

**Return Address:**

City of Stevenson  
PO Box 371  
Stevenson, WA 98648

Please Print or Type Information.

**Document Title(s) or transactions contained therein:**

1. Ord. No. 985 Annexing Certain Lands Into the City of Stevenson
2. Ord. No. 986 Zoning Certain Lands Recently Annexed Into the City of Stevenson
- 3.
- 4.

**GRANTOR(S) (Last name, first, then first name and initials)**

1. The City of Stevenson
- 2.
- 3.
- 4.

[ ] Additional Names on page \_\_\_\_\_ of document.

**GRANTEE(S) (Last name, first, then first name and initials)**

1. The Public
- 2.
- 3.
- 4.

[ ] Additional Names on page \_\_\_\_\_ of document.

**LEGAL DESCRIPTION (Abbreviated: I.E., Lot Block, Plat or Section, Township, Range, Quarter/Quarter)**  
SW 1/4 of Section 36, T 3 N, R 7.5 E WM in Skamania County, Washington

[X] Complete Legal on page Two of Ordinance No. 985, Section 1 & Exhibit A of Ord. 986

**REFERENCE NUMBER(S) Of Documents assigned or released:**

[X] Complete Legal on page two 2 of Ordinance 985 & Exhibit A of Ordinance 986

**ASSESSOR'S PROPERTY TAX PARCEL/ACCOUNT NUMBER**

3-7.5-36-4-500,700,800 & 3-7.5-36-4-2000,portion of 1700

[ ] Property Tax Parcel ID is not yet assigned.

[ ] Additional parcel #'s on pag List of Owners, page 4

The Auditor/Recorder will rely on the information provided on the form. The Staff will not read the document to verify the accuracy or completeness of the indexing information.

# City of Stevenson

150 NW Loop Road, PO Box 371, Stevenson, WA 98648

Phone (509) 427-5970

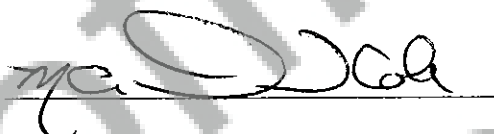
Fax (509) 427-8202

## CERTIFICATE OF TRUE COPY

State of Washington

County of Skamania

I, *Mary Ann Duncan-Cole*, City Clerk for the City of Stevenson do hereby certify that the attached is a true and correct copy of Ordinance No. 985 "An Ordinance of the City of Stevenson, Washington Annexing Certain Territory to the City Pursuant to the Petition Method and Confirming the Effective Date of Such Annexation" and Ordinance No. 986 "An Ordinance Zoning Certain Property to Become Effective upon Annexation to the City" as the same now appears on file and of record in the offices of the City Clerk for the City of Stevenson. Effective date of annexation is March 29, 2004.



My appointment expires 9/26/2006

**CITY OF STEVENSON**

**ORDINANCE NO. 985**

**AN ORDINANCE OF THE CITY OF STEVENSON, WASHINGTON ANNEXING CERTAIN TERRITORY TO THE CITY PURSUANT TO THE PETITION METHOD AND CONFIRMING THE EFFECTIVE DATE OF SUCH ANNEXATION.**

WHEREAS, A "Petition for Annexation" of certain real property hereinafter described and referred to as the Famelos/Feliz area, situated in Skamania County, State of Washington, was duly presented to and filed with the Stevenson City Clerk on November 18, 2003.

WHEREAS, the "Petition for Annexation" was filed in accordance with the provisions set forth by RCW 35A.14.120 (Direct Petition Method) as amended by SSB 5409.

WHEREAS, The Stevenson City Clerk filed a Certification of Petition on December 2, 2003 certifying that a majority of the owners of property in the Famelos/Feliz area had signed the petition and a majority of the registered voters who are also residents in the Famelos/Feliz area had signed the petition.

WHEREAS, the real property proposed to be annexed in the Petition for Annexation is contiguous to the City of Stevenson, not part of any incorporated city or town in the State of Washington, and lies within a federally defined Urban Area of the Columbia River Gorge Scenic Area.

WHEREAS, the City Council scheduled and gave notice of a public hearing on the petition for annexation, and copies of a notice of hearing were posted according to law. Said notice of hearing on petition for annexation to the City of Stevenson was published in the Skamania County Pioneer, a legal newspaper of general circulation in the City of Stevenson, Skamania County, Washington on December 3<sup>rd</sup>, 10<sup>th</sup>, and 17<sup>th</sup>. Notices of the hearing on the petition to annex and proposed ordinance to annex were posted in three places within the annexation area on December 9, 2003. Letters were mailed to some of the adjacent landowners.

