



City of Stevenson

Planning Department

(509)427-5970

7121 E Loop Road, PO Box 371
Stevenson, Washington 98648

TO: Planning Commission
FROM: Ben Shumaker, Zoning Administrator
DATE: April 10th, 2023
SUBJECT: CUP2023-01: Cascade Pump Station

Introduction

The Stevenson Planning Commission is requested to review the following project proposal:

“The existing sanitary sewer pump station is outdated, requires frequent maintenance, lacks modern telemetry and failure alarms, and requires reconstruction to continue serving this community. The existing aboveground pump enclosure will be removed and new submersible pumps will be installed in the existing underground wet well. The existing aboveground pump control panel will be removed and relocated, providing improved clearance for the adjacent Port of Skamania County parking area. A 4’ tall retaining wall will be constructed to provide a working surface level with the road to support pump station maintenance work. A 3’ tall chain link fence will be installed to provide fall protection along the retaining wall.

The project is proposed within public right-of-way adjacent to 240 SW Cascade Ave. Categorized as a “Utility or Communication Facility”, the proposal is listed as a conditional use in its C1 Commercial District location and allowable subject to approval by the Planning Commission with a Conditional Use Permit.

Recommended Action

Staff recommends Planning Commission approve this permit subject to the findings, conclusions, and conditions in Attachment 2.

Guiding City Policies

Zoning Code

SMC Table 17.25.040-1 Residential Districts Use Table (Abbreviated)

Use	CR	C1	M1
Transportation, Communication, and Utility Uses			
Utility or Communication Facility	C	C ⁸	P/C ⁹
8- Despite the general exclusion of overhead elements from this use category, any utility or communication facility in the C1 district with an overhead element greater than 50 feet is considered a conditional use.			

SMC Table 17.135.040-1 Transportation, Communication, Information, and Utility Uses (Abbreviated)

Use	Description	Reference
Transportation, Communication, and Utility Uses		

Utility or Communication Facility	<p>Any staffed or unstaffed location designed for the transmission, distribution, collection, treatment, and/or routing of water, wastewater, gas, electrical power, wired telecommunications or similar commodities or wastes.</p> <p>This category generally includes substations, transfer stations, pump stations, lift stations, booster pumps, reservoirs, switchboards, and storage facilities. This category generally excludes a Wireless Telecommunications Facility, storm water ponds, overhead elements and cables, underground cables, pipelines, vaults and the like.</p>	
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SMC 17.39.020 Conditional Use Permit Review

- A. The Planning Commission shall review all applications for conditional use permits.
- B. In granting a conditional use request, the Planning Commission may attach to the conditional use permit such reasonable requirements as will ensure that the development in its proposed location:
 - 1. Will not endanger the public health or safety;
 - 2. Will not substantially reduce the value of adjoining or abutting property;
 - 3. Will be in harmony with the area in which it is located; and
 - 4. Will be in conformity with the Comprehensive Plan, transportation plan, or other plan officially adopted by the Council.
- C. At least one public hearing shall be held for each complete conditional use permit application. Notice shall be given as provided in this title. To ensure adequate time for public notice, a complete application must be received at least 20 days before a hearing will be held.
- D. The Planning Commission shall reach a decision to approve or deny a conditional use request within 30 days of the last public hearing deemed necessary by the Planning Commission for the relevant application.
- E. The Planning Commission may attach reasonable conditions to a permit, including but not limited to, the term of a permit's duration and the need for periodic review to ensure that the terms of a permit are being met.

SMC Table 17.12.030 Administration Commensurate with Comprehensive Plan

It shall be the duty of the Planning Commission, Board of Adjustment, City Council and zoning administrator to interpret and/or administer the provisions of this title in such a way as to carry out the intent and purpose of the Comprehensive Plan. Where zoning regulations are not clear, or where there are inconsistencies within this title, the comprehensive Plan shall be referred to for interpretation and guidance.

Proposal Background

Site Characteristics

Owner/Applicant: City of Stevenson/Wallis Engineering
 Purpose: To upgrade and modernize Utility or Communication Facility
 Location: in the right-of-way adjacent to 240 SW Cascade Avenue

	Zoning	Land Use
Subject Property	C1 Commercial	Street, Utility or Communication Facility

North	C1	Railroad
South	R3 Multi-Family Residential	Single-Family Detached Dwelling
East	C1	Government Administration Building
West	C1	Railroad



2016 Site Photos



Key Issues

Pre-Existing Conditional Use

A wastewater pump station currently exists at this location. The existing facility pre-dates adoption of Zoning Code requirements for a Conditional Use Permit. Issuance of a Conditional Use Permit would allow modifications to the existing use. Should the pump station require modification again, the applicants would then be able to rely on the current permit.

Climate Change

[Placeholder for discussion based on 2023 Planning Commission work plan discussion].

Associated Permits

In addition to the Conditional Use Permit requested for this project, 2 administrative approvals are required. A Building Permit is required for a small retaining wall south of the facility. A Critical Areas Permit is required for impacting a wetland buffer. The proposal is outside of Shoreline Jurisdiction.

Community Input

Notice was sent to nearby property owners and posted at 2 locations near the project site and published in the *Skamania County Pioneer*. As of this writing no verbal or written comments or questions have been received.

Alternatives

1. Deny this request based on its inability to meet the criteria of SMC 17.39.
2. Approve the Conditional Use Permit as drafted.
3. Take some other course of action as a Commission.

