitted outright in the Commercial Zoning District but single-family residences require an approved Conditional Use Permit per AMC 17.24.040. The subject properties are located at the northwest corner of 34th Street and "Q" Avenue intersection. Addressed as 3316 "Q" Avenue, 3320 "Q" Avenue, 3312 "Q" Avenue, & 908 34th Street. A pre-decision open-record public hearing before the Planning Commission is scheduled for 5:00 PM on April 24, 2019. Please bring your packets with you to the hearing. Please note, that the Planning Commission will conduct a site visit onsite at 3:00 PM on April 24th prior to the hearing.

Recommendation: The Department of Planning, Community, and Economic Development recommends that the Planning Commission make a motion to recommend approval to City Council regarding the subject Conditional Use Permit subject to staff's suggested conditions of approval.

Attachments:

[Planning Commission's Draft Planning Commission's Findings of Fact, Conclusions of Law, & Recommendation](#)

[Exhibit #01, Master Permit Application, Narrative, CUP Criteria of Approval, & Site Plan](#)

[Exhibit #02, GIS Map & Assessor's Info](#)

[Exhibit #03, Neighborhood Meeting Notice & Revised Notice of Application & Hearing](#)

[Exhibit #04, Public Comments Received](#)

[Exhibit #05, Agency & Department Comments Received](#)

[Exhibit #06, Site Photos](#)

THIS PAGE INTENTIONALLY LEFT BLANK



**PLANNING COMMISSION'S DRAFT FINDINGS OF FACT,
CONCLUSIONS OF LAW, & RECOMMENDATION:**

PRE-DECISION OPEN-RECORD

PUBLIC HEARING DATE: 6:00 PM on Wednesday, April 24, 2019
Site Visit: 3:00 PM on Wednesday, April 24, 2019

CLOSED-RECORD DECISION

HEARING DATE: 6:00 PM on Monday, May 13, 2019

FILE NUMBER: CUP-2018-0003

PROJECT LOCATION: The subject properties are located at the northwest corner of 34th Street and "Q" Avenue intersection. Addressed as 3316 "Q" Avenue, 3320 "Q" Avenue, 3312 "Q" Avenue, & 908 34th Street.

SUBJECT PARCEL: Parcel #: P133552, P133553, P133554, & P56622

**APPLICANT &
LANDOWNER:**

Randy Click & Donna Jung
1308 33rd Street
Anacortes, WA 98221

**STAFF REPORT
PREPARED BY:**

Kevin Cricchio, AICP, ISA, WPIT
Senior Planner
City of Anacortes
904 6th Street
Anacortes, WA 98221

SUBJECT PROPOSAL:

The applicant has applied for a Conditional Use Permit (CUP) to permit the conversion of three (3) short-term rentals located on the subject properties to single-family residences along with allowing the construction of a single-family residence on the vacant lot (P133553). All four of the subject lots involved in the CUP request were created by short plat (SPL-2015-0004) in 2016 and are located in the Commercial Zoning District. Short-term

rentals are permitted outright (typed as “Overnight Accommodations” in AMC 17.24.020) in the Commercial Zoning District but single-family residences require an approved Conditional Use Permit per AMC 17.24.040.

CURRENT ZONING: Commercial Zoning District

COMPREHENSIVE PLAN

DESIGNATION: Commercial

SURROUNDING ZONING & LAND USES:

Direction:	Zoning:	Present Land-Use:
North:	Commercial Zoning District	Single-family residences
South:	Commercial Zoning District	Motel /Inn
East:	Residential High Density B Zoning District (R4B)	Single-family residences
West:	Commercial Zoning District	Condominiums/ Multi-family

DRAFT FINDINGS OF FACT:

I. GENERAL BACKGROUND:

1. The subject property properties were created by short plat. On January 28, 2016, preliminary approval was given to create four (4) lots. Shortly thereafter, the applicant submitted for final short plat. The final short plat was recorded with Skagit County on November 3, 2016.
2. On page 2 of 2 of the recorded short plat, there is a note that states, “Unless the underlying Commercial Zoning District or regulations therein change, no single-family residential use is permitted on any of the four (4) lots created by this short plat unless approved via a Conditional Use Permit.”
3. To date, three (3) of the four (4) lots that makeup the short plat have been built on addressed as 908 34th Street (Parcel #: P133552), 3312 “Q” Avenue (Parcel #: P133554) & 3320 “Q” Avenue (Parcel #: P56622). The fourth lot addressed as 3316 “Q” Avenue (Parcel #: P133553), remains unimproved /vacant to date. Because of this note on the face of the short plat, these three (3) structures were constructed as short-term vacation rentals, not single-family residences. The issued building permits are BLD-2019-1116, BLD-2016-1332, & BLD-2015-0668 respectively.
4. A pre-application conference is required for Conditional Use Permit applications per AMC Table 19.20.030-1. Accordingly, a pre-application conference meeting was conducted with the applicant on Tuesday, September 11, 2018.
5. A neighborhood meeting is required for Conditional Use Permit applications per AMC Table 19.20.030-1. Accordingly, a neighborhood meeting was conducted at

6:00 PM on December 4, 2018 in the Senior Center. The neighborhood meeting notice was posted on site in two different locations, published in the Anacortes American newspaper, and mailed to neighboring landowners within 300 feet of the subject property as is required by AMC 19.20.120(D).

6. On December 11, 2018, the City of Anacortes' Department of Planning, Community, & Economic Development received the subject Conditional-Use Permit application.

II. NOTICE OF APPLICATION (NOA) & NOTICE OF HEARING (NOH):

1. Following a review of the application material submitted, the subject application was deemed complete on January 9, 2019. A notice of application and hearing was posted onsite, published in the local newspaper, and mailed to neighboring landowners concerning three (3) of the four (4) lots within the short plat. Shortly thereafter, the applicant changed their mind and decided to include all four (4) lots within the short plat as part of the proposed Conditional Use Permit. Accordingly, a revised notice of application and hearing was posted onsite, published in the local newspaper, and mailed to neighboring landowners concerns to include all four (4) lots of the short plat.
2. The revised notice of application and hearing was also posted at city hall, the local USPS office, the library, and on the city's website.
3. Agencies and departments of jurisdiction were solicited for comment.
4. Per AMC Table 19.20.030-1, Conditional Use Permits are considered a Type 4 land use permit, which requires a 21-day comment period.
5. Because a revised notice of application and hearing was required due to a change in the scope of the project, a new comment period was also is needed. The comment period for the subject application began on March 13, 2019, and ended at 5:00 PM on April 3, 2019. Comments however were accepted until the close of the pre-decision open record public hearing.

III. CRITICAL AREA / ENVIRONMENTALLY SENSITIVE AREA REVIEW:

There are no known critical areas located either on the subject property or within 300 feet to it.

IV. STATE ENVIRONMENTAL POLICY ACT:

The subject proposal was determined to be exempt from SEPA environmental review per WAC § 197.11.800 and AMC § 18.04.120.

V. PUBLIC COMMENT:

Any public comment received can be been found in **Exhibit # 04**.

VI. AGENCY & DEPARTMENT COMMENT:

Comments received from both agencies and departments of jurisdiction can be found in **Exhibit # 05.**

VII. ZONING ORDINANCE/CODE:

1. Per AMC 17.24.010, the purpose of the Commercial (C) Zoning District is “....to provide for establishments offering accommodations or services to motorists and tourists, and to provide areas for retail, wholesale, and repair activities outside the central business district.”
2. Single-family residences in the Commercial Zoning District require a Conditional Use Permit per AMC 17.24.040.
3. All three (3) building permits (BLD-2019-1116, BLD-2016-1332, & BLD-2015-0668) submitted to the city in 2015 and 2016 were reviewed for conformance with the Commercial Zoning District’s requirements including but not limited to setbacks, maximum land coverage, maximum permitted height, and landscaping. As stated earlier, three (3) of the four (4) lots have already been built on with short-term vacation rentals. The applicant now wishes to convert these three (3) vacation rentals into single-family residences and permit the construction of a single-family residence on the vacant unimproved lot. That is why the applicant seeks a Conditional Use Permit.
4. According to AMC 17.46.020, short-term vacation rentals (typed as a hotel /motel) require one (1) off-street parking space while single-family residences require two (2) off-street parking spaces per residence.
5. As stated earlier, three (3) of the four (4) lots that makeup the 4-lot short plat have been built on. Currently these three (3) structures are being used as short-term vacation rentals. One of these short-term rentals addressed as 3312 “Q” Avenue (Parcel #: P133554, Lot #4 of the short plat) does not have adequate room onsite to permit two (2) off-street parking spaces. Therefore, the applicant wishes to use an easement across lot #1 of the short plat to permit this and meet the two (2) off-street parking space requirement per AMC 17.46.020.
6. Per AMC § 19.36.040, in order to grant a Conditional Use Permit, the decision maker must find that the use would be consistent with the following criteria as follows:
 - A) The use would comply with any specific requirements for the conditional use specified elsewhere in this code.

STAFF ANALYSIS:

Single-family residences are permitted in the Commercial Zoning District via an approved Conditional Use Permit per AMC 17.24.040. As stated above, the subject proposal appears to have met the applicable development regulations for the Commercial Zoning District including but not limited to maximum permitted height, lot coverage, landscaping, and minimum setbacks as measured from property lines.

There is no minimum lot size requirement for any permitted or conditionally permitted use(s) in the Commercial Zoning District per AMC 17.24.050.

- B) Access to this site is appropriate considering the anticipated volume of traffic resulting from the use.

STAFF ANALYSIS:

The Conditional Use Permit is to permit the use of three (3) short-term vacation rentals that currently exist onsite to be used as single-family residences instead. One (1) of the four (4) lots of the short plat that created the lots in question is vacant. The applicant wishes also to construct a single-family residence on this respective vacant lot. Adequate access to each of the four lots in question has been made by “Q” Avenue and 34th Street.

- C) Off-street parking and loading facilities are adequate in terms of location, amount, and design to service the use.

STAFF ANALYSIS:

Single-family residences require two (2) off-street parking spaces per residence per AMC 17.46.020. Lot four (4) of the short plat has a short-term rental constructed on it. If the Conditional Use Permit is approved, and the short-term rental is converted to a single-family residence, it would not have adequate room onsite to permit two (2) off-street parking spaces onsite as is required per AMC 17.46.020. The applicant proposes an easement across a neighboring property within the subject short plat that abuts lot four (4) (addressed as 3312 “Q” Avenue (Parcel #: P133554) to allow ample room to meet this two (2) off-street parking space requirement. The subject conditional use permit has been conditioned below accordingly.

- D) The amount and location of open-space and the provision of screening is such that buffering of incompatible uses is achieved.

STAFF ANALYSIS:

No open-space or buffering of incompatible uses is required or applicable in this case for the proposed use of single-family residences on the four (4) lots in question.

- E) The location and intensity of outdoor lighting is such that it does not cast light on adjacent, adjoining, or neighboring properties.

STAFF ANALYSIS:

As conditioned below, outdoor lighting will be down-shielded thus preventing glare and light trespass.

- F) Hours and manner of operation of the propose use, including anticipated noise generation, are not inconsistent with the adjacent or nearby uses.

STAFF ANALYSIS:

If the Conditional Use Permit is approved, four (4) single-family residences will be permitted on the four (4) respective lots. The proposed use will be consistent with adjacent uses as the site abuts a single family residence and a condominium complex with single family residences also located to the east across “Q” Avenue.