WHEREAS, the City Council did conduct a public hearing on December 18, 2003 on the Petition for Annexation and on December 18, 2003 and March 18, 2004 on the proposed Ordinance to Annex.

WHEREAS, the City Council voted to accept said Petition on December 18, 2003.

WHEREAS, a Notice of Intention was filed with the Boundary Review Board for Skamania County on January 23, 2004 and a public meeting was conducted by the Boundary Review Board on January 30, 2004. The Skamania County Boundary Review Board did circulate copies of the documents submitted by the City to all potentially impacted parties and did set a comment period with all final comments due by 5:00 PM on Thursday, March 18, 2004.

WHEREAS, the Planning Commission had reviewed the annexation proposal and recommended approval of the annexation and recommended that a mix of R1 Single Family Residential zoning, R2 Two Family Residential zoning and R3 Multi-Family zoning be adopted for the area.

WHEREAS, the City Council has determined that the City will not require an assumption of any portion of existing City indebtedness by the area to be annexed.

**NOW, THEREFORE**, the City Council of the City of Stevenson do ordain as follows:

## SECTION I

**Annexation.** The following described territory contiguous to the City of Stevenson (as generally depicted in Exhibit A) shall be annexed upon passage and publication of this ordinance:

**Legal Description.** A tract of land in the SW ¼ of Section 36, Township 3 North, Range 7½ East, WM., Skamania County, Washington, described as follows:

Beginning at a point 31.47 chains East of the Southwest corner of the North Half of the Henry Shepard D.L.C. #43, said corner being 15.75 chains East and 20.97 chains North of the Quarter corner common to Section 1, Township 2 North, Range 7 East and Section 36, Township 3 North, Range 7 East; thence N 15°48'48" W, 708.94 feet to an intersection with the centerline of Vallett Creek (from which an 5/8" iron rod with red plastic cap bears S 15°48'48" E, 79.87 feet); thence following along the centerline of said creek in a Northerly direction, the chord of which is N 10°27'45" E, 329.57 feet to an intersection with the West extension of the South line of the SKAALHEIM TRACTS as shown on the map thereof recorded in Book 'A' at Page 143 of Plats, AF#70454 (from which an 5/8" iron rod with 2" aluminum cap bears S 89°04'37" E, 5.0 feet); thence S 89°04'37" E, 958.97 feet along said South line to the Northwest corner of the parcel granted to Betty Daugherty by instrument recorded October 3, 2003, in Book 251 at Page 598, AF# 150571; thence S 14°41'20" E, 165.53 feet along said parcel to the Southwest corner thereof; thence N 70°41'08" E, 15.00 feet to the Southeast corner thereof and also the Southwest corner of the SECOND ADDITION TO HILL CREST ACRE TRACTS as shown on the map thereof recorded in Book 'A' at Page 100 of Plats, AF#41219; thence along the Southeasterly line of said plat, N 70°41'08" E, 254.91 feet to the Southeast corner thereof; thence S 15°59'52" E, 522.97 feet to a point on the centerline of SR 14 (from which an 1" iron pipe bears N 15°59'52" W, 51.65 feet); thence Southwesterly along said road, at all times following the centerline thereof, 1254.27 feet to centerline station 63+00 (of 1925); thence continuing along said road 250 feet, more or less, to a point lying S 15°48'48" E from the point of beginning; thence N 15°48'48" W, 500 feet, more or less, to the point of beginning; EXCEPTING THEREFROM ANY PORTION OF SR 14; SUBJECT TO easement for electric transmission line noted in that instrument recorded June 4, 1912 in Book N, Page 687 of Deeds; ALSO SUBJECT TO an existing sewer line and the easement thereof granted to the City of Stevenson as described in that instrument recorded in Book 72 at Page 681 of Deeds; ALSO SUBJECT TO flowage easements granted to the United States in those instruments recorded in Book Z, Pages 210-211; Book 66, Page 985-987; TOGETHER WITH AND SUBJECT TO rights of the Public in the use of LUTHERAN CHURCH ROAD, together with that portion granted to Skamania County by that instrument recorded in Book 61 at Pages 530- 531; ALL RECORDS of said County.