Prepared by,

Ben Shumaker

Attachments

1. Draft CUP (2)
2. Application (16)



City of Stevenson

Planning Department

(509)427-5970

7121 E Loop Road, PO Box 371
Stevenson, Washington 98648

Conditional Use Permit #2022-03

PROponent:	City of Stevenson
LOCAtion:	Public right-of-Way adjacent to 240 SW Cascade Avenue
DECISION DATE:	April 10 th , 2023
REVIEW DATE:	The first Planning Commission meeting in October, 2024.
PURPOSE:	As provided by SMC 17.39 and SMC 17.15, this Conditional Use Permit allows a Utility or Communication Facility (Wastewater Pump Station).

Findings of Fact:

1. The Planning Commission has reviewed this application for a Conditional Use Permit after a duly advertised public hearing on April 10th, 2022.
2. The proposal allows for upgrading and continuance of a long-standing Utility or Communication Facility use.

Conditions of Approval

1. This Conditional Use Permit shall be valid only for the proponent at the location above.
2. Noncompliance with the conditions of this permit shall render this Conditional Use Permit invalid.
3. The proposal shall be subject to periodic review by the Planning Commission to ensure the terms of this permit are being met, determine whether changes to these terms are warranted, and to verify satisfactory longevity of the proposal.

Conclusions of Law

Based on these findings and conditions, the Planning Commission is satisfied that this Conditional Use proposal:

1. Will not endanger the public health or safety;
2. Will not substantially reduce the value of adjoining or abutting property;
3. Will be in harmony with the area in which it is located; and
4. Will be in conformity with the comprehensive plan, transportation plan, or other plan officially adopted by the council.

THIS CONDITIONAL USE PERMIT (**CUP2023-01**) FOR:
A Utility or Communication Facility (wastewater pump station)
in the C1 Commercial District
in the public right-of-way adjacent to 240 SW Cascade Avenue.

IS HEREBY ISSUED.

For the Planning Commission:

Date

DRAFT

CONDITIONAL USE PERMIT APPLICATION



Mail: PO Box 371, Stevenson, Washington 98648 Email: planning@ci.stevenson.wa.us Phone: (509)427-5970

Applicant/Contact: see attached Ex A

Mailing Address: _____

Phone: _____ E-Mail Address: _____

Property Owner: _____

Mailing Address: _____

Phone: _____ E-Mail Address: _____

If There are Additional Property Owners, Please Attach Additional Pages and Signatures as Necessary

Submittal Requirements

Applicants must provide the following information for all Conditional Use Permit Applications. The City will not accept applications without the required information.

- Application Fee (\$ 600.00)**
- Agreement to Pay Outside Consulting Fees** (When applicable)
- Completed Application Signed by the Applicant and Property Owner**
- Copy of the Property Title or Other Proof of Ownership**
- Descriptions of any Existing Restrictive Covenants or Conditions**
- Two (2) Copies of a Site Plan, Clearly Showing the Following**
 - Location and Dimensions of all Existing and Proposed Structures
 - Floor Plan of any Structure Involved in the Proposed Conditional Use
 - North Arrow and Scale
 - Location and Dimensions of any Drainfields, Public Utilities, Easements, Rights-of Way or Streets within or adjacent to any Affected Lot
 - Location and Dimensions of all Parking Areas
- Narrative Discussing How the Proposal Meets the 4 Criteria Listed Below**
- A List of the Names and Mailing Addresses of All Property Owners Within 300 Feet of the Subject Property** (Obtainable Through the Skamania County Assessor's Office)
- All Specific Information Associated with the Proposal and Required under SMC 17.39**
- Any Other Information Requested by the Planning Director to Aid the Planning Commission in Evaluating the Variance Request**

Continued on Page 2



SUBMIT TO:
City Hall
7121 E Loop Road

Conditional Use Permit Application

A Conditional Use is a use listed as conditional in the relevant zoning district and permitted only after review as provided in SMC 17.39. A Conditional Use Permit is a permit issued by the Planning Commission that authorizes the recipient to make use of property in accordance with the requirements of SMC 17-Zoning as well as any additional requirements imposed by the Planning Commission.

Applications for a Conditional Use Permit are subject to review by the Planning Commission. In granting a Conditional Use Permit, the Planning Commission must find that the development in its proposed location:

1. Will not endanger the public health or safety;
2. Will not substantially reduce the value of adjoining or abutting property;
3. Will be in harmony with the area in which it is located; and
4. Will be in conformity with the Comprehensive Plan, transportation plan, or other plan officially adopted by the Council.

The following information is required for all Conditional Use Permit Applications. Applications without the required information will not be accepted. Site plans are to be prepared by a qualified professional, submitted on 8½"x11" or 11"x17" paper, and drawn to a standard engineering scale (e.g. 1"=10', 1"=20', ¼"=1', etc.).

Property Information

Property Address (Or Nearest Intersection): Public Row adjacent to 240 SW Cascade, Stevenson 98048

Tax Parcel Number: N/A

Zoning: R1

Lot Area: N/A

Future Land Use Designation: N/A

Water Supply Source: City Well N/A

Sewage Disposal Method: City Septic

Current Use of Lot: Multi-Family Single-Family Commercial Vacant/Other

Proposed Conditional Use: sewer Sanitary sewer pump station

Brief Narrative of Request See attached out dated form Ext A

As the property owners of the real property described in this proposal, our signatures indicate our approval of this proposal, with the understanding that the proposal is subject to review, approval, and/or denial under SMC Title 17.

I/we hereby provide written authorization for the City to reasonably access to the subject property to examine the proposal and carry out the administrative duties of the Stevenson Municipal Code.

Incomplete applications will not be accepted. • Ensure all required submittals are included.