- G) Public facilities and utilities are capable of adequately serving the proposed use.

STAFF ANALYSIS:

All public facilities (“Q” Avenue and 34 Street) and utilities (i.e., potable water, sanitary sewer, and stormwater) abut and /or are present at the subject property.

- H) The physical conditions of the site, including size, shape, topography, and drainage, are suitable for the proposed development.

STAFF ANALYSIS:

Any new building permit application to construct a single-family residence on the vacant lot will be reviewed for conformance with applicable stormwater regulations per AMC 19.76. The three (3) existing structures [short term vacation rentals] that are located on the other three (3) of the four (4) lots of the short plat were reviewed in 2015/ 2016 for conformance with city adopted stormwater management requirements.

- I) Any other factors deemed relevant to the decision maker.

STAFF ANALYSIS:

No additional factors were determined to be relevant by the decision maker.

7. The subject proposal **is, is not** consistent with the above development regulations and the proposed land use is permitted in the underlying zoning districts.

VIII. CONCLUSIONS OF LAW:

1. The public notice requirements of the Conditional-Use Permit **have, have not** been complied with.
2. The project **is, is not** consistent with the general purposes of the City’s Comprehensive Plan, the city’s planning standards and specifications of the zoning ordinance, and other ordinances applicable to the proposal.
3. The Planning Commission bases its Findings of Fact, Conclusions of Law &

Recommendation on the entire record, including all testimony and exhibits. Any finding, which would be deemed a Conclusion of Law, and any Conclusion of Law, which should be deemed a finding is hereby adopted as such.

IX. STAFF RECOMMENDATION:

The Department of Planning, Community, and Economic Development recommends that the Planning Commission make a recommendation of approval to City Council regarding the subject Conditional Use Permit subject to staff's suggested conditions of approval as listed below.

X. RECOMMENDATION:

Based on the foregoing information and analysis, the application material submitted by the applicant, and the City regulatory authority to implement the policies, standards, and the regulations of the Anacortes Municipal Code (AMC), the Planning Commission **recommends approval, approval with conditions, or denial** to City Council concerning the subject Conditional Use Permit subject to staff's suggested conditions of approval listed below.

XI. CONDITIONS OF APPROVAL:

1. The applicant shall be responsible for reimbursement to the City for the full cost of posting, mailing and publication associated with the neighborhood meeting notice, notice of application & hearing, revised notice of application & hearing, and notice of decision for this proposal. Payment shall be made prior to building permit application submittal or issuance &/or conversion of uses from short-term rentals to single-family residences.
2. The scope of this project shall not exceed that as set out in the conditional use permit application (including attachments), and in accordance with the determinations made and conditions imposed.
3. A building permit shall be secured before any construction activities begin onsite.
4. Hours of construction /work are limited to 7:00 AM to 10:00 PM Sunday through Saturday.
5. Any proposed exterior lighting shall be down-shielded thus preventing light trespass and impacts to the adjacent neighborhood.
6. Prior to building permit approval or issuance to construct a single-family residence on the vacant lot, the applicant /landowner shall obtain an access/ parking easement to permit two (2) off-street parking spaces on the abutting lot. This easement shall be reviewed and approved by the City of Anacortes' Public Works and Planning Departments. Once approved by the city, the easement shall be recorded with Skagit County Auditor's office. A copy of the recorded easement shall be provided to the City of Anacortes Planning Department for our records.

These Findings of Fact, Conclusions of Law, and Recommendation were adopted by the City of Anacortes' Planning Commission on **April 24, 2019**.

**CITY OF ANACORTES, WASHINGTON
PLANNING COMMISSION**

By _____
Jeremy McNett, Planning Commission Chair

EXHIBITS:

EXHIBIT NUMBER:	NAME OF EXHIBIT:
Exhibit #01	Master Permit Application, Narrative, CUP Criteria of Approval, Site Plan
Exhibit #02	GIS Map & Assessor's Info
Exhibit #03	Neighborhood Meeting & Revised Notice of Application & Hearing
Exhibit #04	Public Comments Received
Exhibit #05	Agency & Department Comments Received
Exhibit #06	Site Photos

EXHIBIT #01:

MASTER PERMIT APPLICATION, NARRATIVE, CUP CRITERIA OF APPROVAL, & SITE PLAN



PLANNING, COMMUNITY, & ECONOMIC DEVELOPMENT DEPARTMENT

MASTER PERMIT APPLICATION

Mailing Address: P.O. Box 547, Anacortes, WA 98221

Office Location: 904 6th Street, Anacortes WA 98221

Phone: (360) 299-1984, Fax: (360) 293-1938

DEC 11 2018

CITY OF ANACORTES

PERMITS REQUESTED FROM THE CITY OF ANACORTES:

☐ Accessory Dwelling Unit (ADU)	☐ Annexation Request	☐ Administrative Interpretation
☐ Administrative Conditional Use Permit	☐ Binding Site Plan (Preliminary)	☐ Binding Site Plan (Final)
☐ Boundary Line Adjustment (BLA)	☐ Clearing Permit	☐ Code (AMC) Amendment
☐ Comprehensive Plan Amendment	☒ Conditional Use Permit (CUP)	☐ Cottage Housing
☐ Essential Public Facility	☐ Extension of Time for Approval	☐ Floodplain Development Permit
☐ Grade and Fill Permit	☐ Home Occupation Permit	☐ Lot Certification
☐ Manufactured Home Subdivision	☐ Minor Permit Revision	☐ Plat (Preliminary)
☐ Plat (Final)	☐ Plat Amendment /Modification	☐ Reasonable Use Exception
☐ Rezone Request	☐ SEPA Environmental Review	☐ Shoreline Exemption
☐ Shoreline Substantial Development Permit	☐ Shoreline Conditional Use Permit	☐ Shoreline Variance
☐ Short Plat /Subdivision (Preliminary)	☐ Short Plat /Subdivision (Final)	☐ Special Use Permit
☐ Stormwater Management Manual Adjustments & Exceptions	☐ Variance (Level 1)	☐ Variance (Level 2)

PROJECT & SITE INFORMATION:

SITE ADDRESS: 904 34 th - 3320 Q AVENUE 3316 Q AVENUE	PROJECT NAME:
PARCEL NUMBER(S): P133552 P56622 P133553	SECTION, TOWNSHIP, & RANGE
LOT SQUARE FOOTAGE & ACREAGE: refer to survey	PROJECT VALUATION:
LEGAL DESCRIPTION: refer to short plat	PRESENT ZONING: COMMERCIAL
PRESENT USE OF PROPERTY: VACATION Rentals & New construction	CUT & FILL (CY) PROPOSED:
PRE-APPLICATION CONFERENCE REQUIRED: ☒ Yes ☐ No	WATER SOURCE: ☒ City of Anacortes ☐ Private Well ☐ Community Well
SEWAGE DISPOSAL: ☒ City of Anacortes ☐ Septic Tank	ROAD ACCESS: ☒ City Road ☐ State Highway ☐ Private Road
CRITICAL AREAS WITHIN 300 FEET: ☐ Yes ☒ No	WATER BODIES WITHIN 200 FEET: ☐ Yes ☒ No
FLOODPLAIN: Flood Zone: _____ FIRM Panel # _____ Date of Panel: _____	
LOT COVERAGE AREA CALCULATIONS: Existing Square Footage: 5070 or less Proposed Square Footage: _____	
IMPERVIOUS SURFACE AREA CALCULATIONS: Existing Impervious Square Footage: _____ New Impervious Surface: _____	

PROPERTY OWNER INFORMATION: ☒ Multiple owners attached	
NAME: Donna Jung & Randy Click	MAILING ADDRESS: 1308 33rd Street
CITY, STATE, ZIP: Anacortes, WA 98221	PHONE #: 360 299 9682
FAX #:	EMAIL ADDRESS: Randy Click 70 @ gmail.com
APPLICANT INFORMATION: ☒ Same as property owner	
NAME:	MAILING ADDRESS:
CITY, STATE, ZIP:	PHONE #:
FAX #:	EMAIL ADDRESS:
CONTACT PERSON: ☒ Same as property owner ☐ Same as applicant	
NAME:	MAILING ADDRESS:
CITY, STATE, ZIP:	PHONE #:
FAX #:	EMAIL ADDRESS:
DESCRIPTION OF SUBJECT PROPOSAL:	
PROPOSED WORK: Convert two vacation rentals to Single Family Residence New Construction Single Family residence on third lot.	

NOTES:

- ☒ I am the property owner and I grant permission to city staff to enter the project site to verify presence or absence of critical areas and to perform inspections of the work proposed by this application; or
- ☐ Attached is a letter of authorization stating that I have the consent of the property owner to submit the subject application on their behalf. Additionally, the property owner has granted permission to city staff to enter the project site in order to verify the presence or absence of critical areas and to perform inspections of work proposed by this application.
- ☐ A notarized affidavit (see below) is required to be completed by all persons having an ownership interest in the subject property and the applicant, if different from the property owner(s). If the signatory is not listed as the owner in the title report, or if the signatory is signing on behalf of an entity, documentation authorizing the signatory to sign the affidavit on behalf of the individual or entity shall provided.

SIGNATURE REQUIRED:

I certify that the information, statements, answers above regarding the subject application(s) are true and correct to the best of my knowledge and belief.

Signature: Randy Click Donna Jung

Title: _____

Print Name: Randy Click DONNA JUNG

Company: _____

Date: 12/10/2018

STATE OF WASHINGTON)
) ss
CITY OF ANACORTES

I (we) Randy Click and Donna Jung, being duly sworn, depose and say that I am (we are) the OWNER(s) of the property involved in this application, and that I (we) have familiarized myself (ourselves) with the rules and regulations with respect to preparing and filing this application and that the statements and information submitted herewith are in all respects true and correct to the best of my (out) knowledge and belief.

Signed: Randy Click and Donna Jung
Owner

Subscribed and sworn to before me this 10th day of December, 2018.



Meagan Schwab
Notary Public in and for the State of Washington
residing at Mount Vernon

STATE OF WASHINGTON)
) ss
CITY OF ANACORTES

I (we) Randy Click and Donna Jung, being duly sworn, depose and say that I am (we are) the APPLICANT(s) for this application, and that I (we) have familiarized myself (ourselves) with the rules and regulations with respect to preparing and filing this application and that the statements and information submitted herewith are in all respects true and correct to the best of my (out) knowledge and belief.

Signed: Randy Click and Donna Jung
Applicant

Subscribed and sworn to before me this 10th day of December, 2018.



Meagan Schwab
Notary Public in and for the State of Washington
residing at Mount Vernon

Cricchio, Kevin

From: randy click <randyclick70@gmail.com>
Sent: Wednesday, February 20, 2019 8:37 AM
To: Cricchio, Kevin
Subject: Master Application

MASTER PERMIT APPLICATION / NARRATIVE 2/19/19

Purpose: Conditional Use Permit (CUP)
Applicants: Donna Jung & Randy Click

Our application for a CUP will involve three properties in the Jung 4 lot short plat; lots 1, 2 & 3. 4 1 2 4

Lot 1 vacant land – 3316 Q. Avenue P# 133553 / owner Randy Click

Lot 2 structure complete 3320 Q. Avenue P# 56622 / owner Donna Jung

Lot 3 structure complete 908 34th Street P# 133552 / owner Donna Jung

Lot 4 structure complete 3312 Q. Avenue P# 133554 / owner Randy Click

Our CUP will request permission for Donna Jung to convert her two vacation rentals address lot 3 of the Jung 4 lot short plat. Address 908 34th Street & 3320 Q. Avenue .

