

Shared Parking Agreement In Stevenson, WA
Page 1 of 4



RECORDING REQUESTED BY:
THE CITY OF STEVENSON
AND WHEN RECORDED MAIL TO:

City of Stevenson
PO Box 371
Stevenson, WA 98648

(THIS SPACE IS FOR RECORDER'S USE ONLY)

SHARED PARKING AGREEMENT

This SHARED PARKING AGREEMENT ("Agreement") is entered into and effective on June 11th, 2009, by and between SKAMANIA COUNTY (Applicant & Co-Applicant), and the City of Stevenson.

RECITALS

WHEREAS, pursuant to sections 17.42.060 and 17.42.070 of the Stevenson Municipal Code, the City of Stevenson specifies criteria which must be met in order to utilize shared parking agreements to satisfy on-site parking requirements.

NOW, THEREFORE, in consideration of the recitals and mutual obligations of the parties as herein expressed, SKAMANIA COUNTY and the City of Stevenson agree as follows:

1. THE SKAMANIA COUNTY FAIRGROUNDS a use of the property located at 710 SW Rock Creek Drive, agrees to provide THE EXPANDED ROCK CREEK COMMUNITY SERVICES CENTER, another use of the property located at 710 SW Rock Creek Drive, with the right to the use of (19) parking spaces as shown on Exhibit A to this Agreement.

I.a. Applicant: SKAMANIA COUNTY

Co-Applicant: SAME

Assessor Parcel No: 02-07-01-20-1200

Assessor Parcel No: SAME

Legal Description: SEE EXHIBIT B

Legal Description: SEE EXHIBIT B

Shared Parking Agreement In Stevenson, WA

Page 2 of 4

2. The parking spaces referred to in this Agreement have been determined to conform to current City of Stevenson standards for parking spaces, and the parties agree to maintain the parking spaces to meet those standards. This determination was made by the Planning Commission based on the following conditions:

2.a. When the expansion of Rock Creek Community Services Center is completed, the County shall abandon and remove the building currently used as the Senior Services Office. The seven (7) spaces formerly utilized by the Senior Services Office shall then be dedicated to the Rock Creek Community Services Center.

2.b. Special events at the Skamania County Fairgrounds shall be scheduled and/or sited to avoid utilizing the nineteen (19) shared spaces during the hours of normal business operation for the Rock Creek Community Services Center.

2.c. If special events at the Skamania County Fairgrounds require the use of the nineteen (19) shared spaces, the County shall not utilize the Auditorium of the Rock Creek Community Services Center during the hours of normal business operation for the Rock Creek Community Services Center.

2.d. The County shall add signage which directs visitors to, and identifies the location of, the shared parking spaces.

2.e. All parking spaces shall be striped and shall meet the size requirements of the Stevenson Municipal Code.

3. The Parties understand and agree that if for any reason the shared parking spaces are no longer available for use by THE EXPANDED ROCK CREEK COMMUNITY SERVICES CENTER or if for any reason the conditions described herein are violated, SKAMANIA COUNTY will be in violation of the City of Stevenson Zoning Code requirements. If the shared parking spaces are no longer available, Applicant will be required to reduce or cease operation and use of the property at Applicant's address to an intensity approved by the City in order to bring the property into conformance with the Zoning Code requirements for parking. Applicant agrees to waive any right to contest enforcement of the City's Zoning Code in this manner should this circumstance arise.

Shared Parking Agreement In Stevenson, WA
Page 3 of 4

Although the Applicant may have recourse against the Party supplying shared parking spaces for breach of this Agreement, in no circumstance shall the City be obligated by this agreement to remedy such breach. The Parties acknowledge that the sole recourse for the City if this Agreement is breached is against the Applicant in a manner as specified in this paragraph, and the City may invoke any remedy provided for in the Zoning Code to enforce such violation against the Applicant.

4. The provisions and conditions of this Agreement shall run with the land for those properties referenced in paragraph 1 of this document and be enforceable against successors in interest and assigns of the signing parties.

5. Title to and the right to use the lots upon which the parking is to be provided will be subservient to the title to the property where the primary use it serves is situated.

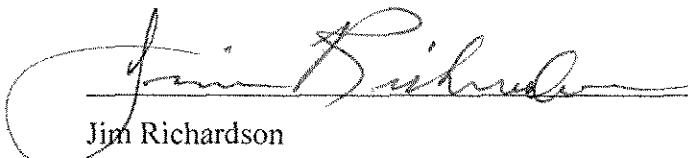
6. The property or portion thereof on which the parking spaces are located will not be made subject to any other covenant or contract for use which interferes with the parking use, without prior written consent of the City.

7. This Agreement is in perpetuity and can only be terminated if replacement parking has been approved by the City's Planning Director and written notice of termination of this agreement has been provided to the other party at least sixty (60) days prior to the termination date.

8. This Agreement shall be kept on file in the City of Stevenson City Hall under the Project Number: PAR2009-01 and shall be recorded on the titles of those properties referenced in paragraph 1 of this document.

In Witness whereof, the undersigned have executed this Agreement.