Signature of Applicant: See attached Ext A Date: _____

Signature of Property Owner: _____ Date: _____

For Official Use Only:
Date Application Received: 2/24/2023 Date Application Complete: _____

CONDITIONAL USE PERMIT APPLICATION



PO Box 371 Stevenson, Washington 98648

Phone: (509)427-5970 Fax: (509)427-8202

Applicant/Contact: Jacob Korsness, Wallis Engineering

Mailing Address: 215 W 4th St, Suite 200, Vancouver, WA 98660

Phone: 360-695-7041

Fax: _____

E-Mail Address (Optional): jacob.korsness@walliseng.net

Property Owner: City of Stevenson

Mailing Address: 7121 E Loop Rd, Stevenson, WA 98648

Phone: 509-427-5970

Fax: _____

If There are Additional Property Owners, Please Attach Additional Pages and Signatures as Necessary

Property Address (Or Nearest Intersection): Public right-of-way adjacent to 240 SW Cascade Ave, Stevenson, WA 98648

Tax Parcel Number: N/A

Zoning: C1

Lot Size: N/A

Current Use of Property: Sanitary sewer pump station

Brief Narrative of Request:

The existing sanitary sewer pump station is outdated; requires frequent maintenance, lacks modern telemetry and failure alarms, and requires reconstruction to continue serving this community. The existing aboveground pump enclosure will be removed and new submersible pumps will be installed in the existing underground wet well. The existing aboveground pump control panel will be removed and relocated, providing improved clearance for the adjacent Port of Skamania County parking area. A 4' tall retaining wall will be constructed to provide a working surface level with the road to support pump station maintenance work. A 3' tall chain link fence will be installed to provide fall protection along the retaining wall.

Water Supply Source: N/A

Sewage Disposal Method: Pumped to City gravity sewer

I/we hereby provide written authorization for the City to reasonably access to the subject property to examine the proposal and carry out the administrative duties of the Stevenson Municipal Code.

I/we hereby certify my/our awareness that application fees are non-refundable, there is no guarantee that a permit will be issued, and that any permit issued as a result of this application may be revoked if at any time in the future it is determined that the statements in support of this application are false or misleading.

Incomplete applications will not be accepted. • Please ensure that all submittals are included

Signature of Applicant: Jacob Korsness

Digitally signed by Jacob Korsness
DN: cn=US, o=jacob.korsness@walliseng.net, ou=Wallis Engineering, cn=Jacob Korsness
Date: 2023.02.24 09:00:47-08'00'

Date: 2/24/2023

Signature of Property Owner: Leana Kinley

Digitally signed by Leana Kinley
Date: 2023.02.24 09:00:25 -08'00'

Date: 2/24/23

For Official Use Only:
Date Application Received _____ • Date Application Complete _____

EX A



SUBMIT TO:
City Hall
7121 NE Loop Road

Conditional Use Permit

Submittal Requirements

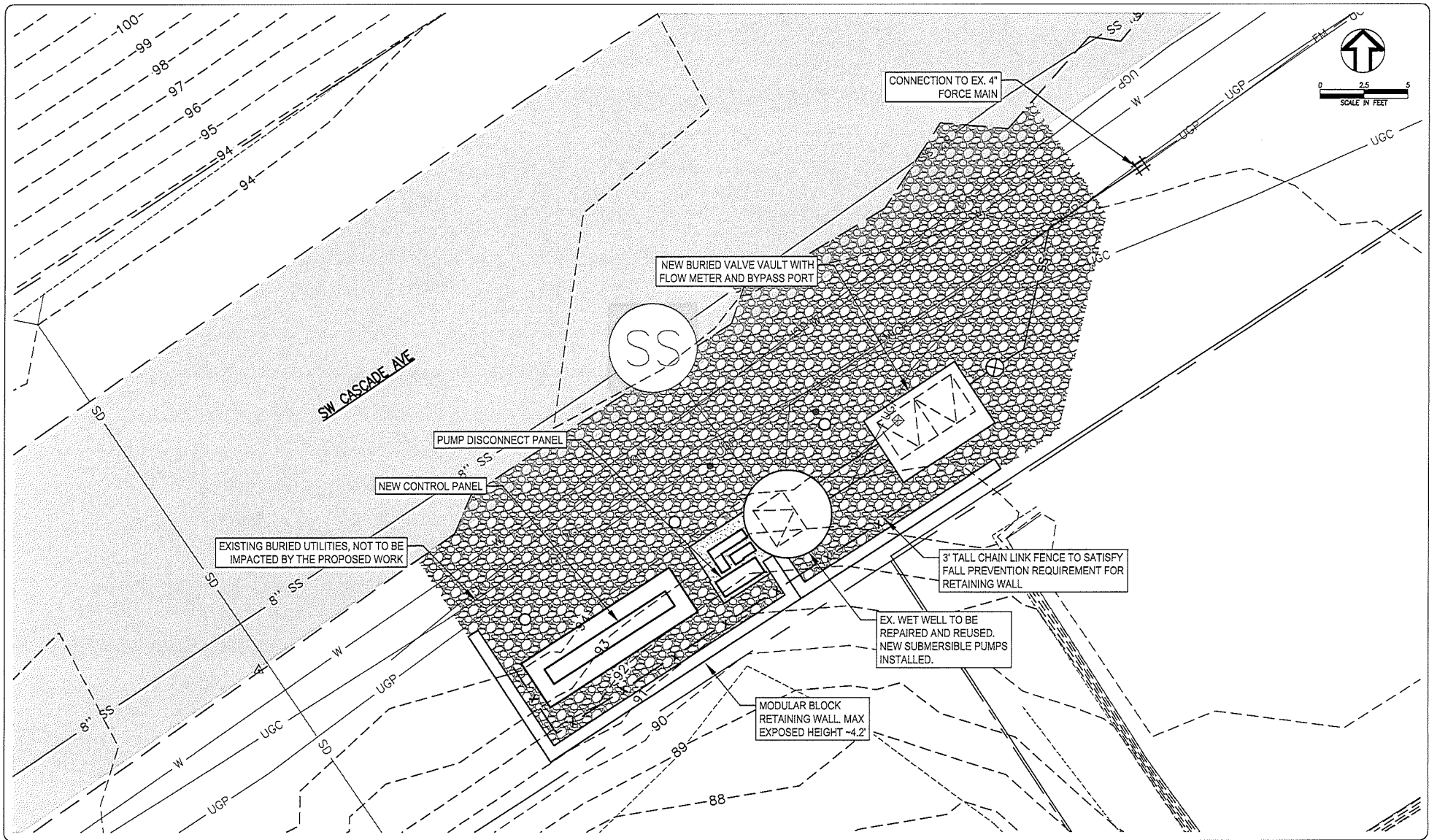
A Conditional Use is a use listed as conditional in the relevant zoning district and permitted only after review as provided in SMC 17.39. A Conditional Use Permit is a permit issued by the Planning Commission that authorizes the recipient to make use of property in accordance with the requirements of SMC 17- Zoning as well as any additional requirements imposed by the Planning Commission.