Mr. Click is requesting permission to build a SFR on his property (lot 1 / 3316 Q. Avenue) of the Jung 4 lot short plat.

Mr. Click is also requesting permission to convert his vacation rental (lot 4 / 3312 Q. Avenue) of the Jung 4 lot short plat to a single family residence (SFR).

We have completed a pre application meeting & a neighborhood meeting.

Donna Jung financed & completed all City improvements required on the Jung 4 lot short plat. ie. curb & gutter, sidewalk, 12" storm line with 3 type 1 catch basins, asphalt, city sewer, landscaping & underground power & cable. All work has passed inspection by the City of Anacortes Engineering Department.

Ms. Jung received two building permits and after completion received two occupancy permits meeting all city requirements.

Mr. Click has received a building permit & then received an occupancy permit (3312 Q. Avenue) after completion meeting all city requirements.

Required criteria satisfied: 40' maximum height, 50% maximum lot coverage, 1 off street parking (both constructed properties have 2 off street parking spots) hookup to city storm & sewer.

Landscape was required during short plat & approved by city. Future landscape will be dictated by Anacortes Building Department during permit process.

The site plan we submitted will show all area of landscape located off 34th Street & Q. Avenue.

Mr. Click will follow this same path during construction of his property on Lot 1 Of the Jung 4 lot short plat.

Conditional Use Permit for SFR (single family residence) are a permitted use in the Commercial zone under certain criteria. 17.24.040 Anacortes Municipal Code

17.24.040 Conditional uses

A. Manufacturing or assembly operations of small scale, not larger than five thousand square feet of floor space;

B. Single-family houses;

C. Landmark buildings with any approved use, generally not permitted within the area's land use classification, which occurs or will occur in a landmark building recognized as such by the city council;

D. Restaurant sidewalk use;

E. Any retail store, or complex of retail stores, with more than fifty thousand square feet of total, combined floor area, otherwise permitted in the underlying zone.

F. Churches; libraries; nursery, plant material; veterinary clinic; clinics; hospitals; and public or municipal service facilities. (Ord. 2847 Att. A, 2011; Ord. 2794 § 1 (Att. A), 2008; Ord. 2482 Att. A § 5, 1999; Ord. 2412 Att. A, 1996; Ord. 2316, 1994)

17.24.050 Minimum lot size.

None. (Ord. 2794 § 1 (Att. A), 2008; Ord. 2316, 1994)

17.24.060 Minimum setback requirements.

None, except that along property lines adjoining residential zone districts with no intervening street or alley, there shall be a setback of at least five feet. (Ord. 2794 § 1 (Att. A), 2008; Ord. 2592 Att. A § 5, 2002; Ord. 2482 Att. A § 10, 1999; Ord. 2316, 1994)

17.24.070 Maximum density.

None. (Ord. 2794 § 1 (Att. A), 2008; Ord. 2316, 1994)

17.24.080 Maximum land coverage.

Maximum land coverage by buildings shall be fifty percent. (Ord. 2794 § 1 (Att. A), 2008; Ord. 2316, 1994)

17.24.090 Maximum building height.

Maximum building height shall be forty feet. (Ord. 2794 § 1 (Att. A), 2008; Ord. 2316, 1994)

17.24.100 Off-street parking requirements.

All uses must meet minimum requirements as established in Chapter 17.46, Parking. (Ord. 2794 § 1 (Att. A), 2008; Ord. 2316, 1994)

19.36.040

A. In order to grant a conditional use permit, the decision maker must find that the use would be consistent with the following criteria.

1. The use would comply with any specific requirements for the conditional use specified elsewhere in this code;

We have complied to specific requirements for CUP by following the rules of 17.24.040

2. Access to the site is appropriate considering the anticipated volume of traffic resulting from use.

All three properties have parking that was approved during short plat; anticipated traffic volume from conversion of vacation rentals to single family residence would be minimal if any.

3. Off -street parking and loading facilities are adequate in terms of location, amount, and design to service the use;

Each of the three properties have or will have a minimum of two parking spaces. Approved during short plat. Loading facilities are N/A.

4. The amount and location of open space and the provision of screening is such that buffering of incompatible uses is achieved;

Satisfied during Building Department process / site plan & construction design.

5. The location and intensity of outdoor lighting is such that it does not cast light on adjacent, adjoining or neighboring properties;

The homes built or designed for this property have been designed to keep direct light from interrupting each other as well as neighboring homes.

6. Hours and manner of operation of the proposed use' including anticipated noise generation, are not inconsistent with adjacent or nearby uses;

Constructed property & proposed construction are a perfect fit regarding adjacent uses; to the west there is a three story condo complex & a 5 unit apartment building both with residences on the main floor, to the south a motel, to the north SFR and to the east SFR. Anticipated noise would be compatible with the neighborhood.

7. Public facilities and utilities are capable of adequately serving the proposed use;

Approved during short plat by City Engineers and Building Department.

8. The physical conditions of the site, including size, shape, topography, and drainage, are suitable for the proposed development;

Short plat approved by the City & Building Department during the course of construction.

9. Any other factors deemed relevant to the decision maker.

The conditional use process described by municipal code 17.24.040 concerning SFR are a permitted use under certain requirements. We have addressed these issues. The commercial zone has various uses. Some of the conditional uses are a better fit than permitted uses because of size, location, cost etc. I would like to think this is one of the reasons why the CUP are offered in the commercial zone. We feel our development has enhanced the neighborhood with its original intent. To convert from vacation short term stays to single family use does not change the character of the neighborhood from its original intent.

Also a conversation of a precedence being set if allowed came up in our neighborhood meeting. Our first thoughts were it is offered in The Anacortes Municipal Code under CUP with certain guidelines therefore we do not see an issue because all guidelines have been satisfied. As far as setting a precedence, and I'm not sure if we are setting a precedence should the first guy be denied because of a precedence...I think not. Codes are not taken lightly by those involved in the process meaning all of us. They might not be perfect but we must respect our

decision. If change makes things better than we are all in but until then lets wait for the change.

With all of this being said this could be a moot point. It is my understanding when the zoning change is complete in 2019 this particular CUP will be affected. Thanks!

Thank you, we look forward to our meeting to discuss our conditional use.

Donna Jung

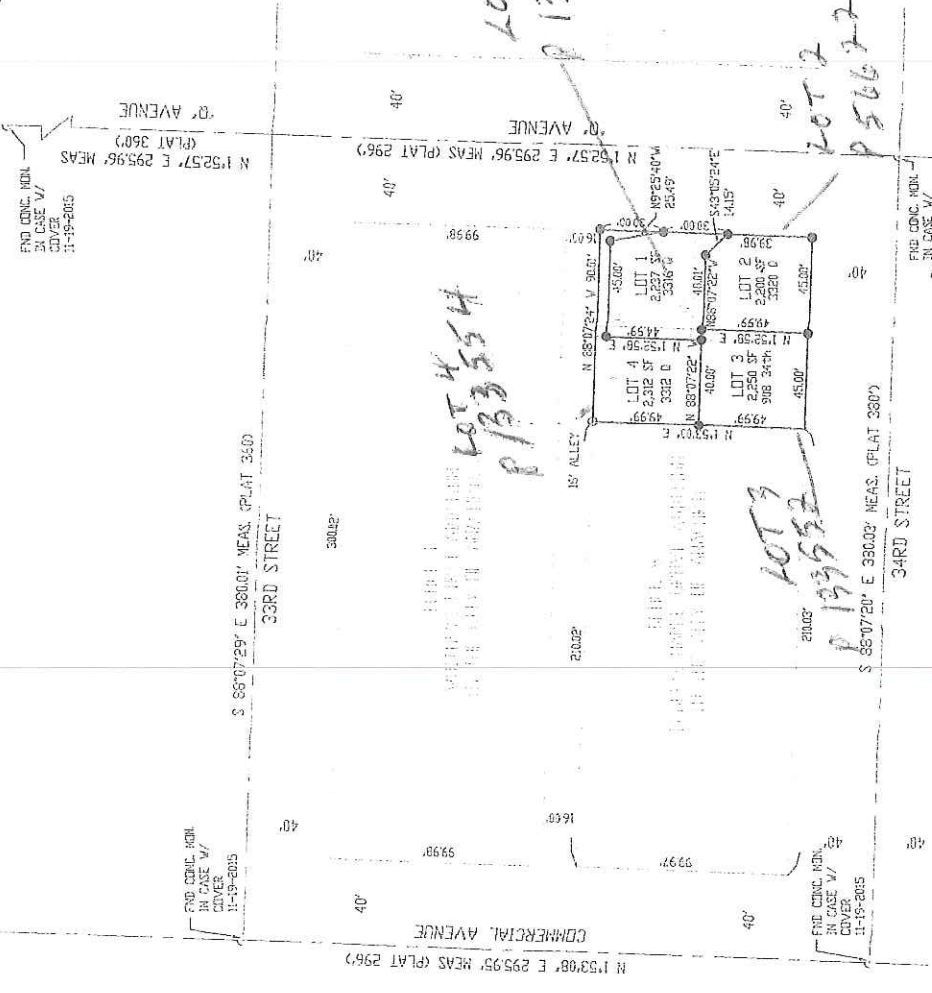
Randy Click

AUDITORS CERTIFICATE

RECORD OF SURVEY AT THE REQUEST OF DALE K. HERRIGSTAD

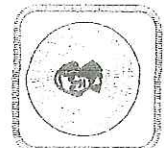
RECEIVED
DEC 11 2018

JUNG 4 LOT SHORT PLAT
SURVEY IN SEC. 30, TWP. 35 N, RNG. 2 E.,
ANACORTES, WASHINGTON



I hereby certify that the JUNG 4 LOT SHORT PLAT is based upon an actual survey and subdivision performed by me or under my supervision of Section 30, Township 35 North, Range 2 East, W.M.; that the courses and distances are shown correctly on the ground; and that I have complied with the provisions of the statutes and platting regulations and that permanent control monuments have been established at each and every controlling corner of the parcel of land being subdivided.

DALE K. HERRIGSTAD, P.L.S. Certificate No. 27907
Date



AUDITOR _____ DEPUTY AUDITOR _____

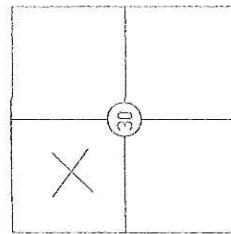
GENERAL INFORMATION

- Assessor's Account No. 3775-003-000-0006, P56922.
- Description and exception information obtained from Subdivision Guarantee Order No. 133973-0A, dated November 13, 2015.
- Water Supply: City of Anacortes.
- Electricity: City of Anacortes.
- Storm Sewer: City of Anacortes.
- Underlying Zoning: Commercial (C) Zoning District.
- Net Acreage: 9,000 Net Square Feet.
- Gross Acreage: 9,920 Gross Square Feet.

NOTES

- Set RE-BAR AND YELLOW CAP P.L.S. 127907.
- FOUND EXISTING REBAR AND CAP AS NOTED.
- FOUND MONUMENT WITH CASE AND COVER.
- MONUMENT USED ON SECTION 30, TWP. 35 N, RNG. 2 E, Standard Total station.
- MONUMENT USED ON 19-2015.
- ERROR OF CLOSURE MEETS WASHINGTON STATE SURVEY STANDARDS.
- SURVEY METHOD: STANDARD FIELD TRAVERSE.
- BASES OF BEARINGS ROS AF 201002110059 C. OF 34TH STREET.

