

Return Address:

**City of Stevenson
PO Box 371
Stevenson, WA 98648**

Doc # 2004155544
Page 1 of 10
Date: 12/09/2004 03:42P
Filed by: CITY OF STEVENSON
Filed & Recorded in Official Records
of SKAMANIA COUNTY
J. MICHAEL GARVISON
AUDITOR
Fee: \$28.00

Please Print or Type Information.

Document Title(s) or transactions contained therein:	
1.	Ord. No. 989 Annexing Certain Lands Into the City of Stevenson
2.	Ord. No. 990 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.	Totaro, Mike & Pam
2.	Patton, Randy
3.	Laufman, Mary E.
4.	Clark, Earl & Lorraine
[XX]	Additional Names on page 8, Exhibit "C" of document.
LEGAL DESCRIPTION (Abbreviated: I.E., Lot Block, Plat or Section, Township, Range, Quarter/Quarter)	
Tax parcels 1400, 1900, 1800, 1300, 2000, 2100, 2200, 2300 of 3-2-36-2	
NW 1/4 of Section 36, T 3 N, R 7 E WM in Skamania County, Washington	
Tax parcel 1200 of N 1/2 of Sec 36, T.3N., R7E 2-7-36-1	
[X]	Complete Legal on page 2 (two) of Ordinance No. 989 12-9-04 Ehm
REFERENCE NUMBER(S) Of Documents assigned or released:	
[]	Complete Legal on page _____ of Ord. _____ and Exhibit _____
ASSESSOR'S PROPERTY TAX PARCEL/ACCOUNT NUMBER	
[]	Property Tax Parcel ID is not yet assigned.
[x]	Additional parcel #'s - see attachment
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

ORDINANCE NO. 989

AN ORDINANCE OF THE CITY OF STEVENSON, WASHINGTON ANNEXING CERTAIN TERRITORY TO THE CITY PURSUANT TO THE NEW 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 Waters/Cameron area, situated in Skamania County, State of Washington, was duly presented to and filed with the Stevenson City Clerk on June 4, 2004.

WHEREAS, the "Petition for Annexation" was filed in accordance with the provisions set forth by RCW 35A.14.420 (Alternative Direct Petition Method).

WHEREAS, The Stevenson City Clerk filed a Certification of Petition on June 8, 2004 certifying that the owners of the majority of acreage in the Waters/Cameron area had signed the petition and a majority of the registered voters who are also residents in the Waters/Cameron 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 published 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 June 9th and 16th. Notices of the hearing on the petition to annex and proposed ordinance to annex were posted in three places within the annexation area on June 8, 2004. Letters were mailed to all of the impacted landowners.

WHEREAS, the City Council did conduct a public hearing on April 15, 2004 on the Petition for Annexation and on June 17, 2004 and November 18, 2004 on the proposed Ordinance to Annex.

WHEREAS, the City Council voted to accept said Petition on April 15, 2004.

WHEREAS, a Notice of Intention was filed with the Boundary Review Board for Skamania County on September 7, 2004 and a public meeting was conducted by the Boundary Review Board on September 20, 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 November 15, 2004.

WHEREAS, the Planning Commission had reviewed the annexation proposal and recommended approval of the annexation and recommended that R1 Single Family Residential 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 Section 36, Township 3 North, Range 7 East, WM., Skamania County, Washington, described as follows:

Beginning at southwest corner of that tract of land conveyed to Eugene K. Schulz and Peggy R. Schultz, husband and wife, by deed recorded April 6, 1987 in Book 104, Page 726, Deed Records of Skamania County; said point being on the northerly right of way line of the County road known and designated as Gropper Road; thence along the west line of said Schultz tract, North 01°37' West, a distance of 208 feet, more or less, to the northwest corner thereof; thence along the north line of said Schultz tract, East, a distance of 104 feet to the northeast corner thereof; said point being in the west line of that tract of land conveyed to Earl S. Clark and Lorraine R. Clark, husband and wife, by deed recorded June 2, 1972 in Book 64, Page 158, said Deed Records; thence North, along the west line of said Clark tract, to the centerline of the natural gas pipeline constructed by Pacific Northwest Pipeline corporation and the northwest corner of said Clark tract; said point being in the south line of that tract of land conveyed to Randy Patton and Valerie Patton, husband and wife, by deed recorded March 15, 1991 in Book 122, Page 543, said Deed Records; thence southwesterly, along the centerline of said gas pipeline, to the southwest corner of said Patton tract; thence North, along the west line of said Patton tract, 200 feet, more or less, to the northwest corner thereof; thence East, along the north line of said Patton tract, a distance of 165 feet to the northeast corner thereof; said point being in the westerly right of way line of the County Road known and designated as Maple Way; thence northerly, along said westerly right of way line, to the westerly extension of the north line of Lot 2 of the Cameron Short Plat, recorded in Book 3 of Short Plats, Page 44, Records of Skamania County; thence South 88°37'23" East, along said westerly extension, to the northwest corner of said Lot 2; thence along the exterior boundary of said Lot 2, South 88°37'23" East, a distance of 671.74 feet; thence South 01°05'11" West, a distance of 469.96 feet; thence South 35°02'49" East, a distance of 123.00 feet; thence South 21°12'44" East, a distance of 157.05 feet; thence South 27°33'34" East, a distance of 320.26 feet to the most easterly corner of said Lot 2; thence continuing South 27°33'34" East, to the southerly right of way line of the County Road known and designated as Gropper Road; thence westerly, along said southerly right of way line, to a point that bears South 01°37' East from the point of beginning; thence North 01°37' West to the point of beginning.