Applications for a Conditional Use Permit are subject to review by the Planning Commission. In granting a Conditional Use Permit, the Planning Commission must find that the development in its proposed location:

1. *Will not endanger the public health or safety;*
2. *Will not substantially reduce the value of adjoining or abutting property;*
3. *Will be in harmony with the area in which it is located; and*
4. *Will be in conformity with the Comprehensive Plan, transportation plan, or other plan officially adopted by the Council.*

The following information is required for all Conditional Use Permit Applications. Applications without the required information will not be accepted. Site plans are to be prepared by a qualified professional, submitted on 8½"x11" or 11"x17" paper, and drawn to a standard engineering scale (e.g. 1"=10', 1"=20', ¼"=1', etc.).

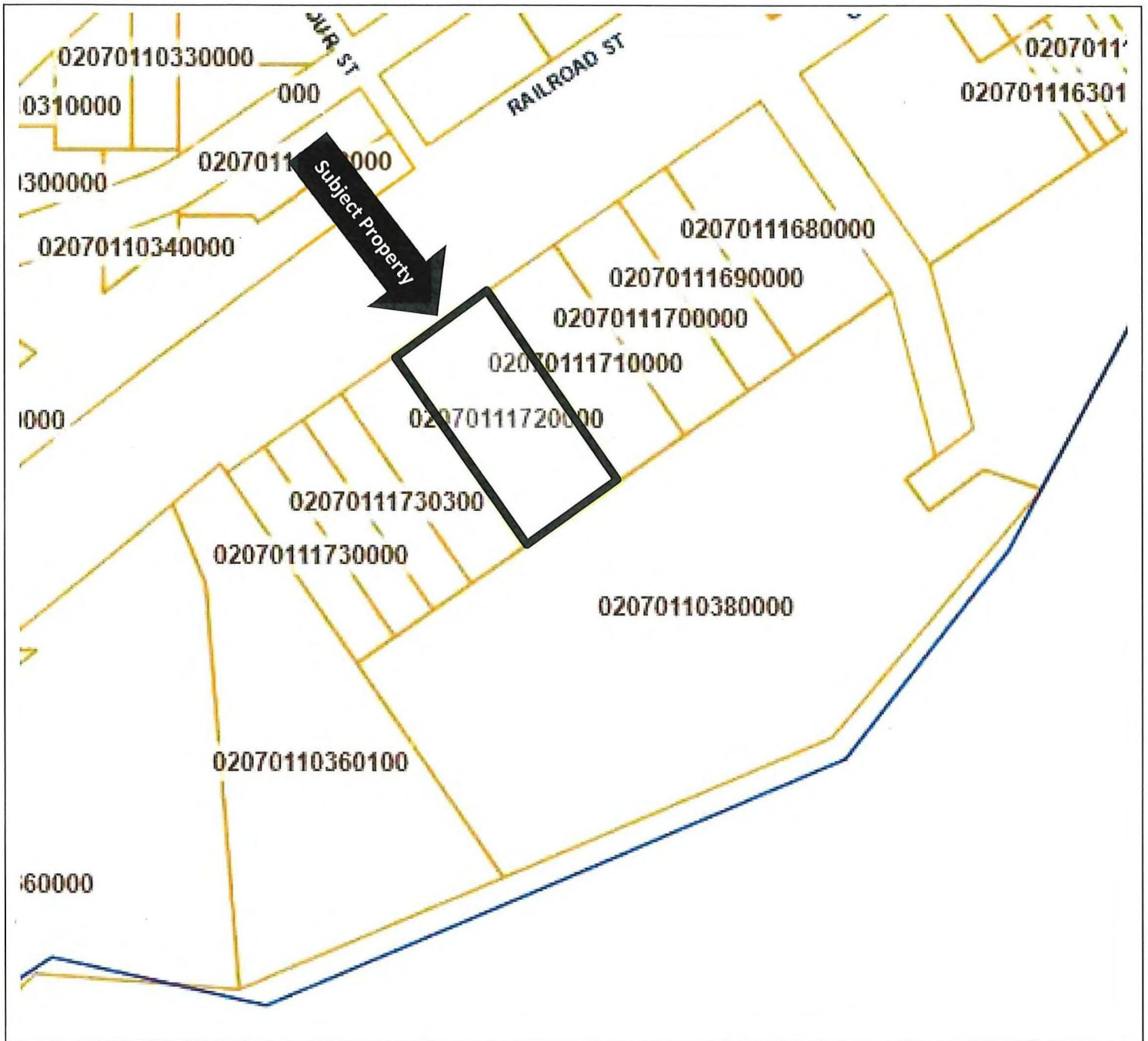
- Application Fee** (Amount: _____ Date: _____ Receipt #: _____)
- Completed and Signed Conditional Use Permit Application**
- Copies of the Property Title or Other Proof of Ownership**
- Descriptions of Any Existing Restrictive Covenants or Conditions**
- Two (2) Copies of a Site Plan, Clearly Showing the Following:**
 - The Location and Dimensions of All Existing and Proposed Structures
 - A Floor Plan of the Structure Housing the Proposed Conditional Use
 - A North Arrow and Scale
 - The Location and Dimensions of Any Drainfields, Public Utilities, Easements, Rights-of-Way or Streets within or Adjacent to Any Affected Lot
 - The Location and Dimensions of All Parking Areas
- A Narrative Discussing How the Proposal Meets the Four Criteria Described Above**
- A List of the Names and Mailing Addresses of All Property Owners Within 300 Feet of the Subject Property** (Obtainable Through the Skamania County Assessor's Office)
- Any Information Associated with Proposals Reviewed under SMC 17.39**
- Any Other Information Requested by the Planning Director to Aid the Planning Commission in Evaluating the Conditional Use Permit Application**