ADDRESSES
LOT 1 3316 "Q" AVENUE
LOT 2 3320 "Q" AVENUE
LOT 3 908 4TH STREET
LOT 4 3312 "Q" AVENUE



TO SEE SECTION TIE SEE
ROS AF #201002110059

IN THE N.W. 1/4, SEC. 30,
TOWNSHIP 35 N., RNG. 2 EAST, W.M.
CITY OF ANACORTES, SKAGIT COUNTY, WASHINGTON.

SPL-2015-0004 PW#16-007-DEV

SHORT PLAT

SURVEYOR
DALE K. HERRIGSTAD P.L.S.
4320 WHISTLE LAKE ROAD
ANACORTES, WA 98221
360-299-8804

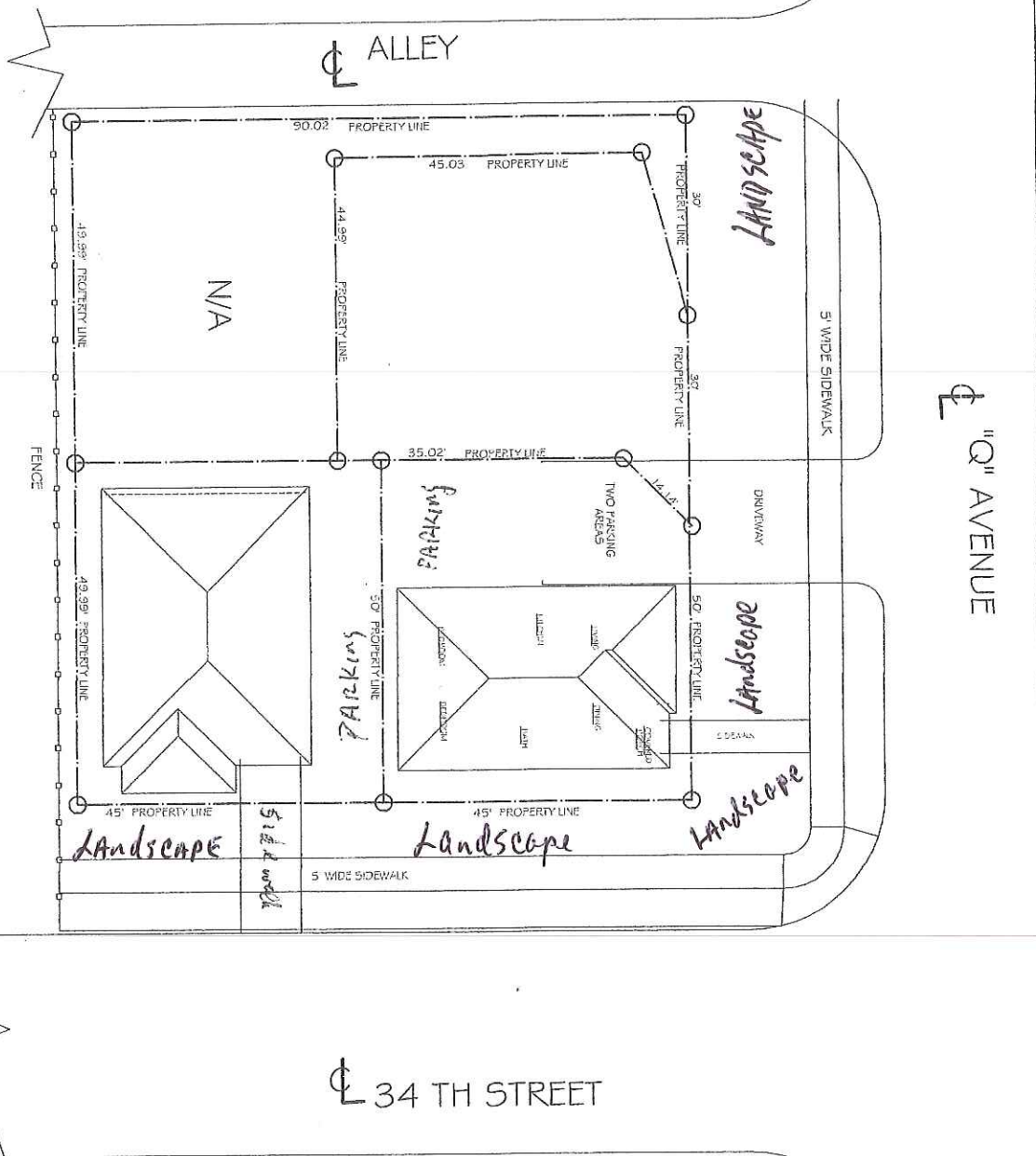
OWNER
Donna S. Jung
1308 33rd Street
Anacortes, WA 98221

HERRIGSTAD ENGINEERING & SURVEYING
4320 Whistle Lake Road, Anacortes, WA 98221 (360) 293-8804

SHEET 1 OF 2

DIN BY: DGH
CHECK BY: DH
DATE: Sep 2016
SCALE: 1"=40'
JOB2015-124

RECEIVED
DEC 11 2018
CITY OF ANACORTES



Deanna Jang
 Randy Clerk

JUNG 4 LOT SHORT PLAT
SURVEY IN SEC. 30, TWP. 35 N, RNG 2 E., W.M.
ANACORTES, WASHINGTON

AUDITORS CERTIFICATE

RECORD OF SURVEY AT THE REQUEST OF DALE K. HERRIGSTAD

201611030052
\$183.00
Skagit County Auditor
11/3/2016 Page 1 of 2 2:44PM

FND CONC. MON.
IN CASE V/
COVER
10-4-2016

AUDITOR
DEPUTY AUDITOR

GENERAL INFORMATION

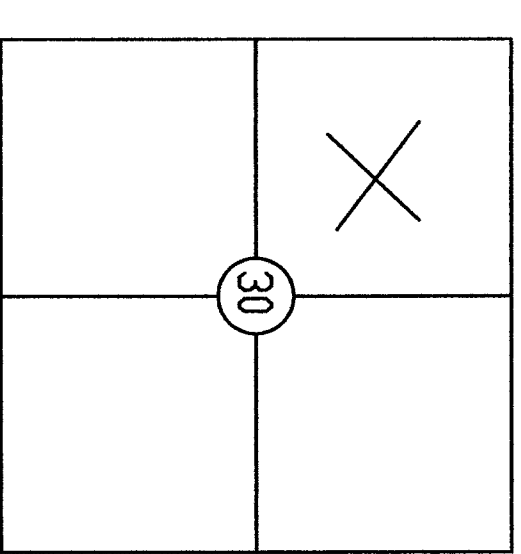
- Assessor's Account No.s 3775-008-020-0006, P56622.
- Description, and exception information obtained from Subdivision Surrogate Order No. 153973-0A, dated September 12, 2016.
- Water Supply: City of Anacortes.
- Sewer Disposal: City of Anacortes.
- Storm Sewer: City of Anacortes.
- Underlying Zoning: Commercial (C) Zoning District
- Net Acreage: 9,000 Net Square Feet
Gross Acreage: 9,920 Gross Square Feet

NOTES

- SET RE-BAR AND YELLOW CAP P.L.S. #27807.
- SET PK NAIL IN CONCRETE.
- FOUND EXISTING REBAR AND CAP AS NOTED.
- FOUND OR SET MONUMENT WITH CASE AND COVER AS NOTED.
- EQUIPMENT USED: Carlson CR2, 2 Second total station.
- MONUMENTS TIED ON 11-19-2015.
- ERROR OF CLOSURE MEETS WASHINGTON STATE SURVEY STANDARDS.
- SURVEY METHOD: STANDARD FIELD TRAVERSE.
- BASIS OF BEARINGS ROS AF 201002110059 CL OF 34TH STREET.

ADDRESSES
LOT 1 3316 'Q' AVENUE
LOT 2 3320 'Q' AVENUE
LOT 3 908 4TH STREET
LOT 4 3312 'Q' AVENUE

- PRIVATE EASEMENTS
① 5' STORM AND SANITARY SEWER EASEMENT,
SEE SHEET 2 FOR DISCRPTION.
② 5' WATER SERVICE EASEMENT, SEE SHEET
2 FOR DISCRPTION.



TO SEE SECTION TIE SEE
RDS AF #201002110059

IN THE N.W. 1/4, SEC. 30,
TOWNSHIP 35 N., RNG. 2 EAST, W.M.
CITY OF ANACORTES, SKAGIT COUNTY, WASHINGTON.

