



f Stevenson

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March 21, 2019

Rick and Julie May
329 NW Kanaka Creek
Stevenson, WA 98648

Re: Property Donation

Dear Mr. and Mrs. May,

The city council has met and discussed the letter of intent you submitted on November 14, 2018 regarding the donation of an approximately 3.16-acre portion of lot 03073644040200 for use as a park and affordable housing.

The council intends to move forward with accepting the donation with the understanding you are placing the following conditions on the transfer:

- There will be no logging of the parcel, except as needed to maintain or improve the park, or for housing development along Del Rey Avenue.
- The park shall remain in perpetuity.
- An affordable housing development where homes are purchased by the occupant shall be allowed only on the donated lots with frontage on Del Rey Avenue. The City of Stevenson agrees not to sell these lots to a private developer for monetary profit. This condition does not prohibit the City from transferring ownership of the affordable housing lots to a land trust or not-for-profit housing authority to construct, own or manage affordable housing on the site.
- Easements for access up to four homesites on the west end of the property will be established. The current road standards prohibit access via a driveway for more than two residences, so this condition will require some adjustment or variance to current road standards.
- The construction of two additional homesites located on the remainder of parcel 03073644040200 shall be allowed to have septic systems according to Volume 1, Chapter 4, Section 4.1 A of the city's construction standards, "...In areas of the City where it is determined by the City that conventional gravity sanitary sewer service is not available, septic tank systems may be installed upon approval and issue of permit by the Southwest Washington Health Department." These homesites would not be gravity fed to the School Street sewer line and the location of the line to achieve gravity feed is outside of 300 ft from the property or dwelling.

Sincerely,

Scott Anderson, Mayor