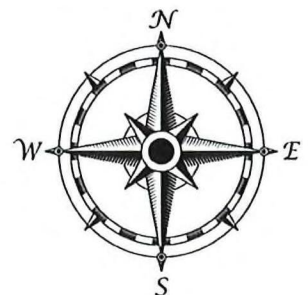
Clark County Title

1400 Washington St., Suite 100
Vancouver, WA 98660

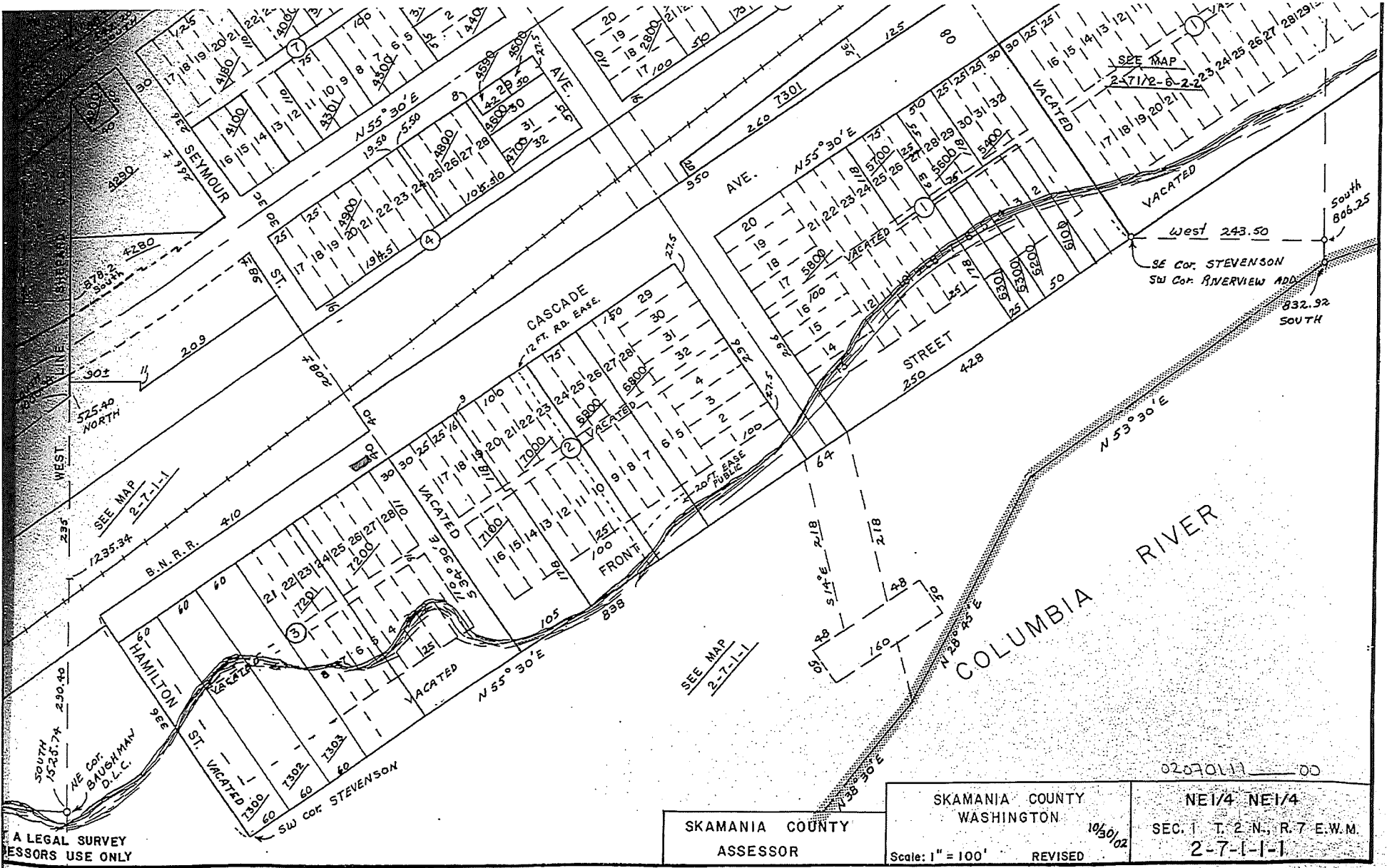
Telephone (360) 694-4722 • Fax (360) 694-4734 • www.clarkcountytile.com