SPL-2015-0004 PW#16-007-DEV

SHORT PLAT

SURVEYOR
DALE K. HERRIGSTAD P.L.S.
4320 WHISTLE LAKE ROAD
ANACORTES WA 98221
360-299-8804

OWNER
Donna S. Jung
1308 33rd Street
Anacortes, WA 98221

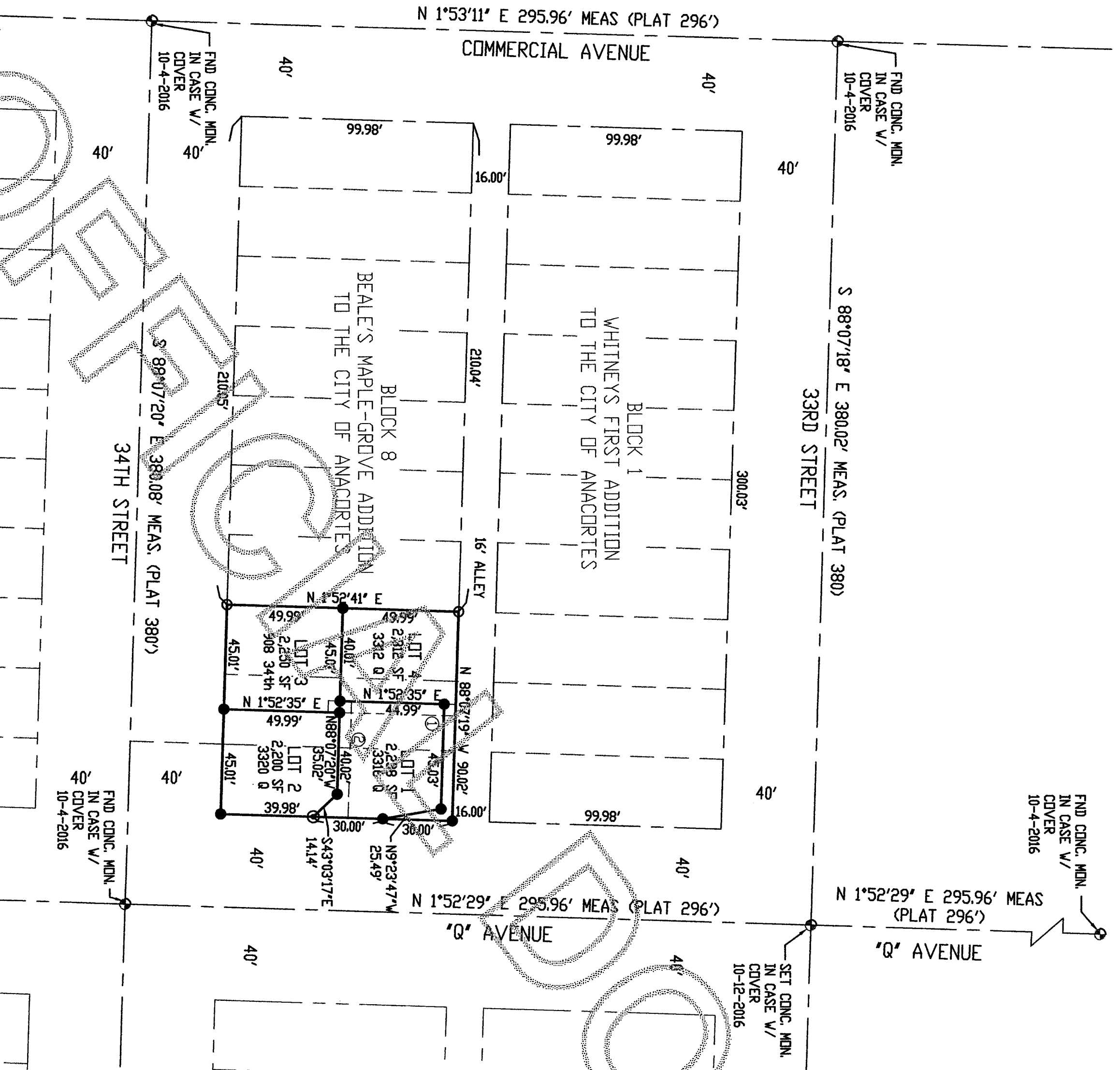
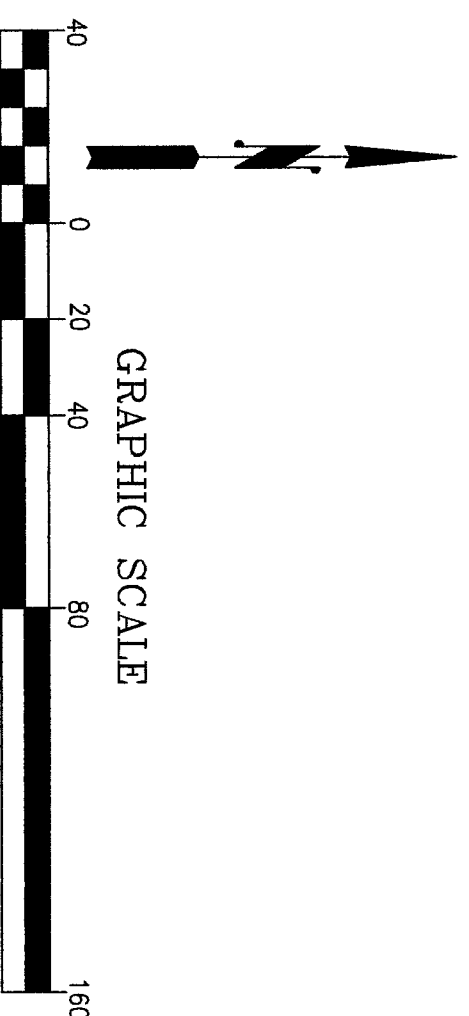
HERRIGSTAD ENGINEERING & SURVEYING
4320 Whistle Lake Road, Anacortes, WA 98221 (360) 293-8804

SHEET 1 OF 2



I hereby certify that the JUNG 4 LOT SHORT PLAT is based upon an actual survey and subdivision performed by me or under my supervision of Section 30, Township 35 North, Range 2 East, W.M.; that the courses and distances are shown correctly on the ground; and that I have complied with the provisions of the statutes and plotting regulations and that permanent control monuments have been established at each and every controlling corner of the parcel of land being subdivided.

DALE K. HERRIGSTAD, P.L.S.
Certificate No. 27807
Date OCTOBER 27, 2016



JUNG 4 LOT SHORT PLAT
SURVEY IN SEC. 30, TWP. 35 N, RNG 2 E., W.M.
ANACORTES, WASHINGTON

LEGAL DESCRIPTION

Lots 18, 19 and 20, Block 8, 'BEALE'S MAPLE-GROVE ADDITION TO THE CITY OF ANACORTES,' as per plat recorded in Volume 2 of Plats, page 19, records of Skagit County, Washington.

Situated in the City of Anacortes, County of Skagit, State of Washington.

SHORT PLAT CONDITION OF APPROVAL

1. The lots in this short subdivision are subject to applicable water, sewer, and stormwater general facility and hookup fees and transportation, fire, and park impact fees. These fees are payable at levels in effect at the time of building permit issuance and may differ from those fee levels currently in effect; sewer and water latecomer charges may be payable.
2. Land contained within a short subdivision may not be further divided in any manner within a period of five years from date of approval without filing a standard plat.
3. Unless the underlying Commercial zoning district or regulations therein change, no single-family residential use is permitted on any of the four (4) lots created by this short plat unless approved via a Conditional Use Permit. The permitted and proposed use is for transient short term vacation rentals only. A note to this effect shall also be added to each deed.

PRIVATE UTILITY EASEMENTS

1. A 5 FOOT WIDE SANITARY AND STORM SEWER EASEMENT ACROSS LOTS 1, 3 AND 4, LYING NORTHSOUTH ALONG THE PROPERTY LINE BETWEEN LOTS 1 AND 4 AS SHOWN ON THE PLAT IS HEREBY GRANTED TO LOTS 2, 3 AND 4 FOR THE PURPOSE OF STORM AND SANITARY SEWER AND THE REPAIRING AND MAINTENANCE THEREOF.
2. A 5 FOOT WIDE WATER EASEMENT ACROSS LOT 1 LYING EASTWEST ALONG THE PROPERTY LINE BETWEEN LOTS 1 AND 2 AS SHOWN ON THE PLAT IS HEREBY GRANTED TO LOTS 2, 3 AND 4 FOR THE PURPOSE OF WATER SERVICE LINES AND REPAIR, REPLACEMENT & MAINTENANCE THEREOF.

CONSENT:

Know All Men by we the undersigned owners certify, that the Short Plat is made as a free act and deed, in witness whereof we have hereunto set our hands and seals this

1st day of January, 2016.

Donna S. Jung

Phil Heidt Alexia Heidt

State of Washington
County of Skagit

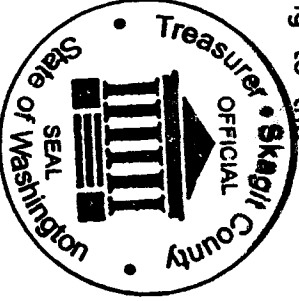
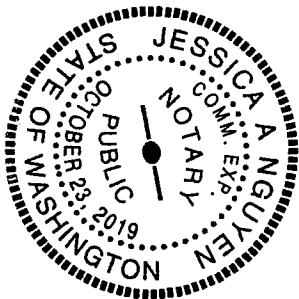
I certify that I know or have satisfactory evidence that Donna S. Jung, as her separate estate, signed this instrument, and acknowledged it to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

Given under my hand and official seal this 1st day of November, 2016. Notary Public in and for the State of Washington
Signed _____
Name printed Jessica A. Nguyen
Residing at Mount Vernon, WA
My commissions expires October 23, 2019

State of Washington
County of King

I certify that I know or have satisfactory evidence that Phil & Alexia Heidt, husband and wife, signed this instrument, and acknowledged it to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

Given under my hand and official seal this 31 day of October, 2016. Notary Public in and for the State of Washington
Signed Jeffrey D. Vanni
Name printed Jeffrey D. Vanni
Residing at Reston, VA
My commissions expires Dec. 10, 2016



SKAGIT COUNTY TREASURERS CERTIFICATE
I certify that all taxes hereafter levied and which have become a lien upon the lands herein described have been fully paid and discharged according to the records of my office, up to and including the year of 2016.
Certified this 3rd day of November, 2016.
David J. Jones
Skagit County Treasurer

CITY OF ANACORTES APPROVALS

[Signature] Planning Director
[Signature] City Engineer

Examined and approved this 2nd day of November, 2016.



SPL-2015-0004 PW#16-007-DEV

SHORT PLAT

SURVEYOR
DALE K. HERRIGSTAD P.L.S.
4320 WHISTLE LAKE ROAD
ANACORTES WA 98221
360-299-8804

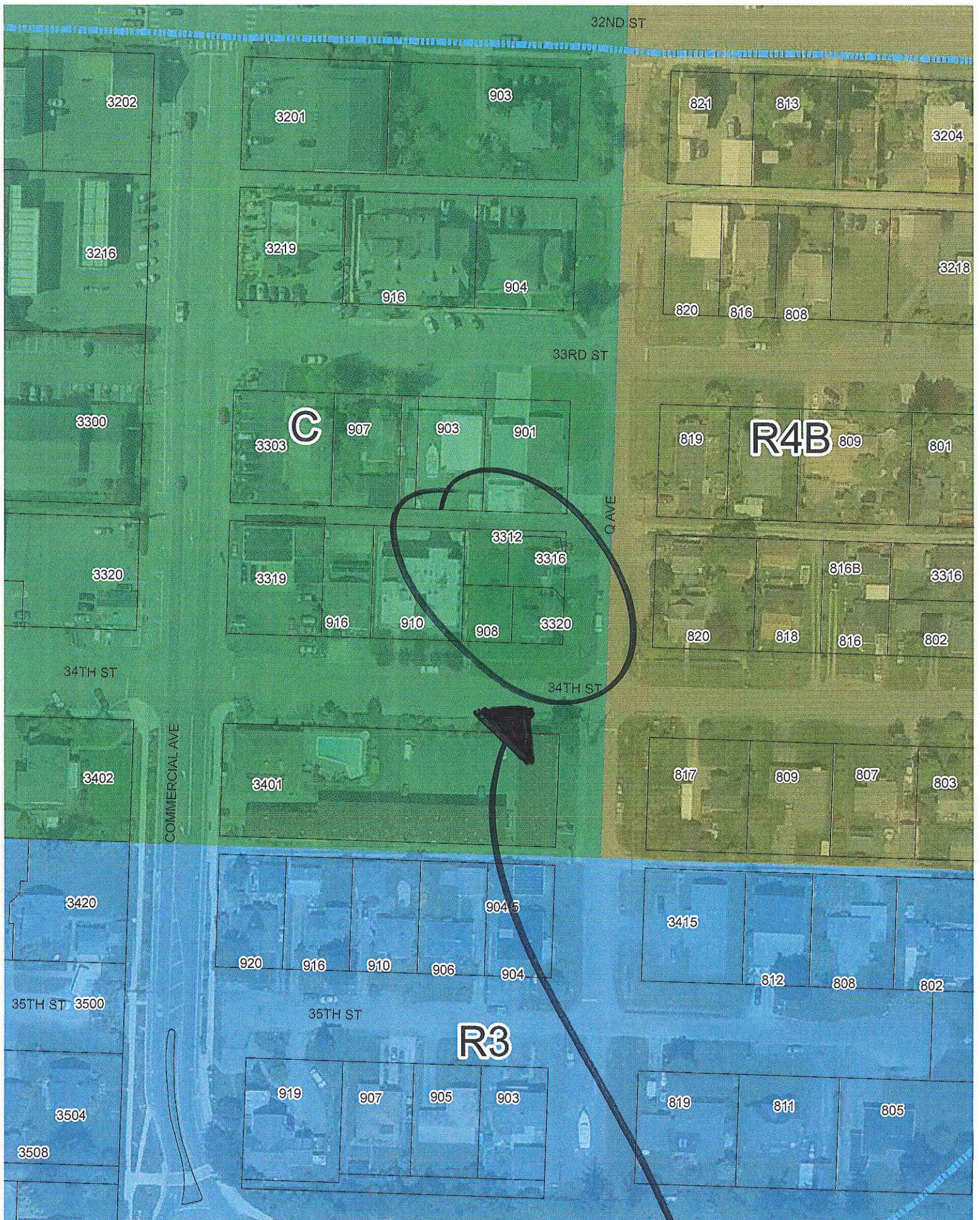
DWNER
Donna S. Jung
1308 33rd Street
Anacortes, WA 98221

HERRIGSTAD ENGINEERING & SURVEYING
4320 Whistle Lake Road, Anacortes, WA 98221 (360) 299-8804

DWN BY: DKH
CHECK BY: dkh
DATE: SEPT 2016
SCALE: NOTED
JOB2015-124

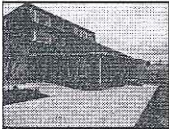
EXHIBIT #02:

GIS MAP & ASSESSORS'S INFO



Subject Property(s)

Details for Parcel: P133552



Jurisdiction: ANACORTES

Zoning Designation: Please contact the city of ANACORTES for ANACORTES zoning information.