INCLUDING, all county rights-of-way within the above described lands. The boundaries of the annexation areas are generally depicted on attached Exhibit A.

## SECTION II

**Assessment and taxation.** Upon annexation, all property within the Feliz/Famelos Annexation area shall be assessed and taxed at the same rate and on the same basis as property within the City of Stevenson.

**City jurisdiction.** Upon annexation all property with the Feliz/Famlos annexation will become a part of the City of Stevenson and subject to its laws and ordinances now and hereafter in force and to be enacted.

## SECTION III

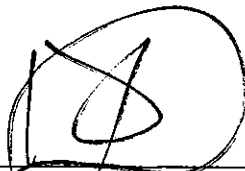
**Severability – Construction.**

1. If a section, subsection, paragraph, sentence, clause or phrase of this ordinance is declared unconstitutional or invalid for any reason by any court of competent jurisdiction, such decision shall not affect the validity of the remaining portions of this ordinance.
2. If the provisions of this ordinance are found to be inconsistent with other provisions of the Stevenson Municipal Code, this ordinance is deemed to control.

SECTION IV

Effective date. This ordinance shall take effect and be in full force five (5) days after adoption and publication as provided by law.

**PASSED** by the City Council of the City of Stevenson and approved by the Mayor this 18<sup>th</sup> day of March, 2004.



David M. McKenzie  
Mayor of the City of Stevenson

ATTEST:



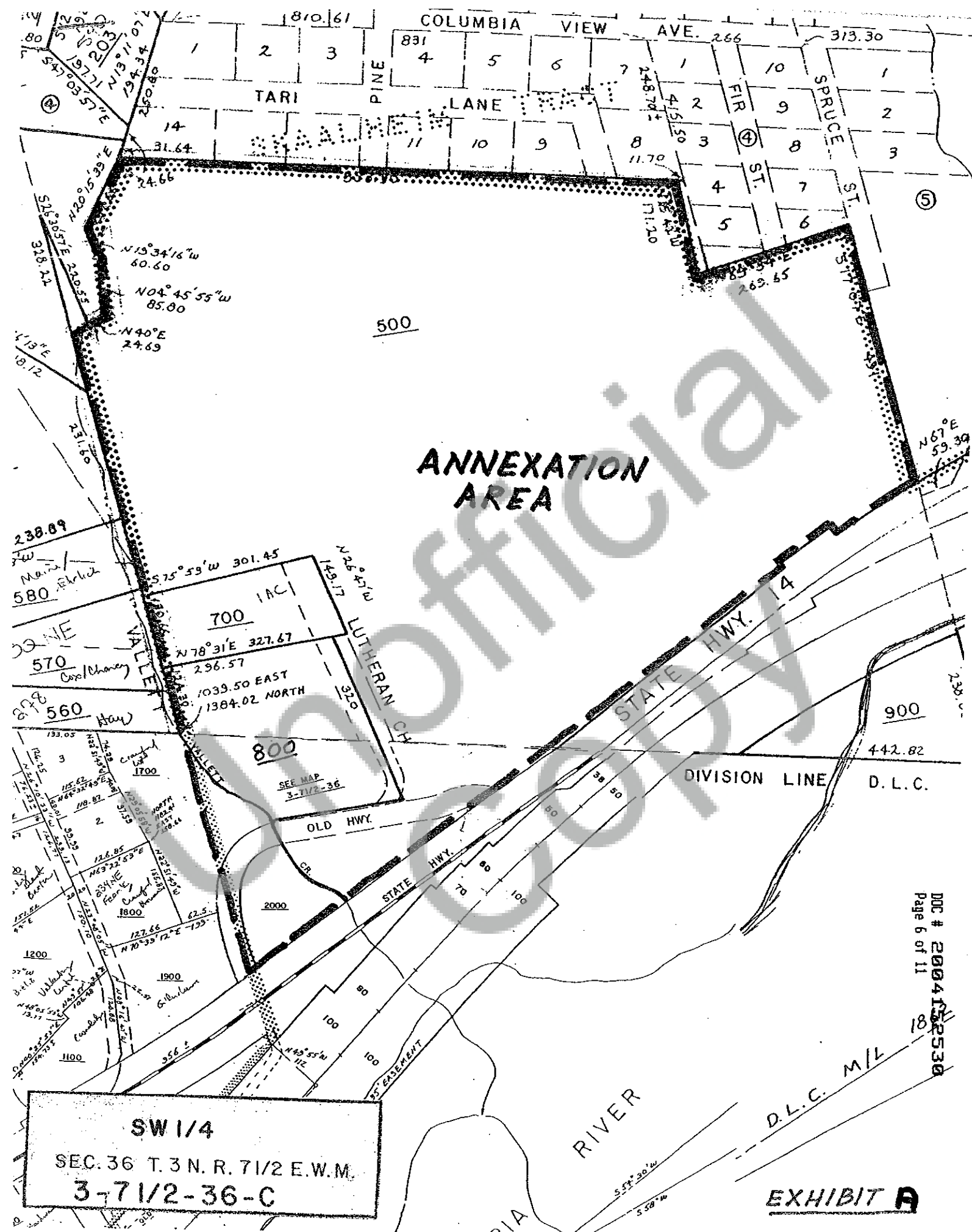
Mary Ann Duncan-Cole  
Clerk of the City of Stevenson