THIS SKETCH IS PROVIDED, WITHOUT CHARGE FOR YOUR INFORMATION. IT IS NOT INTENDED TO SHOW ALL MATTERS RELATED TO THE PROPERTY, INCLUDING BUT NOT LIMITED TO AREA, DIMENSIONS, EASEMENTS, ENCROACHMENTS OR LOCATIONS OF BOUNDARIES. IT IS NOT A PART OF, NOR DOES IT MODIFY, THE COMMITMENT OR POLICY TO WHICH IT IS ATTACHED. THE COMPANY ASSUMES NO LIABILITY FOR ANY MATTER RELATED TO THIS SKETCH, UNLESS SUCH COVERAGE IS SPECIFICALLY PROVIDED BY THE COVERED RISKS OF THE POLICY. REFERENCE SHOULD BE MADE TO AN ACCURATE SURVEY FOR FURTHER INFORMATION.



"Service Is The Difference"



A LEGAL SURVEY
 MEASUREMENTS USE ONLY

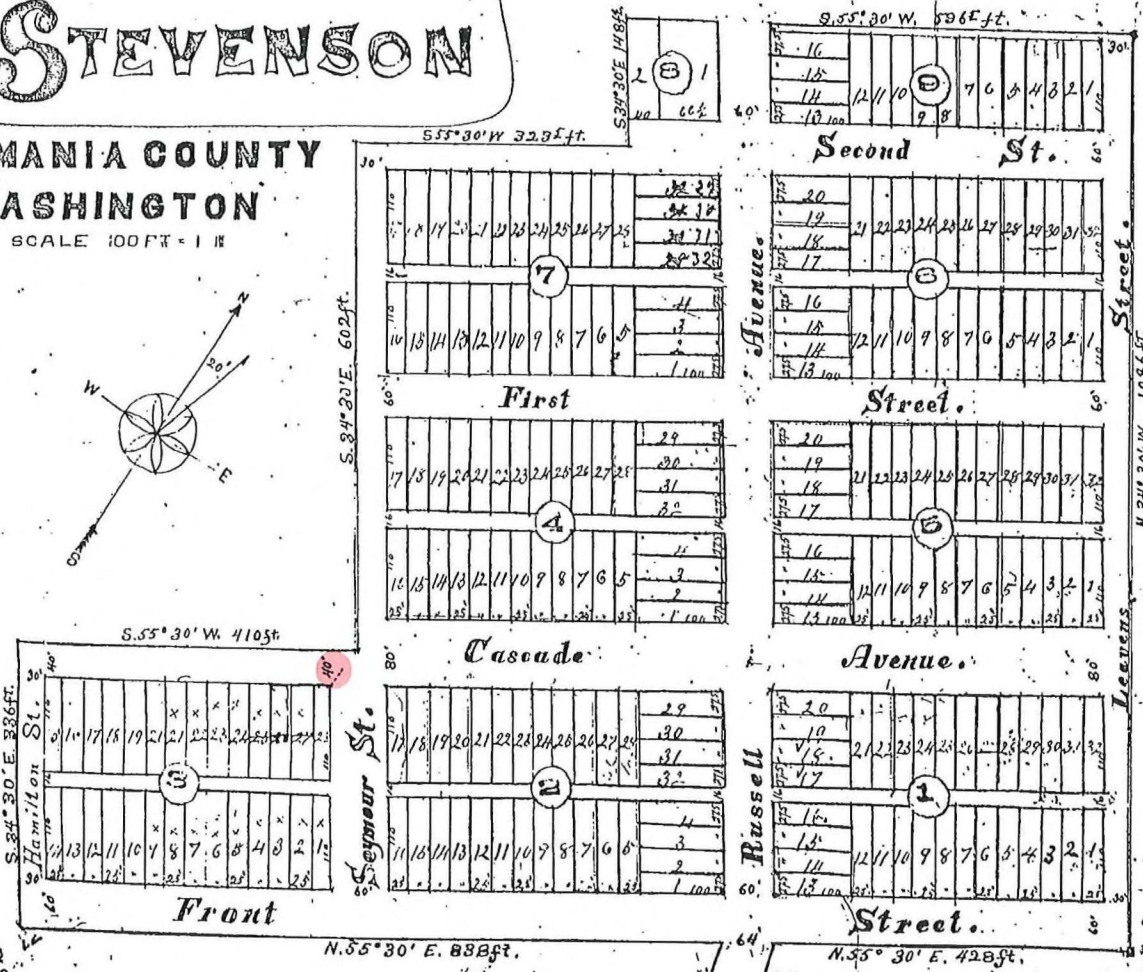
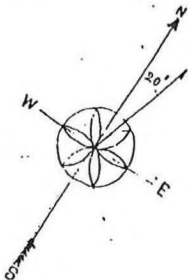
SKAMANIA COUNTY
 ASSESSOR

SKAMANIA COUNTY
 WASHINGTON
 10/30/02
 Scale: 1" = 100'
 REVISED

02070111 00
 NE 1/4 NE 1/4
 SEC. 1 T. 2 N., R. 7 E. W.M.
 2-7-[-]-1

PLAT OF STEVENSON

SKAMANIA COUNTY
WASHINGTON
SCALE 100 FT = 1 IN



COLUMBIA

WHARF.