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 Waters/Cameron 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 Waters/Cameron 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

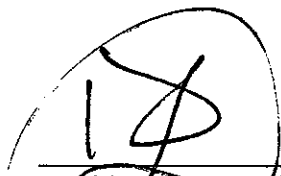
Severability – Construction.

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

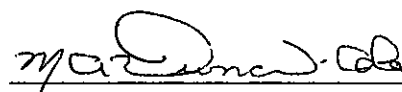
Effective date. This ordinance shall take effect and be in full force five (5) days after adoption and publication as provided by law.

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



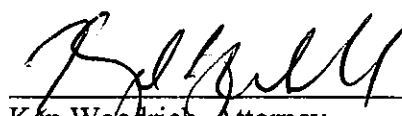
David M. McKenzie
Mayor of the City of Stevenson

ATTEST:



Mary Ann Duncan-Cole
Clerk of the City of Stevenson

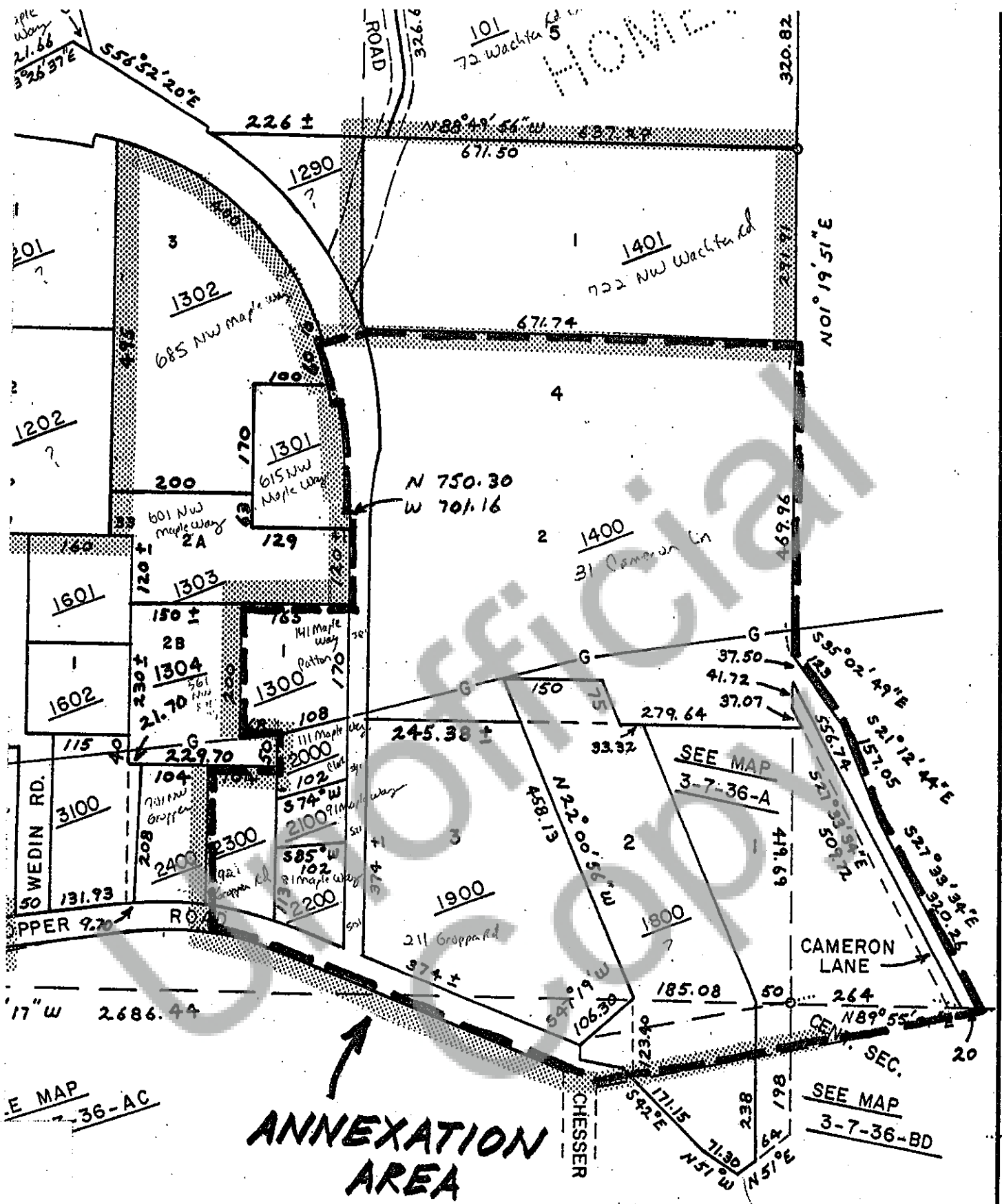
APPROVED AS TO FORM:



