

Return Address:

City of Stevenson  
PO Box 371  
Stevenson, WA 98648

<i>Document Title(s) or transactions contained herein:</i> An Ordinance Rezoning Certain Property in the City of Stevenson from R3 Multi-family Residential to C1 Commercial.
<i>GRANTOR(S) (Last name, first name, middle initial)</i>  City of Stevenson  <input type="checkbox"/> Additional names on page _____ of document.
<i>GRANTEE(S) (Last name, first name, middle initial)</i>  Benny W Sciacca  <input type="checkbox"/> Additional names on page _____ of document.
<i>LEGAL DESCRIPTION (Abbreviated: i.e., Lot, Block, Plat or Section, Township, Range, Quarter/Quarter)</i>  Section 36, Township 3 North, Range 7.5 East of the Willamette Meridian, Skamania County, Washington <input checked="" type="checkbox"/> Complete legal on page 3 of document.
<i>REFERENCE NUMBER(S) of Documents assigned or released:</i>  2012-1061 Ordinance for the City of Stevenson  <input type="checkbox"/> Additional numbers on page _____ of document.
<i>ASSESSOR'S PROPERTY TAX PARCEL/ACCOUNT NUMBER</i>  03753633200000  <input type="checkbox"/> Property Tax Parcel ID is not yet assigned <input type="checkbox"/> Additional parcel numbers on page _____ of document.
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. 2012-106 1**

**AN ORDINANCE REZONING CERTAIN PROPERTY IN THE  
CITY OF STEVENSON, WASHINGTON FROM R3 MULTI-  
FAMILY RESIDENTIAL TO C1 COMMERCIAL.**

RECITALS

WHEREAS, the City Council has annexed the subject property with Ordinance 985, adopted on March 18<sup>th</sup>, 2004; and

WHEREAS, Ordinance 986, adopted on March 18<sup>th</sup>, 2004, designated the subject property as R3 Multi-Family Residential through a map exhibited therein; and

WHEREAS, a representative of the owner of the subject property submitted a complete application requesting the property to be rezoned from R3 Multi-Family Residential to C1 Commercial on June 29<sup>th</sup>, 2012; and

WHEREAS, the Stevenson Planning Commission has reviewed a proposal to rezone and recommended approval of the change to C1 Commercial based on the following findings:

1. The property is adjacent to the C1 Commercial District.
2. The property is one of the most visible lots for west-bound traffic on Washington State Route 14.
3. The rezoning will not be incompatible with surrounding land uses.
4. The lack of detail on the property's legal description complicates the City's ability to rezone adequately rezone this property; and

WHEREAS, the City Council has resolved the detail issues related to the legal description with the subject property owner; and

WHEREAS, the Planning Commission and City Council have given due public notice of hearings relating to this ordinance and have held such hearings; and

WHEREAS, the City has complied with the State Environmental Policy Act and reached a determination of nonsignificance; and

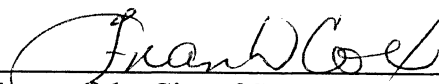
NOW, THEREFORE, the City Council of the City of Stevenson do ordain as follows:

THAT, the approximately 0.6 acres of real property described in Exhibit A shall be rezoned from R3 Multi-Family Residential to C1 Commercial and


AND, BE IT FURTHER ORDAINED THAT the "Zoning Map, City of Stevenson" shall be updated as presented in reduced form in Exhibit B;

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

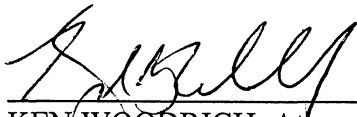
PASSED by the City Council of the City of Stevenson and approved by the Mayor this 9<sup>th</sup> day of August, 2012.

  
\_\_\_\_\_  
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 of the Rezone area**

All that portion of the tract of land conveyed by Ira D. Foster and Florence Foster, his wife, to E.C. Hamilton, described in deed recorded at page 555 of Book "Y" of Deeds, records of Skamania County, Washington, which lies westerly from Vallett Creek, EXCEPTING, however, easement for road purposes conveyed to the State of Washington, and easement grafted to the Northwestern Electric Company for pole line, and flowage easement granted to the United States of America; said tract being located in Section 36, Township 3 North, Range 7 ½ E.W.M.

ALSO EXCEPTING a right-of-way for public roads and utilities dedicated to Skamania County, over, under and across a parcel of land located in the Southwest ¼ of Section 36, Township 3 North, Range 7 ½ East of the Willamette Meridian, Skamania County, Washington, being more particularly described as follows:

COMMENCING at the most Southerly corner of Lot 1 of the "Feliz" Short Plat as recorded under Auditor's File Number 2008170088, records of Skamania County; thence along the most Southerly West line of said Short Plat, N23°20'43"W, 145.07 feet to the TRUE POINT OF BEGINNING; thence along the arc of a 192.99 foot radius non tangent curve to the left, through a central angle of 22°47'59", (radius point bears S26°40'42"E), a distance of 76.80 feet; thence S42°38'53"W, 1.00 foot; thence along the arc of a 137.01 foot radius non tangent curve to the left, through a central angle of 59°40'40", (radius point bears S47°18'08"E), a distance of 142.70 feet; thence S16°58'52"E, 14.78 Feet; thence along the arc of a 50.00 foot radius *[sic]* tangent curve to the left, through a central *[sic]* angle of 50°22'42", (radius point bears N73°01'08"E), a distance of 43.96 feet to a point being 50.00 feet Northerly of the centerline of State Highway SR 14 when measured at right angles; thence Northerly of, parallel with, and 50.00 feet distant from said centerline, S51°08'23"W, 41.23 feet to a point on the old centerline of Lutheran Church Road (as traveled); thence along said centerline the following courses: N18°49'30"W, 30.88 feet; thence along the arc of a 324.62 foot radius non tangent curve to the right, through a central angle of 12°53'35", (radius point bears N71°15'30"E), a distance of 73.05 feet; thence along the arc of a 172.45 foot radius non tangent curve to the right, through a central angle of 69°52'44", (radius point bears N89°08'29"), a distance of 210.32 feet to a point on said most Southerly West line of said Short Plat, thence along said west line, S23°20'43" *[sic]*, 12.84 feet to the TRUE POINT OF BEGINNING

