

# City of Tenino

Washington

149 Hodgen Street South PO Box 4019 Tenino, WA 98589 (360) 264-2368

**LOT SPLIT**  
**THURSTON COUNTY ASSESSOR'S PARCEL 74902001700,**  
**128 MCARTHUR ST S.**

**STAFF REPORT: DAN PENROSE, CITY PLANNER**  
**August 12, 2020**

**OWNERS:** Lola Bowen-Stancil, owner  
Renee Bowen Corcoran, owner representative

**APPLICANT:** Same

**REQUEST:** The owner of the property at 128 McArthur Street S is requesting a lot split to a previously combined parcel on McArthur Street approximately 100 south feet of Sussex Street. The lot boundaries would be restored according to the previously defined legal description of SS-9409.

**STAFF RECOMMENDATION**

Staff recommends **APPROVAL** of the Lot Split request based upon finding the request meets the requirements of TMC Chapter 114.100.040.

**SUGGESTED MOTION**

Move to **APPROVE** 128 McArthur Street S Lot Split application as presented by Staff; finding that the request meets the requirements of TMC 114.100.040.

## BACKGROUND

On August 6, 1952, Lots 17 and 18 in Block 20, Snyder and Steven's Plat were platted and recorded under Auditor's file No. 508319. A variance on the lot size was granted by the Tenino Town Council on March 3, 1981. On March 9, 1982 a short subdivision was recorded as SS-9409 (auditors file number 8203100012) that further divided the property into a total of three lots. A series of easements were completed on each of the properties on March 18 2009.

Sometime thereafter the three properties, which each have a rental structure on them, were combined into a single parcel number (TPN 74902001700) for ease of tax purposes. The owner is making a request, per Tenino Municipal Code 114.100.040, to restore the legal lot lines separating Lots 1,2 and 3. There will not be a change to the recorded easements.

On Friday August 6, 2020 the owner confirmed that there have been no substantive changes to the use on the property and no modifications of the environment on the lot since it was combined. The owner confirms that the split would not result in the violation of any Land Use provision contained in the Tenino Municipal Code.

If approved, a Lot Split Form shall be completed and submitted to the City for Processing through the County Auditor. When the form has been recorded by the County Auditor the lot split shall be considered complete.