APPROVED AS TO FORM:



Ken Woodrich, Attorney  
for the City of Stevenson

Unofficial  
Copy



**ANNEXATION  
AREA**

SW 1/4  
SEC. 36 T. 3 N. R. 7 1/2 E. W.M.  
3-71/2-36-C

DOC # 2004152530  
Page 6 of 11

**EXHIBIT A**



**CITY OF STEVENSON**  
**ORDINANCE NO. 986**

**AN ORDINANCE ZONING CERTAIN PROPERTY TO BECOME  
EFFECTIVE UPON ANNEXATION TO THE CITY.**

RECITALS

WHEREAS, the City Council has adopted on March 18, 2004 Ordinance No. 985 "An Ordinance of the City of Stevenson, Washington Annexing Certain Territory to the City Pursuant to the Petition Method and Confirming the Effective Date of Such Annexation" annexing the area known as the Feliz/Famelos parcel as described in Exhibit A, legal description, and as depicted in Exhibit B, map of annexation area, to the City of Stevenson; and

WHEREAS, the petitioners filed a Notice of Intent to Annex with the City and originally proposed a mix of R1 Single-Family and R3 Multi-Family Zoning; and

WHEREAS, during discussion with the Planning Commission at a public meeting September 8, 2004 the Commission proposed minor modifications and mutually agreed with the petitioners that a mix of R1 Single-Family Residential zoning, R2 Two-Family Residential zoning, and R3 Multi-Family Residential zoning be adopted for the area; and

WHEREAS, the Planning Commission found no significant environmental impact would result from such zoning classifications; and

WHEREAS, the Planning Commission found such zoning would be consistent with the City's Comprehensive Plan and would be consistent with the zoning of contiguous property currently under City jurisdiction

WHEREAS, the above described parcel includes the area described in the Petition for annexation filed with the Stevenson City Clerk on November 18, 2003; and

WHEREAS, the City Council has conducted two public hearings (January 15, 2004 and March 18, 2004) at which it reviewed the findings and recommendation of the Planning Commission on the proposed zoning of the annexation area and found that the proposed zone designation would be in the best interests of the City of Stevenson and its residents; and

NOW, THEREFORE, the City Council of the City of Stevenson do ordain as follows:

**THAT** the newly annexed property described in Exhibit A and B shall be zoned R1 Single Family Residential, R2 Two-Family Residential, and R3 Multifamily Residential as depicted in Exhibit C.

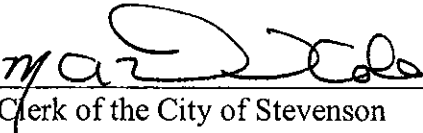
**AND, BE IT FURTHER ORDAINED THAT** the official City Zoning Map shall be amended to reflect the zoning classification set forth herein.

This Ordinance shall take effect and be in force five (5) days after its publication according to law.


PASSED by the City Council of the City of Stevenson and approved by the Mayor this 18 day of September, 2004.