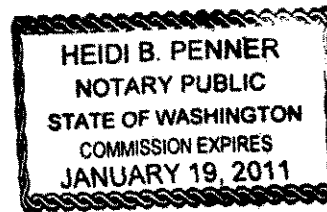
APPLICANT & CO-APPLICANT



Jim Richardson Date

Chairman, Skamania County Board of Commissioners

Shared Parking Agreement In Stevenson, WA
Page 4 of 4



NOTARY

State of Washington

County of Skamania

This instrument was signed before me on 6/15/09 by Jim Richardson

Heidi B. Penner
Notary Public

My Commission expires: 1-19-2011

APPROVED AS TO FORM ONLY

[Signature]

Peter Banks
Attorney for Skamania County

Date

CITY OF STEVENSON, a Washington Municipal Corporation

[Signature]

Ben Shumaker
City of Stevenson Planning Director

6-11-09

Date

NOTARY

State of Washington

County of Skamania

This instrument was signed before me on 11th of 6/09 by Mr. Ben Shumaker



[Signature]
Notary Public

My Commission expires: 9/26/2010

NOTE: ALL SIGNATURES MUST INCLUDE NOTARY ACKNOWLEDGMENTS.



WILSON ASSOCIATES
ARCHITECTS
& PLANNERS
404 E 15th ST #7
VANCOUVER WA
98663
(206) 696-4722



SKAMANIA COUNTY
ROCK GREEN COMMUNITY SERVICES CENTER
ADDITIONS & ALTERATIONS
STEVENSON, WA.

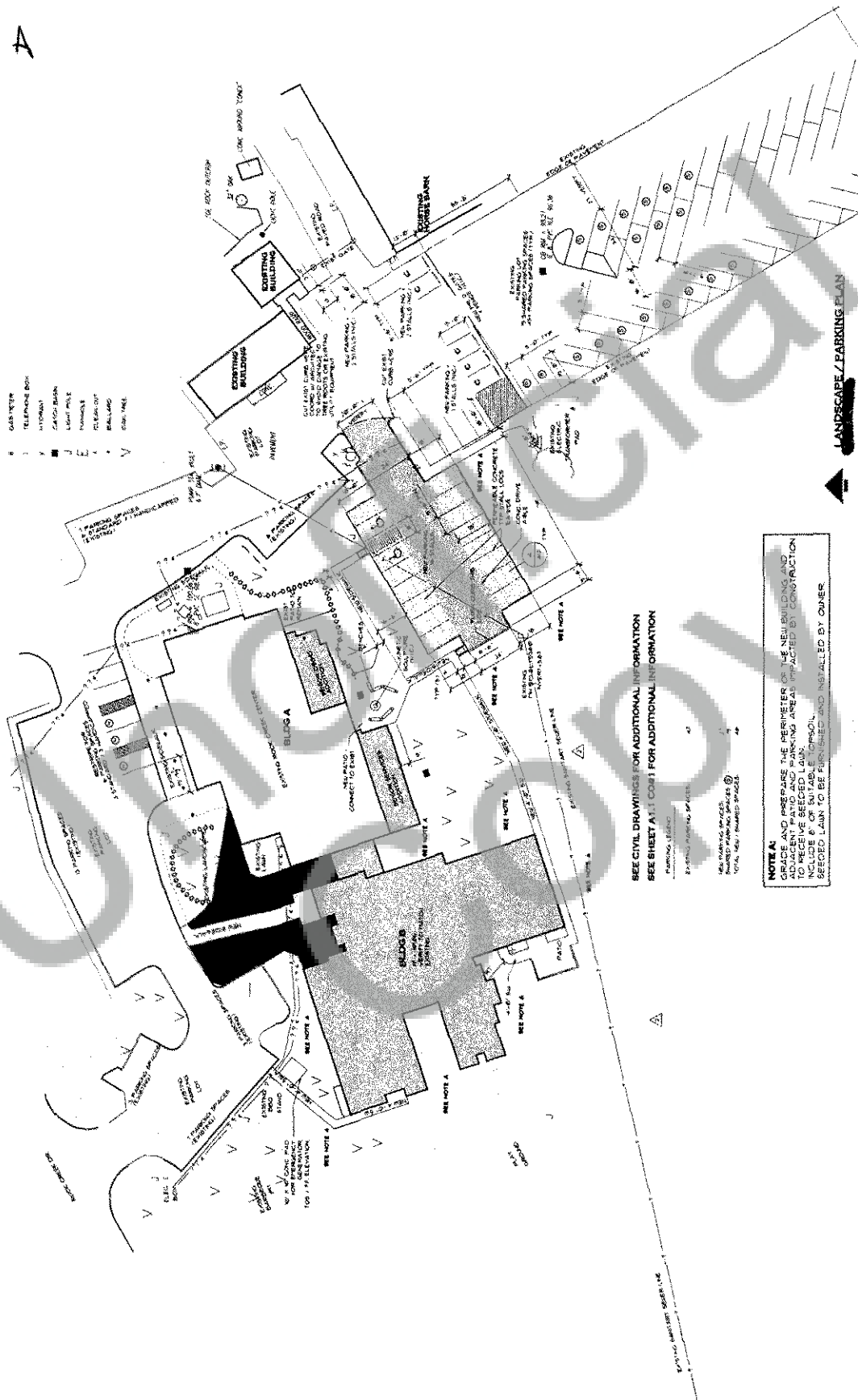
DATE	BY	REVISION
10/1/09	WILSON ASSOCIATES	ISSUED FOR PERMIT
10/1/09	WILSON ASSOCIATES	REVISION 1
10/1/09	WILSON ASSOCIATES	REVISION 2
10/1/09	WILSON ASSOCIATES	REVISION 3
10/1/09	WILSON ASSOCIATES	REVISION 4
10/1/09	WILSON ASSOCIATES	REVISION 5
10/1/09	WILSON ASSOCIATES	REVISION 6
10/1/09	WILSON ASSOCIATES	REVISION 7
10/1/09	WILSON ASSOCIATES	REVISION 8
10/1/09	WILSON ASSOCIATES	REVISION 9
10/1/09	WILSON ASSOCIATES	REVISION 10