Parcel Number	XrefID	Quarter	Section	Township	Range
P133552	3775-008-020-0306	NW	30	35	02
Owner Information	Site Address(es)	Map Links			
JUNG DONNA S	908 34TH STREET	Open in iMap			
1308 33RD STREET	Anacortes, WA (Jurisdiction, State)	Assessor's Parcel Map:			
ANACORTES, WA 98221	Zip Code Lookup Site Address Information	PDF DWF			

Current Legal Description [Abbreviation Definitions](#)

LOT 3, JUNG 4 LOT SHORT PLAT, RECORDED UNDER AF#201611030052, BEING A PORTION OF LOTS 18, 19 AND 20, BLOCK 8, BEALE'S MAPLE GROVE ADDITION TO THE CITY OF ANACORTES, ACCORDING TO THE PLAT THEREOF, RECORDED IN VOLUME 2 OF PLATS, PAGE 19, RECORDS OF SKAGIT COUNTY, WASHINGTON.

2017 Values for 2018 Taxes*

Building Market Value \$140,100.00
 Land Market Value +\$101,800.00
 Total Market Value \$241,900.00
 Assessed Value \$241,900.00
 Taxable Value \$241,900.00

Sale Information

Deed Type
 Sale Date
 Sale Price \$0.00

2018 Property Tax Summary

2018 Taxable Value \$241,900.00
 General Taxes \$2,535.48
 Special Assessments/Fees
 Total Taxes \$2,535.48

* Effective date of value is January 1 of the assessment year (2017)

Legal Description at time of Assessment

*Land Use	(111) HOUSEHOLD, SFR, INSIDE CITY		WAC 458-53-030	
Neighborhood	(20ACENTRAL) ANACORTES CENTRAL RESIDENTIAL			
Levy Code	0900	Fire District		
School District	SD103	Exemptions		
Utilities	*SEW, PWR, WTR-P	Acres	0.05	
Improvement 1 Attributes Summary				
Building Style	ONE STORY			
Year Built		Foundation		
Above Grade Living Area	1,064 Square Feet	Exterior Walls		
Finished Basement		Roof Covering		
*Total Living Area	1,064 Square Feet	Heat/Air Conditioning		
Unfinished Basement		Fireplace		
*Total Garage Area		Bedrooms		
Bathrooms				
For additional information on individual segments see Improvements tab				

* Land Use codes are for assessment administration purposes and do not represent jurisdictional zoning. Please contact the appropriate planning department in your jurisdiction for land use questions.

* Total living area includes above grade living area and finished basement area.

* Garage square footage includes all garage areas; basement garages, attached garages, detached garages, etc.

Assessment data for improvements is based on exterior inspections. Please contact the Assessor's office if the information does not accurately reflect the interior characteristics.

Details for Parcel: P133553



Jurisdiction: ANACORTES

Zoning Designation: Please contact the city of ANACORTES for ANACORTES zoning information.

[Recorded Documents](#) Documents scanned and recorded by the Auditor's office[Excise Affidavits](#) Document scans of excise affidavits

Parcel Number

P133553

XrefID

3775-008-020-0106

Quarter Section Township Range

NW 30 35 02

Owner Information

CLICK CONSTRUCTION LLC
1004 COMMERCIAL AVENUE NO 267
ANACORTES, WA 98221

Site Address(es)

3316 Q AVENUE
Anacortes, WA (Jurisdiction, State)
[Zip Code Lookup](#) | [Site Address Information](#)

Map Links

[Open in iMap](#)
Assessor's Parcel Map:
[PDF](#) | [DWF](#)

Current Legal Description Abbreviation Definitions

LOT 1, SHORT PLAT NO. SPL-2015-0004, APPROVED NOVEMBER 2, 2016, UNDER AUDITORS FILE NO. 201611030052; BEING A PORTION OF LOTS 18, 19 AND 20, BLOCK 8, BEALES MAPLE-GROVE ADDITION TO THE CITY OF ANACORTES, AS PER PLAT RECORDED IN VOLKUME 2 OF PLATS, PAGE 19, RECORDS OF SKAGIT COUNTY, WASHINGTON.

2018 Values for 2019 Taxes*

Building Market Value \$.00
Land Market Value +\$105,400.00
Total Market Value \$105,400.00
Assessed Value \$105,400.00
Taxable Value \$105,400.00

Sale Information

Deed Type WARRANTY DEED
Sale Date 2018-07-11
Sale Price \$60,000.00

2019 Property Tax Summary

2019 Taxable Value \$105,400.00
General Taxes \$994.64
Special Assessments/Fees
Total Taxes \$994.64

* Effective date of value is January 1 of the assessment year (2018)

Legal Description at time of Assessment

*Land Use					WAC 458-53-030
Neighborhood	(21AVIEW) ANACORTES VIEW RESIDENTIAL				
Levy Code	0900	Fire District			
School District	SD103	Exemptions			
Utilities	*SEW, PWR, WTR-P	Acres	0.05		
Improvement 1 Attributes Summary					
Building Style	SINGLE FAMILY RESIDENCE				
Year Built		Foundation			
Above Grade Living Area		Exterior Walls			
Finished Basement		Roof Covering			
*Total Living Area		Heat/Air Conditioning			
Unfinished Basement		Fireplace			
*Total Garage Area		Bedrooms			
Bathrooms					
For additional information on individual segments see Improvements tab					

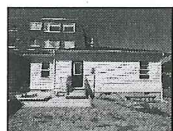
* Land Use codes are for assessment administration purposes and do not represent jurisdictional zoning. Please contact the appropriate planning department in your jurisdiction for land use questions.

* Total living area includes above grade living area and finished basement area.

* Garage square footage includes all garage areas; basement garages, attached garages, detached garages, etc.

Assessment data for improvements is based on exterior inspections. Please contact the Assessor's office if the information does not accurately reflect the interior characteristics.

Details for Parcel: P133554



Jurisdiction: ANACORTES

Zoning Designation: Please contact the city of ANACORTES for ANACORTES zoning information.

Recorded Documents Documents scanned and recorded by the Auditor's office

Excise Affidavits Document scans of excise affidavits

Parcel Number

P133554

XrefID

3775-008-020-0406

Quarter Section Township Range

NW 30 35 02

Owner Information

CLICK CONSTRUCTION LLC

1004 COMMERCIAL AVENUE NO 267

ANACORTES, WA 98221

Site Address(es)

3312 Q AVENUE

Anacortes, WA (Jurisdiction, State)

Zip Code Lookup | Site Address Information

Map Links

Open in iMap

Assessor's Parcel Map:

PDF | DWF

Current Legal Description Abbreviation Definitions

LOT 4, SHORT PLAT NO. SPL-2015-0004, APPROVED NOVEMBER 2, 2016, UNDER AUDITOR'S FILE NO. 201611030052; BEING A PORTION OF LOTS 18, 19 AND 20, BLOCK 8, 'BEALE'S MAPLE-GROVE ADDITION TO THE CITY OF ANACORTES,' AS PER PLAT RECORDED IN VOLUME 2 OF PLATS, PAGE 19, RECORDS OF SKAGIT COUNTY, WASHINGTON.

2018 Values for 2019 Taxes*

Building Market Value \$72,000.00
 Land Market Value +\$113,800.00
 Total Market Value \$185,800.00
 Assessed Value \$185,800.00
 Taxable Value \$185,800.00

Sale Information

Deed Type WARRANTY DEED
 Sale Date 2017-04-14
 Sale Price \$85,000.00

2019 Property Tax Summary

2019 Taxable Value \$185,800.00
 General Taxes \$1,753.35
 Special Assessments/Fees
 Total Taxes \$1,753.35

* Effective date of value is January 1 of the assessment year (2018)

Legal Description at time of Assessment

*Land Use	(111) HOUSEHOLD, SFR, INSIDE CITY		WAC 458-53-030	
Neighborhood	(21AVIEW) ANACORTES VIEW RESIDENTIAL			
Levy Code	0900	Fire District		
School District	SD103	Exemptions		
Utilities	*SEW, PWR, WTR-P	Acres	0.05	
Improvement 1 Attributes Summary				
Building Style	ONE STORY			
Year Built	2018	Foundation	CONCRETE	
Above Grade Living Area	793 Square Feet	Exterior Walls	SIDING	
Finished Basement		Roof Covering	COMP	
*Total Living Area	793 Square Feet	Heat/Air Conditioning	HEAT PUMP	
Unfinished Basement		Fireplace		
*Total Garage Area		Bedrooms	1	
Bathrooms	FULL BATH			
For additional information on individual segments see Improvements tab				

* Land Use codes are for assessment administration purposes and do not represent jurisdictional zoning. Please contact the appropriate planning department in your jurisdiction for land use questions.

* Total living area includes above grade living area and finished basement area.

* Garage square footage includes all garage areas; basement garages, attached garages, detached garages, etc.

Assessment data for improvements is based on exterior inspections. Please contact the Assessor's office if the information does not accurately reflect the interior characteristics.

Details for Parcel: P56622



Jurisdiction: ANACORTES

Zoning Designation: Please contact the city of ANACORTES for ANACORTES zoning information.

[Recorded Documents](#) Documents scanned and recorded by the Auditor's office[Excise Affidavits](#) Document scans of excise affidavits

Parcel Number

P56622

XrefID

3775-008-020-0006

Quarter Section Township Range

NW 30 35 02

Owner Information

JUNG DONNA S
1308 33RD STREET
ANACORTES, WA 98221

Site Address(es)

3320 Q AVENUE
Anacortes, WA (Jurisdiction, State)
[Zip Code Lookup](#) | [Site Address Information](#)

Map Links

[Open in iMap](#)
Assessor's Parcel Map:
[PDF](#) | [DWF](#)Current Legal Description [Abbreviation Definitions](#)

LOT 2, JUNG 4 LOT SHORT PLAT, RECORDED UNDER AF#201611030052, BEING A PORTION OF LOTS 18, 19 AND 20, BLOCK 8, BEALE'S MAPLE GROVE ADDITION TO THE CITY OF ANACORTES, ACCORDING TO THE PLAT THEREOF, RECORDED IN VOLUME 2 OF PLATS, PAGE 19, RECORDS OF SKAGIT COUNTY, WASHINGTON.