  
\_\_\_\_\_  
Mayor of the City of Stevenson

ATTEST:

  
\_\_\_\_\_  
Clerk of the City of Stevenson

APPROVED AS TO FORM:

  
\_\_\_\_\_  
KEN WOODRICH, Attorney for the  
City of Stevenson

Unofficial  
Copy



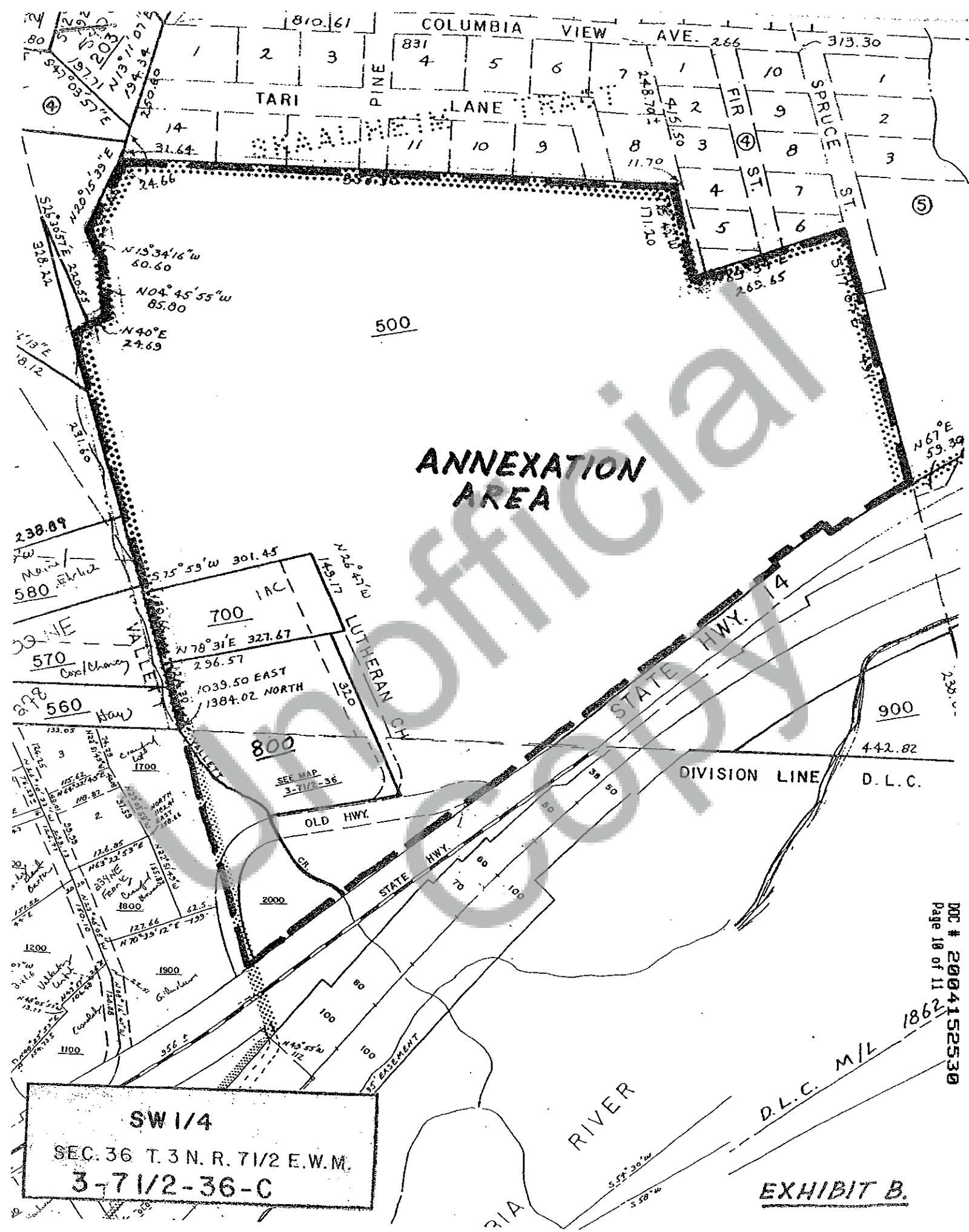
## EXHIBIT A

### Legal Description

Legal Description. A tract of land in the SW ¼ of Section 36, Township 3 North, Range 7½ East, WM., Skamania County, Washington, described as follows:

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INCLUDING, all county rights-of-way within the above described lands. The boundaries of the annexation areas are generally depicted on attached Exhibit A.



ANNEXATION  
AREA

SW 1/4  
SEC. 36 T.3 N. R. 7 1/2 E. W.M.  
3-7 1/2-36-C

EXHIBIT B.

DC # 2004152530  
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# EXHIBIT C