L1.1R
LANDSCAPE
PARKING
PLAN



EXHIBIT A

- LEGEND
- 1. EXISTING ROAD
 - 2. EXISTING PAVEMENT
 - 3. 7.5" ELECTRIC TRANS. PEG
 - 4. GAS METER
 - 5. GAS METER
 - 6. TELEPHONE BOX
 - 7. HYDRO-PUMP
 - 8. CATCH BASIN
 - 9. LIGHT POLE
 - 10. FENCE
 - 11. FENCE
 - 12. FENCE
 - 13. FENCE
 - 14. FENCE
 - 15. FENCE
 - 16. FENCE
 - 17. FENCE
 - 18. FENCE
 - 19. FENCE
 - 20. FENCE
 - 21. FENCE
 - 22. FENCE
 - 23. FENCE
 - 24. FENCE
 - 25. FENCE
 - 26. FENCE
 - 27. FENCE
 - 28. FENCE
 - 29. FENCE
 - 30. FENCE
 - 31. FENCE
 - 32. FENCE
 - 33. FENCE
 - 34. FENCE
 - 35. FENCE
 - 36. FENCE
 - 37. FENCE
 - 38. FENCE
 - 39. FENCE
 - 40. FENCE
 - 41. FENCE
 - 42. FENCE
 - 43. FENCE
 - 44. FENCE
 - 45. FENCE
 - 46. FENCE
 - 47. FENCE
 - 48. FENCE
 - 49. FENCE
 - 50. FENCE
 - 51. FENCE
 - 52. FENCE
 - 53. FENCE
 - 54. FENCE
 - 55. FENCE
 - 56. FENCE
 - 57. FENCE
 - 58. FENCE
 - 59. FENCE
 - 60. FENCE
 - 61. FENCE
 - 62. FENCE
 - 63. FENCE
 - 64. FENCE
 - 65. FENCE
 - 66. FENCE
 - 67. FENCE
 - 68. FENCE
 - 69. FENCE
 - 70. FENCE
 - 71. FENCE
 - 72. FENCE
 - 73. FENCE
 - 74. FENCE
 - 75. FENCE
 - 76. FENCE
 - 77. FENCE
 - 78. FENCE
 - 79. FENCE
 - 80. FENCE
 - 81. FENCE
 - 82. FENCE
 - 83. FENCE
 - 84. FENCE
 - 85. FENCE
 - 86. FENCE
 - 87. FENCE
 - 88. FENCE
 - 89. FENCE
 - 90. FENCE
 - 91. FENCE
 - 92. FENCE
 - 93. FENCE
 - 94. FENCE
 - 95. FENCE
 - 96. FENCE
 - 97. FENCE
 - 98. FENCE
 - 99. FENCE
 - 100. FENCE



SEE CIVIL DRAWINGS FOR ADDITIONAL INFORMATION
SEE SHEET A1.1 FOR ADDITIONAL INFORMATION

NOTE A:
GRADE AND PREPARE THE PERIMETER OF THE NEW BUILDING AND
LANDSCAPE THE PARKING AREAS. ALL AREAS TO BE CONSTRUCTED
TO RECEIVE SEEDING LAMINATE. INCLUDE 8" OF SUITABLE TOPSOIL.
SEEDING LAMINATE TO BE FURNISHED AND INSTALLED BY OWNER.

LANDSCAPE / PARKING PLAN

EXHIBIT B

LEGAL DESCRIPTION
02-07-01-2-0-1200-00
Skamania County, Washington State

All that portion of land within section 1, Township 2 North, Range 7 East of the Willamette Meridian, as described here forth:

A portion of land lying south and southeasterly of the centerline of Rock Creek Drive, lying westerly of the centerline of a creek named Rock Creek and lying north of the North Line of the Baughman D.L.C.

Excepting the following parcels:

That portion of land deeded to the Town of Stevenson under Auditor's recording number Book 65 Page 330.

That portion of land deeded to Skamania County under Auditor's recording number Book 66 Page 122.

And excepting that portion of land recorded under Auditor file number Book 28 page 325.

And together with any easements or agreements of record within Skamania County, State of Washington.