RIVER

2-7-1-AA

Initial Point

1-A

City of Stevenson – Cascade Avenue Pump Station

Conditional Use Permit Application Narrative

Conditional Use Permit Criteria per SMC 17.39.020(B):

1. Will not endanger the public health or safety;
2. Will not substantially reduce the value of adjoining or abutting property;
3. Will be in harmony with the area in which it is located; and
4. Will be in conformity with the Comprehensive Plan, transportation plan, or any other plan officially adopted by the council.

The proposed use of this site is as a sewage pump station, with this project specifically addressing the rehabilitation of an existing pump station in the same location. No changes to the site use are proposed. The project site lies completely within public Right-of-Way.

The existing sanitary sewer pump station is outdated, requires frequent maintenance, lacks modern telemetry and failure alarms, and requires reconstruction to continue serving this community. The existing aboveground pump enclosure will be removed and new pumps will be installed in the existing buried wet well. The existing aboveground pump control panel will be removed and relocated, providing improved clearance for the adjacent Port of Skamania County parking area. A 4' tall retaining wall will be constructed to provide a working surface level with the road to support pump station maintenance work. A 3' tall chain link fence will be installed to provide fall protection along the retaining wall.

Continued use of this site as a pump station poses no danger to public health or safety. Improving the reliability of this pump station through rehabilitation represents a benefit to public health and safety by reducing the chance of sewer system backups due to unreliable pumping equipment.

Because this site is already in use as a sewer pump station, rehabilitation of the pump station will not substantially reduce the value of any adjoining or abutting properties. The weathered control panel and pump enclosure will be replaced with a new control panel and pumps that are housed in an underground structure, reducing the overall visual impact of those site features.

Because this site is already in use as a sewer pump station, and because the aboveground portions of the pump station are minimized, the site remains in harmony with its surroundings. The site is adjacent to commercial property to the east, and low density residential to the west.

Rehabilitation of this pump station to improve reliability and maintainability is in line with Goal 8 of the City of Stevenson's comprehensive plan regarding reliability of utilities. Continued use of this site as a sewer pump station is also in line with the City's General Sewer Plan.

City of Stevenson – Cascade Avenue Pump Station

Conditional Use Permit Application

List of Properties within 300' of Project Site

1. Address: 273 SW First St
Owner: Terrapin Investments, LLC
Parcel: 02070111428000
2. Address: 360 SW State Hwy 14
Owner: Terrapin Investments, LLC
Parcel: 02070110300000
3. Address: None given, SE corner of First St and Seymour St
Owner: Schumacher, Harry
Parcel: 02070111490100
4. Address: 240 SW First St
Owner: 240 1st Street, LLC
Parcel: 02070111490000
5. Address: 268 SW Cascade Ave
Owner: Versari, Bernard & Kristi
Parcel: 02070111730200
6. Address: 266 SW Cascade Ave
Owner: Versari, Bernard & Kristi
Parcel: 02070111730300
7. Address: 264 SW Cascade Ave
Owner: Versari, Bernard & Kristi
Parcel: 02070111720100
8. Address: 240 SW Cascade Ave
Owner: River Locks, LLC
Parcel: 02070111720000
9. Address: 212 SW Cascade Ave
Owner: Port of Skamania County
Parcel: 02070111710000
10. Address: 206 SW Cascade Ave
Owner: Port of Skamania County
Parcel: 02070111700000
11. Address: 200 SW Cascade Ave
Owner: Wilder & Pine Riverside Cabins, LLC
Parcel: 02070111690000
12. Address: 152 SW Cascade Ave
Owner: Port of Skamania County
Parcel: 02070111680000

Order No. CL21998



1400 Washington Street, Ste. 100, Vancouver, WA 98660
Phone: 360-694-4722 Fax: 360-694-4734

Limited Liability Certificate

Order No. CL21998

Prepared for:

CI.STEVENSON.WA.US.

Attn: **Leana Kinley**
Leana@ci.stevenson.wa.us

THIS IS A REPORT AS OF **November 04, 2021**, COVERING THE PROPERTY HEREINAFTER DESCRIBED. THE INFORMATION CONTAINED HEREIN IS MADE SOLELY FOR THE PURPOSE OF DETERMINING THE STATUS OF THE PROPERTY DESCRIBED HEREIN, IS RESTRICTED TO THE USE OF THE ADDRESSEE, AND IS NOT TO BE USED AS A BASIS FOR CLOSING ANY TRANSACTION AFFECTING TITLE TO SAID PROPERTY.

VESTED IN:

RIVER LOCKS, LLC

Clark County Title Company

A handwritten signature in black ink, appearing to read "Mark D. Smith", is written over a horizontal line.

Authorized Signatory

LEGAL DESCRIPTION

LOTS 1, 2, 3, 4, 5, 24, 25, 26, 27 AND 28 OF BLOCK 3 OF THE PLAT OF STEVENSON SUBDIVISION, ACCORDING TO THE RECORDED PLAT THEREOF, RECORDED IN BOOK "A" OF PLATS, PAGE 11, IN THE COUNTY OF SKAMANIA, STATE OF WASHINGTON.

TOGETHER WITH THAT PORTION OF THE 16 FOOT ALLEY IN SAID LOTS SHOWN ABOVE.