2018 Values for 2019 Taxes*

Building Market Value \$110,100.00
Land Market Value +\$120,400.00
Total Market Value \$230,500.00
Assessed Value \$230,500.00
Taxable Value \$230,500.00

Sale Information

Deed Type WARRANTY DEED
Sale Date 2011-12-21
Sale Price \$166,000.00

2019 Property Tax Summary

2019 Taxable Value \$230,500.00
General Taxes \$2,175.19
Special Assessments/Fees
Total Taxes \$2,175.19

* Effective date of value is January 1 of the assessment year (2018)

[Legal Description at time of Assessment](#)

*Land Use	(111) HOUSEHOLD, SFR, INSIDE CITY		WAC 458-53-030	
Neighborhood	(21AVIEW) ANACORTES VIEW RESIDENTIAL			
Levy Code	0900	Fire District		
School District	SD103	Exemptions		
Utilities	*SEW, PWR, WTR-P	Acres	0.05	
Improvement 1 Attributes Summary				
Building Style	ONE STORY			
Year Built	2016	Foundation	CONCRETE	
Above Grade Living Area	876 Square Feet	Exterior Walls	SHAKE/SHINGLE	
Finished Basement		Roof Covering	COMP	
*Total Living Area	876 Square Feet	Heat/Air Conditioning	HEAT PUMP	
Unfinished Basement		Fireplace		
*Total Garage Area		Bedrooms	2	
Bathrooms	FULL BATH			
For additional information on individual segments see Improvements tab				

* Land Use codes are for assessment administration purposes and do not represent jurisdictional zoning. Please contact the appropriate planning department in your jurisdiction for land use questions.

* Total living area includes above grade living area and finished basement area.

* Garage square footage includes all garage areas; basement garages, attached garages, detached garages, etc.

Assessment data for improvements is based on exterior inspections. Please contact the Assessor's office if the information does not accurately reflect the interior characteristics.

EXHIBIT #03:

NEIGHBORHOOD MEETING & REVISED NOTICE OF APPLICATION & HEARING



NEIGHBORHOOD MEETING:

A neighborhood meeting will be held at **6:00 PM on Tuesday, December 4, 2018, in the City of Anacortes' Senior Activity Center located at 1701 22nd Street, Anacortes, Washington**, concerning the applicant's proposed development. The applicant wishes to permit the use of single-family residences on the four (4) respective lots that were created by short plat in 2016. The subject property is located in the Commercial Zoning District. Currently, vacation rentals are permitted on the subject property(s), not single-family residences as single-family residences require an approved Conditional Use Permit.

Applicant: Randy Click & Donna Jung; 1308 33rd Street, Anacortes WA 98221; Phone #: (360) 299-9682

Project Location: The subject properties are located at the northwest corner of 34th Street and "Q" Avenue intersection. Addressed as 3312 "Q" Avenue, 3316 "Q" Avenue, 908 34th Street, & 3320 "Q" Avenue.

Parcel(s) Numbers Involved: Parcel #: P133552, P56622, P133553, & P133554

Required Project Permits/Approvals: The following permits /approvals may be required as part of the proposed development: Conditional Use Permit, Stormwater Drainage Analysis, & Building Permit. This however just concerns a neighborhood meeting at this time.

For Project Information: Kevin Cricchio, AICP, ISA, WPIT, Associate Planner; Phone: (360) 293-1937; Email: kevinc@cityofanacortes.org; City of Anacortes, P.O. Box 547, Anacortes, WA 98221

Date Issued: November 21, 2018

Publish: November 21, 2018



NOTICE OF APPLICATION & HEARING:

Notice Is Hereby Given That An Application Was Made For The Following Proposal:

Request: The applicant has applied for a Conditional Use Permit (CUP) to permit the conversion of two (2) short-term rentals located on the subject properties (Parcels #: P133552 & P56622) to single-family residences along with allowing the construction of a single-family residence on the vacant lot (P133553). Three of the four lots involved in the CUP request were created by short plat (SPL-2015-0004) in 2016. Lot 4 (P133554) of the subject short plat is not involved in this CUP request. The subject properties are located in the Commercial Zoning District. Short-term rentals are permitted outright in the Commercial Zoning District but single-family residences require an approved Conditional Use Permit per AMC 17.24.040.

Applicant: Randy Click & Donna Jung, 1308 33rd Street, Anacortes WA 98221

Project Location: The subject properties are located at the northwest corner of 34th Street and "Q" Avenue intersection. Addressed as 3316 "Q" Avenue, & 3320 "Q" Avenue, & 908 34th Street. The parcel numbers involved are P133552, P133553, & P56622.

File Number: CUP-2018-0003

Date of Application: December 11, 2018

Date of Completeness: January 09, 2019

Public Comment Period: Any person may comment on this application by writing to the address below and/or by testifying at the public hearing. Staff will issue a recommendation on the project after the comment period ends at **5:00 PM on January 30, 2019**. Written comments on the proposal should be submitted before the end of the comment period but will be accepted until the close of the Pre-decision Open-Record Public Hearing.

Required Project Permits/Approvals: The following may be required in addition to the above: Building Permit Application Approval & Stormwater Drainage Analysis

Preliminary Determination of Consistency: At this time, no determination of consistency with City of Anacortes plans, regulations, or standards has been made. At a minimum, this project will be subject to the following plans and regulations: the Comprehensive Plan; Anacortes Municipal Code (Zoning, etc.), Engineering Design and Building Standards.

Pre-Decision Open-Record Public Hearing: A pre-decision open-record public hearing will be held by the **Planning Commission at 5:00 PM on Wednesday, February 27, 2019**, to make a recommendation on the application to City Council. The Planning Commission will conduct a **3:00 PM site visit** onsite prior to this hearing. **Closed-Record Decision Hearing:** A closed-record decision hearing to make a decision on the application will be held by the **City Council at 6:00 PM on Monday, March 18, 2019**. Both hearings will be in City Council chambers located at 904 6th Street, Anacortes, WA.

How to become a party of record: You may become a party of record by submitting written comments, including a (USPS) mailing address, to the City of Anacortes PCED at the address listed below. E-mailed comments must include a return (USPS) mailing address in order for the sender to be considered a party of record. Questions about this proposal, requests to receive future notices of hearings and/or the decision, once made, and/or appeal procedures should be directed to the contact person listed below. The application and complete case file are available for review at the City of Anacortes PCED located at 904 6th Street, Anacortes, WA 98221. A decision on this application will be made within 120 days from the date of completeness.

For Project Information: Kevin Cricchio, AICP, ISA, WPIT, Senior Planner; Phone: (360) 293-1937; Email: kevinc@cityofanacortes.org; City of Anacortes, P.O. Box 547, Anacortes, WA 98221

Date Issued: January 09, 2019

Publish: January 09, 2019



REVISED NOTICE OF APPLICATION & HEARING:

Notice Is Hereby Given That An Application Was Made For The Following Proposal:

Request: The applicant has applied for a Conditional Use Permit (CUP) to permit the conversion of three (3) short-term rentals located on the subject properties to single-family residences along with allowing the construction of a single-family residence on the vacant lot (P133553). All four of the subject lots involved in the CUP request were created by short plat (SPL-2015-0004) in 2016 and are located in the Commercial Zoning District. Short-term rentals are permitted outright in the Commercial Zoning District but single-family residences require an approved Conditional Use Permit per AMC 17.24.040.

Applicant: Randy Click & Donna Jung, 1308 33rd Street, Anacortes WA 98221

Project Location: The subject properties are located at the northwest corner of 34th Street and “Q” Avenue intersection. Addressed as 3316 ”Q” Avenue, 3320 “Q” Avenue, 3312 “Q” Avenue, & 908 34th Street. The parcel numbers involved are P133552, P133553, P133554, & P56622.

File Number: CUP-2018-0003

Date of Application: December 11, 2018

Date of Completeness: January 09, 2019

Public Comment Period: Any person may comment on this application by writing to the address below and/or by testifying at the public hearing. Staff will issue a recommendation on the project after the comment period ends at **5:00 PM on April 3, 2019**. Written comments on the proposal should be submitted before the end of the comment period but will be accepted until the close of the Pre-decision Open-Record Public Hearing.

Required Project Permits/Approvals: The following may be required in addition to the above: Building Permit Application Approval & Stormwater Drainage Analysis

Preliminary Determination of Consistency: At this time, no determination of consistency with City of Anacortes plans, regulations, or standards has been made. At a minimum, this project will be subject to the following plans and regulations: the Comprehensive Plan; Anacortes Municipal Code (Zoning, etc.), Engineering Design and Building Standards.

Pre-Decision Open-Record Public Hearing: A pre-decision open-record public hearing will be held by the **Planning Commission at 5:00 PM on Wednesday, April 24, 2019**, to make a recommendation on the application to City Council. The Planning Commission will conduct a **3:00 PM site visit** onsite prior to this hearing. The hearing will be in City Council chambers located at 904 6th Street, Anacortes, WA.

Closed-Record Decision Hearing: A closed-record decision hearing to make a decision on the application will be held by the **City Council at 6:00 PM on Monday, May 13, 2019**. The hearing will be in City Council chambers located at 904 6th Street, Anacortes, WA.

How to become a party of record: You may become a party of record by submitting written comments, including a (USPS) mailing address, to the City of Anacortes PCED at the address listed below. E-mailed comments must include a return (USPS) mailing address in order for the sender to be considered a party of record. Questions about this proposal, requests to receive future notices of hearings and/or the decision, once made, and/or appeal procedures should be directed to the contact person listed below. The application and complete case file are available for review at the City of Anacortes PCED located at 904 6th Street, Anacortes, WA 98221. A decision on this application will be made within 120 days from the date of completeness.

For Project Information: Kevin Cricchio, AICP, ISA, WPIT, Senior Planner; Phone: (360) 293-1937; Email: kevinc@cityofanacortes.org; City of Anacortes, P.O. Box 547, Anacortes, WA 98221

Date Issued: March 13, 2019

Publish: March 13, 2019

EXHIBIT #04:

PUBLIC COMMENTS RECEIVED

City of Anacortes PCED
PO Box 547
Anacortes, WA 98221

Re: File Number CUP-2018-0003

This conditional use permit is to convert two short-term rentals (Parcels P133552 and P56622) to single-family residences as well as allowing construction of a single-family residence on the vacant lot (Parcel P133553).

At 2250 square feet, 2200 square feet and 2237 square feet respectively, these lots are too small for single-family residences.

The City of Anacortes zoning ordinances specify minimum lot sizes for single-family residences. They vary from 15,000 square feet in R1 to the smallest allowable at 3000 square feet in R4. While the zoning ordinances have no minimum size for lots in the Commercial zone, according to Robert Hoxie of the Anacortes Public Works Department there are no existing single-family residences on commercial lots that are smaller than 3000 square feet.

At the present time there are no single-family residences anywhere in the city on lots smaller than 3000 square feet. Therefore, this conditional use, if permitted, would set a precedent. Yet we learned from Senior Planner Kevin Cricchio that anticipated zoning changes for 2019 will eliminate single-family residences in the commercial zone entirely, even as a conditional use. Granting this conditional use now would be incongruent with the direction the City is taking.

These small lots work well for vacation rentals but lack room for storage. Existing 3000 square foot lots with single-family residences in Anacortes fill quickly with house, garage, shed, yard or garden. Current ordinances stipulate that buildings are allowed to cover no more than 50% of the lot in Commercial or Residential zones. The existing building-to-lot size of these parcels leaves little if any room for garage or storage.

