



WHEN RECORDED RETURN TO:

City of Stevenson

PO Box 371

Stevenson, WA 98648

Please print or type information **Washington State Recorder's Cover Sheet** (RCW 65.04)

DOCUMENT TITLE(S) (or transaction contained therein) (all areas applicable to your document must be filled in)

Main D Sewer Line Extension Latecomer Agreement

REFERENCE NUMBER(S) of Documents assigned or released:

N/A

☐ Additional numbers on page ____ of document.

GRANTOR(S):

1. City of Stevenson

2. _____

3. _____

4. _____

☐ Additional names on page ____ of document.

GRANTEE(S):

1. City of Stevenson

2. _____

3. _____

4. _____

☐ Additional names on page ____ of document.

LEGAL DESCRIPTION (Abbreviated: i.e. Lot, Block, Plat or Section, Township, Range, Quarter):

Latecomers Agreement-See Ex. A

☒ Complete legal on page 3 of document.

Assessor's Property Tax Parcel #

3073644010000, 3073614310000, 3073614319000, 3073614320000, 3073614260000,
3073614230000, 3073614309000, 3073614270000, 3073614300000

☐ Additional parcel numbers on page ____ of document.

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

"I am signing below and paying an additional \$50.00 recording fee (as provided in RCW 36.18.010 and referred to as an emergency nonstandard document), because this document does not meet margin and formatting requirements. Furthermore, I hereby understand that the recording process may cover up or otherwise obscure some part of the text of the original document as a result of this request."

Signature of Requesting Party

Note to Submitter: Do NOT sign above nor pay additional \$50 fee if the document meets margin/formatting requirements.

**CITY OF STEVENSON, WASHINGTON
ORDINANCE NO. 2023-1192**

**AN ORDINANCE REAPPROVING THE SEWER ASSESSMENT REIMBURSEMENT AREA AND
CALCULATION FOR THE MAIN D SEWER LINE EXTENSION IN THE CITY OF STEVENSON,
WASHINGTON**

WHEREAS, the City of Stevenson has extended the sewer mainline and made associated lateral extensions to the property line of neighboring parcels along Loop Road from Kanaka Creek Road to Frank Johns, then north along Frank Johns to parcel 03073614220000; and

WHEREAS, the City desires to establish an assessment reimbursement area to provide reimbursement for a portion of construction costs of that project by other property owners who will benefit from these improvements; and

WHEREAS, the City has formulated an assessment reimbursement area based on a selection of parcels adjacent to the extended sewer line that would be required to connect upon development; and

WHEREAS, the affected party owners have been notified by mail of the proposed assessment area, the assessment share, and the owners' rights and opinions; and

WHEREAS, the City Council of the City of Stevenson held a public hearing regarding the calculation of the assessment on January 20, 2022; and

WHEREAS, parcel 03073614220000 is not included in the assessment area as they approached the city regarding inclusion in the extension after the January 20th public hearing and council approval.

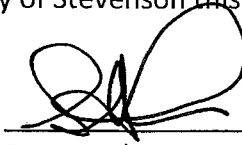
NOW, THEREFORE, the City Council of the City of Stevenson do ordain as follows:

Section 1. Assessments: The assessment reimbursement area and pro rata shares of reimbursable costs for the Main D Sewer Line Extension as set forth in Exhibit A, which is hereby incorporated by this reference, are levied against the properties within the area and applicable for twenty years from the date of this ordinance.

Section 2. Severability. If any provision of this ordinance or its application to any person or circumstance is held invalid, the remainder or the application of the provision to other persons or circumstances is not affected.

Section 3. Effective Date. This Ordinance shall take effect and be in force January 1, 2023, or five days after publication according to law, whichever date is later.

Passed by the City Council of the City of Stevenson this 19th day of January, 2023.



Scott Anderson, Mayor of the City of Stevenson

ATTEST:



Leana Kinley, City Clerk

APPROVED AS TO FORM:



Kenneth B Woodrich, PC
City Attorney

Unofficial
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Exhibit A Main D Latecomers Calculation.xlsx

Address	Parcel ID	Owners	Acres	Percentage	Cost	Frontage	Percentage	Cost	Total Cost
7042 E. Loop Rd	3073644010000	Kristy McCaskell	0.5	13%	8,927.89	237	32%	21,976.34	30,904.23
7022 E. Loop Rd	3073614310000	Robert & Rose Wertheimer	1.05	25%	17,169.01	0	0%	-	17,169.01
6972 E. Loop Rd	3073614319000	Candace Ford	0.54	14%	9,614.65	231	31%	21,289.58	30,904.23
6962 E. Loop Rd	3073614320000	Paul Popnoe	0.23	6%	4,120.56	45	6%	4,120.56	8,241.12
Thomas Rd.			0.89	22%	15,108.73	95	13%	8,927.89	24,036.62
75 NW Thomas St	3073614309000	Austin & Lynn Risjord	0.22						
81 NW Thomas St	3073614270000	Kevin Hachsel	0.15						
84 NW Thomas St	3073614300000	Sophia Blake & Joseph Hecker	0.52						
361 Frank Johns Rd.	3073614260000	Walter Dowling	0.31	8%	5,494.08	65	9%	6,180.84	11,674.92
370 Frank Johns Rd.	3073614230000	Brian McNamara	0.47	12%	8,241.13	70	9%	6,180.84	14,421.97
Totals			3.99			743			137,352.10

Total Project Cost Estimate	\$	274,704.20
Costs paid by City	\$	137,352.10
Frontage Charge (50%)	\$	68,676.05
Area Charge (50%)	\$	68,676.05
Total Project Frontage (LF)	743	
Total Project Area (Acres)	3.99	
Cost per linear foot-Sewer	\$	92.43
Cost per acre-Sewer	\$	17,212.04