Ken Woodrich, Attorney
for the City of Stevenson

Unofficial Copy

EXHIBIT A



**ANNEXATION
AREA**

SKAMANIA COUNTY
WASHINGTON

NW 1/4

SEC. 36 T. 3 N., R. 7 E.W. M.
3-7-36-2

Scale: 1" = 200'

REVISED 9/95

CITY OF STEVENSON

ORDINANCE NO. 990

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

RECITALS

WHEREAS, the City Council has adopted on November 18, 2004 Ordinance No. _____, An Ordinance of the City of Stevenson, Washington Annexing Certain Territory known as the Waters/Cameron Annexation as depicted in Exhibit A, 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 proposed R1 Single-Family Residential Zoning;

WHEREAS, the Planning Commission at a public meeting on April 12, 2004 accepted the R1 Single Family Residential zoning as proposed; 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; and

WHEREAS, the above described parcel includes the area described in the Petition for annexation filed with the Stevenson City Clerk on June 4, 2004; and

WHEREAS, the City Council has conducted two public hearings June 17, 2004 and November 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

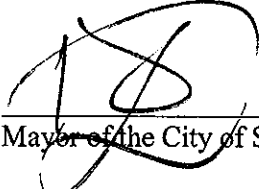
NOW, THEREFORE, the City Council of the City of Stevenson do ordain as follows:

THAT, the newly annexed property described in Exhibit A and B shall be zoned R1 Single Family Residential;

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

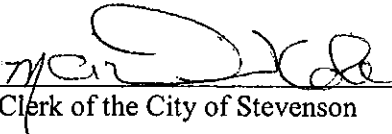
This Ordinance shall take effect and be in force five (5) days after its publication according to law.

PASSED by the City Council of the City of Stevenson and approved by the Mayor this 18th day of November, 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