If single-family residences are not allowed on lots smaller than 3000 square feet in areas zoned Residential, they should not be allowed on smaller lots anywhere in the City. We urge the City to deny this conditional use due to the very small lot size of these properties as inconsistent with single-family residences. Please don't set this precedent or leave these three nonconforming lots as a legacy.

Don McLaskey
Susan Hill
820 34th Street
Anacortes
360-317-8775
360-472-1902

PLEASE NOTE:

The public comments received hereafter were received prior to CUP application submittal when the neighborhood meeting was noticed. Therefore, technically they are not part of the record as they were submitted prior to application submittal and subsequent noticing.

From: [Cynthia Richardson](#)
To: [Cricchio, Kevin](#)
Subject: Neighborhood meeting 12-4-18
Date: Thursday, November 22, 2018 12:00:12 PM

Kevin,

I will be unable to attend the neighborhood meeting on Dec. 4 regarding the proposed development at the NW corner of 34th and Q. As I understand it from the notice in the Anacortes American, the developer is proposing to apply for a Conditional Use Permit to build 4 single family homes in the Commercial zone at that location.

Please add the following comment to the public record for this project and provide a copy to the applicant:

I am opposed to granting a CUP to build single family residences in ANY location in the Commercial Zone for the simple reason that Anacortes has a very limited amount of land zoned for commercial uses, and a huge amount of acreage zoned for residential uses. If a builder wishes to build single family homes, they should select land which is zoned for that purpose, not use up land zoned for business.

A city analysis of zoning in 2012 showed that 4% of the non-publicly owned land in the city is zoned C or CBD, which is where our commercial businesses are intended to be located. 63% of the land is zoned R1, R2, or R3. Single family homes are the *primary* purpose of these zones. An addition 5% of the land is designated R4, with the primary purpose of multifamily housing, but single family homes are also allowed there.

To put it another way, 2,883 acres are in residential zoning, while only 185 acres are in the C and CBD zones. Most of the C zone is only 1½ blocks wide, with a few areas that are 2 to 3 blocks wide. That's not much area to allow for future business growth over the next 20 to 50 years. Building single family homes in the C zone makes that land unavailable for future commercial uses.

The C zone also allows multi-story buildings with apartments on the upper floors. So using the land for single family homes also removes the potential for adding many units of multifamily housing (which is typically more affordable).

Some people may argue that a particular site is "underutilized" now and building single family homes there would be a "better" use. But economic conditions change over time, and when the business cycle eventually swings upward again, commercially zoned land will be needed for commercial and multifamily uses. Too often, long term objectives are compromised because we happen to be in a different part of the economic cycle and can't see the big picture.

To summarize: There is lots of land zoned for single family homes. There is very little land zoned for commercial uses. There is very little land zoned for multifamily uses. Therefore, it is counter-productive to the long-term viability and balance of the commercial and multifamily needs of Anacortes to allow Commercial zoned land to be used for single family residences.

Cynthia Richardson
315 V Ave.

Anacortes, WA 98221
360-299-9081

From: [Hoxie, Robert](#)
To: ["DonSue McLaskeyHill"](#)
Cc: [Cricchio, Kevin](#)
Subject: RE: Small commercial lots w/ single-family residences
Date: Wednesday, November 28, 2018 12:31:46 PM
Attachments: [image001.jpg](#)

No, there are 4 that are right at 3,000.

1005 20th Street

1007 20th Street

1009 20th Street

1010 17th Street

Robert Hoxie GISP

GIS Coordinator

City of Anacortes, Wa

(360)299-1988

gislogo



From: DonSue McLaskeyHill

Sent: Wednesday, November 28, 2018 11:16 AM

To: Hoxie, Robert

Subject: Small commercial lots w/ single-family residences

Hi Rob,

I just spoke to Kevin Cricchio in the planning department and he thought you might be able to help. The subject property is at the corner of 34th St. and Q Ave. It is zoned Commercial and is 4 lots between about 2000 and 2500 square feet each. Three of the four have vacation rentals on them now. The owner wants to get a conditional use permit to allow single-family residences on each of the four lots. I see in the zoning ordinances that the minimum residential lot size is 3000 square feet but there is no minimum in the commercial zone. Kevin did not know if there was a precedent for single-family residences on small commercial lots.

So my question is: Are there single-family residences on any other small commercial lots under 3000 square feet in Anacortes?

Your help is appreciated.

Don McLaskey

11 December 2018

From: Rolfe Pope
910 34th Street #102
Anacortes, WA 98221

To: Anacortes Planning Commission
Commissioners Cleland-McGrath, Doll, MacKenzie, McNett, Moffitt, Mount, & Graf

Subject: Rezoning of the Property on the northwest corner of 34th Street and Q Ave

Background: This corner has four lots. Three homes have been built on 3 of the 4 of the lots. Currently, these units are zoned for short term vacation rentals, and the owner would like them rezoned as regular homes, or regular rental units.

I am on the Board of Directors of the Mount Baker View Condominiums, 910 34th Street, located next to these four lots. I have discussed the rezoning request with other board members, and some of the owners.

Problems: Currently, when rented as vacation units of the subject property, short term tenants are there for a good time. Frequently, these short-term tenants party, are loud, and stay up to early morning hours. This causes problems for the residents of the nine-unit condominium located next door at 910 34th Street. The loud noises from these units can prevent condominium residents from sleeping.

I have called the police to resolve noise issues on one or two occasions.

Vacation rentals on the subject property seem to be in a poor location. Noisy vacation units next to a nine-unit residential building seems like bad use of these existing structures.

Requested

Zoning Change We at 910 34th Street are in favor of the requested zoning change to regular homes from short term vacation rentals.

Regular units normally would not contain vacationing short-term renters that are prone to partying late into the evening.

We would further request that short term rentals not be permitted in any of the four units (3 currently built) in the rezoning application.

Summary: Please approve the requested zoning change for the 4 properties located on the northwest corner of 34th Street and Q Ave.

I must say that no formal board meeting of the Mount Baker View Condominium was held authorizing me to send this letter. However, it would accurate to say that my discussions were held with all board members, and a majority of the owners that expressed their opinions to me. These opinions are the basis for my letter.

Thank you very much for the notification on this zoning change request.



Rolfe Pope
Mount Baker View Condominium
Board Member

rolfe.f.pope@memorypoint.net

Cell Phone: 805-218-2234

EXHIBIT #05:

AGENCY & DEPARTMENT COMMENTS RECEIVED



Anacortes Planning, Community & Economic Development Dept.

Permit Center

P.O. Box 547, Anacortes, WA 98221-0547

Don Measamer, *Director of Planning, Community and Economic Development*

PH (360) 299-1984

FAX (360) 293-1938

DEPARTMENT / AGENCY COMMENT FORM:

January 4, 2019

RE: Convert Short Term Rental(s) to Single-Family Residence(s); CUP-2018-0003

From: Kevin Cricchio, Senior Planner; City of Anacortes; 904 6th Street, P.O. Box 547, Anacortes, WA 98221; Phone: (360) 293-1937; Email: kevinc@cityofanacortes.org

Description of Subject Proposal:

The applicant has applied for a Conditional Use Permit (CUP) to permit the conversion of two (2) short-term rentals located on the subject properties (Parcels #: P133552 & P56622) to single-family residences along with allowing the construction of a single-family residence on the vacant lot (P133553). Three of the four lots involved in the CUP request were created by short plat (SPL-2015-0004) in 2016. Lot 4 (P133554) of the subject short plat is not involved in this CUP request. The subject properties are located in the Commercial Zoning District. Short-term rentals are permitted outright in the Commercial Zoning District but single-family residences require an approved Conditional Use Permit per AMC 17.24.040. The subject properties are located at the northwest corner of 34th Street and "Q" Avenue intersection. Addressed as 3316 "Q" Avenue, & 3320 "Q" Avenue, & 908 34th Street. The parcel numbers involved are P133552, P133553, & P56622. Please have any comments or requirements to me by 5:00 PM on January 30, 2019.

Applicant/ Landowner:

Randy Click & Donna Jung
1308 33rd Street
Anacortes, WA 98221

Conditions &/or Requirements:

- * ALL FRONTAGE IMPROVEMENTS HAVE BEEN INSTALLED UNDER PREVIOUS LAND USE.
- * ALL NECESSARY EASEMENTS ARE ON RECORD.
- * ALL PUBLIC WORKS ISSUES HAVE BEEN ADDRESSED.

Signature:

Date:

01.07.19

Dept. / Agency Name:

COA PW ENG.

From: [Nemeth, Terry](#)
To: [Cricchio, Kevin](#)
Subject: RE: Convert Short Term Rental(s) to Single-Family Residence(s); CUP-2018-0003
Date: Monday, January 7, 2019 7:10:26 AM

No issues, already has water provisions
thanks

From: Cricchio, Kevin

Sent: Friday, January 04, 2019 1:38 PM

To: Development Review Group ; 'robert.warinner@dfw.wa.gov' ; 'sepa@dahp.wa.gov' ; Brandon Black ; 'bwindler@skagittransit.org' ; 'Clark, Dennis (DNR)' ; 'emily_teachout@fws.gov' ; 'ronald.j.wilcox@usace.army.mil' ; Larry Campbell ; Jackie Ferry ; jjefferson@swinomish.nsn.us ; 'twoewoodward@samishtribe.nsn.us' ; 'sschuyler@UPPERSKAGIT.com' ; 'Agata McIntyre' ; 'tramsay@asd103.org'

Subject: Convert Short Term Rental(s) to Single-Family Residence(s); CUP-2018-0003
1-4-19

RE: Convert Short Term Rental(s) to Single-Family Residence(s); CUP-2018-0003

Good afternoon all. The applicant [Randy Click & Donna Jung] have applied for a Conditional Use Permit (CUP) to permit the conversion of two (2) short-term rentals located on the subject properties (Parcels #: P133552 & P56622) to single-family residences along with allowing the construction of a single-family residence on the vacant lot (P133553). Three of the four lots involved in the CUP request were created by short plat (SPL-2015-0004) in 2016. Lot 4 (P133554) of the subject short plat is not involved in this CUP request. The subject properties are located in the Commercial Zoning District. Short-term rentals are permitted outright in the Commercial Zoning District but single-family residences require an approved Conditional Use Permit per AMC 17.24.040.

The subject properties are located at the northwest corner of 34th Street and "Q" Avenue intersection. Addressed as 3316 "Q" Avenue, & 3320 "Q" Avenue, & 908 34th Street. The parcel numbers involved are P133552, P133553, & P56622. Please have any comments or requirements to me by **5:00 PM on January 30, 2019**. See the attached application material.

Kevin Cricchio, AICP, ISA, WPIT | Senior Planner | Certified Arborist
Planning, Community & Economic Development Dept.

City of Anacortes | P.O. Box 547 | 904 6th Street | Anacortes, WA 98221

360.293.1937 (work) | kevinc@cityofanacortes.org | www.cityofanacortes.org

My incoming and outgoing email messages are subject to public disclosure requirements per RCW 42.56.

EXHIBIT #06:

SITE PHOTOS

SITE PICTURES (TAKEN 4/15/19):



Subject property



Looking north.
Lot #2 is on the
left side.



This is the subject property [Lot #4] that only has one off-street parking space



Lot #3 of the short plat



Lot #1 is the vacant lot to the right. A parking/ access easement is needed to permit lot #4 located in the foreground to park one car on it.