ALSO THE VACATED FRONT STREET ADJACENT TO LOTS 1 THROUGH 5 INCLUSIVE, THE NORTHWEST QUARTER OF THE INTERSECTION OF FRONT AND SEYMOUR STREETS AND THE WESTERLY 30 FEET OF SEYMOUR STREET ADJACENT TO SAID LOTS 1 AND 28 BEING VACATED ALLEY STREETS AND AVENUES SHOWN BY THE CERTAIN ORDINANCE RECORDED IN BOOK "G", PAGE 34, MISCELLANEOUS RECORDS.

EXCEPT THE WESTERLY 10 FEET OF LOTS 5 AND 24 INCLUDING THE VACATED PORTION PERTAINING TO SAID LOTS AS RECORDED IN BOOK 227, PAGE 406.

EXCEPTIONS:

1. NOTICE OF LIMITATION OF LIABILITY: NO TITLE INSURANCE IS PROVIDED IN CONNECTION WITH THIS LIMITED LIABILITY REPORT. THE COMPANY'S LIABILITY IS STRICTLY LIMITED: THE COMPANY SHALL BE LIABLE (1) ONLY TO THE PARTY WHO ORDERED THE LIMITED LIABILITY REPORT AND (2) ONLY FOR ANY ACTUAL LOSS SUSTAINED BY THAT PARTY IS A DIRECT RESULT OF AN ERROR OR OMISSION IN THE LIMITED LIABILITY REPORT. IN NO EVENT SHALL THE LIABILITY OF THE COMPANY EXCEED THE AMOUNT ACTUALLY PAID BY THE PARTY TO THE COMPANY FOR THE ISSUANCE OF THE LIMITED LIABILITY REPORT. THE COMPANY OFFERS VARIOUS TITLE INSURANCE PRODUCTS THAT OFFER MORE PROTECTION TO THE PARTY IN THE EVENT OF DAMAGE DUE TO ERRORS OR OMISSIONS IN THE LIMITED LIABILITY REPORT. IF THE PARTY WISHES TO HAVE MORE PROTECTION, THE PARTY MUST INFORM THE COMPANY IN WRITING, AND PAY THE PREMIUM FOR SUCH TITLE INSURANCE COVERAGE.

2. REAL PROPERTY TAXES - TOTAL DUE MAY INCLUDE FIRE PATROL ASSESSMENT, R.I.D. ASSESSMENT AND/OR CLEAN WATER PROJECT ASSESSMENT, IF ANY, NOT INCLUDING INTEREST AND PENALTY AFTER DELINQUENCY:

YEAR	AMOUNT	PAID	OWING
2021	\$4,741.17	\$4,741.17	\$0.00

TAX ACCOUNT NO: [02 07 01 1 1 7200 00](#)

REAL PROPERTY TAXES ARE A LIEN JANUARY 1ST, PAYABLE FEBRUARY 15TH, FIRST HALF DELINQUENT MAY 1ST AND SECOND HALF DELINQUENT NOVEMBER 1ST.

NOTE: TAX PAYMENTS CAN BE MAILED TO THE FOLLOWING ADDRESS:

SKAMANIA COUNTY TREASURER
PO BOX 790
STEVENSON, WA 98648
PHONE: 509-427-3761

- UNPAID CHARGES AND ASSESSMENTS, IF ANY, LEVIED BY THE CITY OF STEVENSON.
- ANY PROHIBITION OR LIMITATION ON THE USE, OCCUPANCY OR IMPROVEMENT OF THE LAND RESULTING FROM THE RIGHTS OF THE PUBLIC OR RIPARIAN OWNERS TO USE ANY WATERS WHICH MAY COVER THE LAND OR TO USE ANY PORTION OF THE LAND WHICH IS NOW OR MAY FORMERLY HAVE BEEN COVERED BY WATER.
- RIGHT OF THE STATE OF WASHINGTON IN AND TO THE PORTION OF SAID PREMISES, IF ANY, IN THE BED OF THE COLUMBIA RIVER.
- ANY QUESTION THAT MAY ARISE DUE TO SHIFTING OR CHANGE IN THE COURSE OF THE COLUMBIA RIVER DUE TO SAID RIVER HAVING CHANGED ITS COURSE.
- DEDICATIONS, RESTRICTIVE COVENANTS, EASEMENTS, BUILDING SET BACK LINES, SLOPE RIGHTS, AND RESERVATIONS, AS DISCLOSED ON THE FACE OF SAID PLAT.

NOTE: THE FOLLOWING IS A 24 MONTH CHAIN OF TITLE

THIS IS FOR INFORMATIONAL PURPOSES ONLY. THE FOLLOWING DEED(S) AFFECTING SAID LAND WERE RECORDED WITHIN 24 MONTHS OF THE DATE OF THIS REPORT:

THERE ARE NO CONVEYANCES AFFECTING SAID PREMISES RECORDED WITHIN THE LAST 24 MONTHS.

CLICK ON THIS [HYPERLINK](#) TO SEE THE VESTING DEED FOR THIS TRANSACTION.

NOTES:

- A. LIABILITY IS LIMITED TO THE CHARGE MADE FOR THIS CERTIFICATE.

MS/PC

ADJUSTMENT TRANSACTION RECORD

City Of Stevenson

Date: 02/24/2023

Year: 2023

Trans: 430

For: Conditional Use Permit for Cascade Ave Pump Station

Acct:

Amount:

Account	Fund	Amount	Job	Contract	Remark
345 83 00 0000 Planning Fees	001 General Expense Fund	600.00			Cascade Ave PS Conditional Use Permit
594 35 49 0000 WW Upgrades-Perm	410 Wastewater System Upgrade	600.00			Cascade Ave PS Conditional Use Permit