Exhibit A

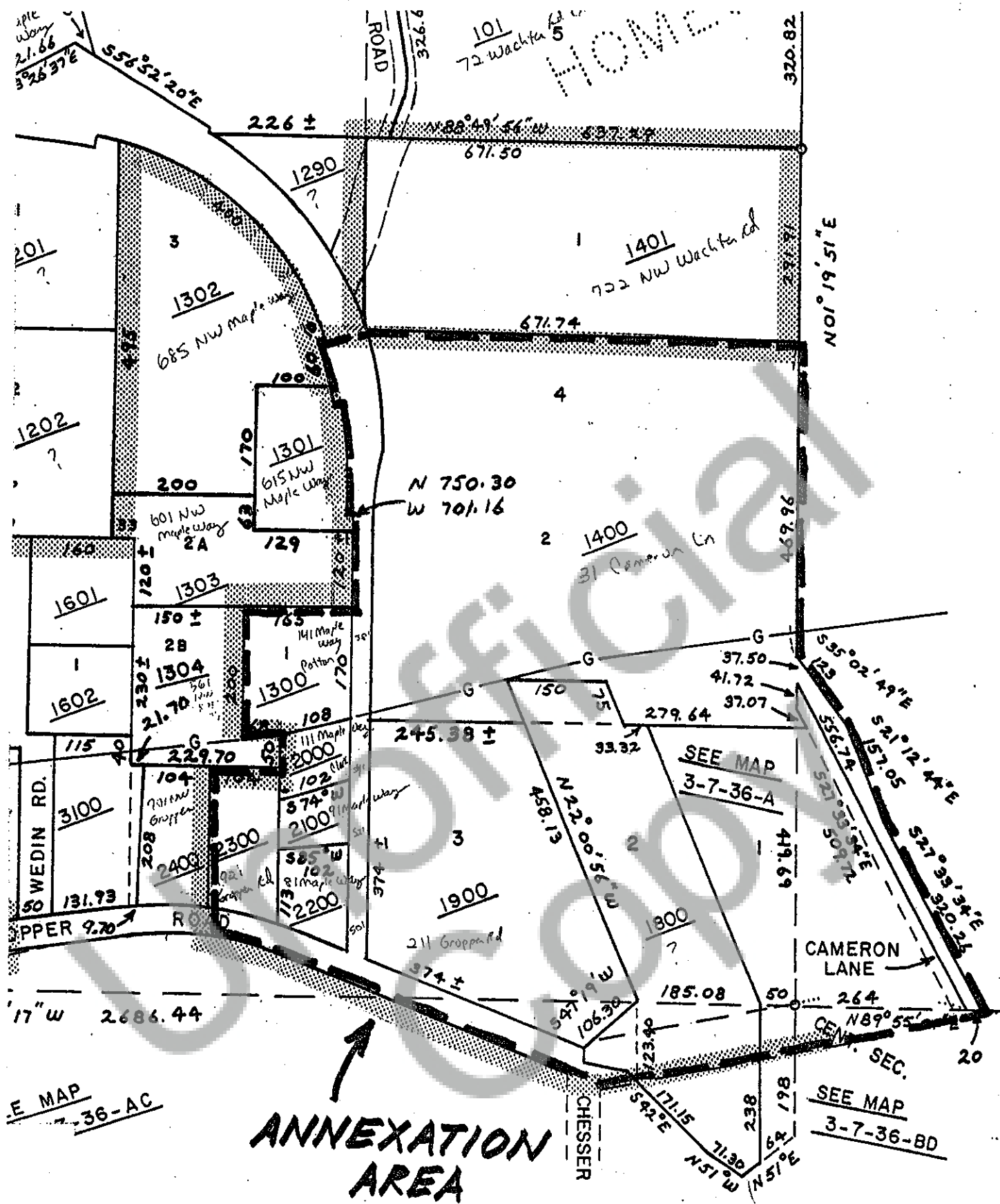
LEGAL DESCRIPTION

Legal Description. A tract of land in Section 36, Township 3 North, Range 7 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 B.

EXHIBIT B



COUNTY	SKAMANIA COUNTY WASHINGTON	NW 1/4
SOR	Scale: 1" = 200' REVISED 6/95	SEC. 36 T. 3 N., R. 7 E. W. M. 3-7-36-2

Tax lots within the proposed Annexation area – Exhibit "C"

Skamania County NW ¼ & NE ¼ of Sec 36 T. 3 N. R 7 E

-Parcel # 03 07 36 1 0 1200 00 Tax lot 1200 Tataro, Mike & Pam
331 Gropper Rd.
Stevenson, WA 98648

Skamania County NW ¼ of Sec. 36 T.3 N. R. 7 E

-Parcel # 03 07 36 2 0 1300 00 Tax lot 1300 Patton, Randy
141 Maple Way
Stevenson, WA 98648

-Parcel # 03 07 36 2 0 1400 00 Tax lot 1400 Kaufman, Diane
Cameron, Doug
PO Box 641
Friday Harbor, WA 98250

-Parcel # 03 07 36 2 0 1800 00 Tax lot 1800 City of Stevenson

-Parcel # 03 07 36 2 0 1900 00 Tax lot 1900 Waters, Timothy & Kaeli
211 Gropper Rd.
Stevenson, WA 98648

-Parcel # 03 07 36 2 0 2000 00 Tax lot 2000 Clark, Earl & Lorraine
111 Maple Way
Stevenson, WA 98648

-Parcel # 03 07 36 2 0 2100 00 Tax lot 2100 Stingl, Daniel & Jonica
227 Lely Barefoot Beach
Bonita Springs, FL 33923

-Parcel # 03 07 36 2 0 2200 00 Tax lot 2200 Patton, Randy
141 Maple Way
Stevenson, WA 98648

-Parcel # 03 07 36 2 0 2300 00 Tax lot 2300 Schultz, Eugene & Peggy
192 Gropper Rd.
Stevenson, WA 98648

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. 989 "An Ordinance of the City of Stevenson, Washington Annexing Certain Territory to the City Pursuant to the New Petition Method and Confirming the Effective Date of Such Annexation", and

Ordinance No. 990 "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 November 29, 2004.


Mary Ann Duncan-Cole, Clerk to the City of Stevenson

My appointment expires 9/26/2006

