



# City of Stevenson

## Planning Department

(509)427-5970

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

**TO:** City Council  
**FROM:** Ben Shumaker  
**DATE:** December 10<sup>th</sup>, 2020  
**SUBJECT:** No Name Road Vacation

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This memo provides a short analysis from the Planning Department of the proposed No Name Road Vacation. The analysis is limited to the plat's background and identification of potential evaluation factor's related to the vacation.

### **Background**

The following timeline is relevant to the plat wherein the proposed vacation is located.

- **1963** – The "Iman Rock Creek Tracts" is approved by the Skamania County Board of Commissioners. A 50' wide unnamed street is dedicated and provides access to lots 10, 11, 12, 13, and to a parcel identified as "cemetery". Lots 10 and 12 also connect to a 50' right-of-way currently known as Iman Cemetery Road.
- **2016** – The "Krug Boundary Line Adjustment/Lot Line Elimination" is approved by the City of Stevenson lots 12 & 13 are combined with lots 14 & 15 as one parcel.
- **2020** – The owners of lots 10, 11, and the combined Lot 12-15 petition the City of Stevenson for vacation of the 50' wide right-of-way. The cemetery district is not a party to this petition.

### **Evaluation Factors**

The following factors may assist the City Council's discussion:

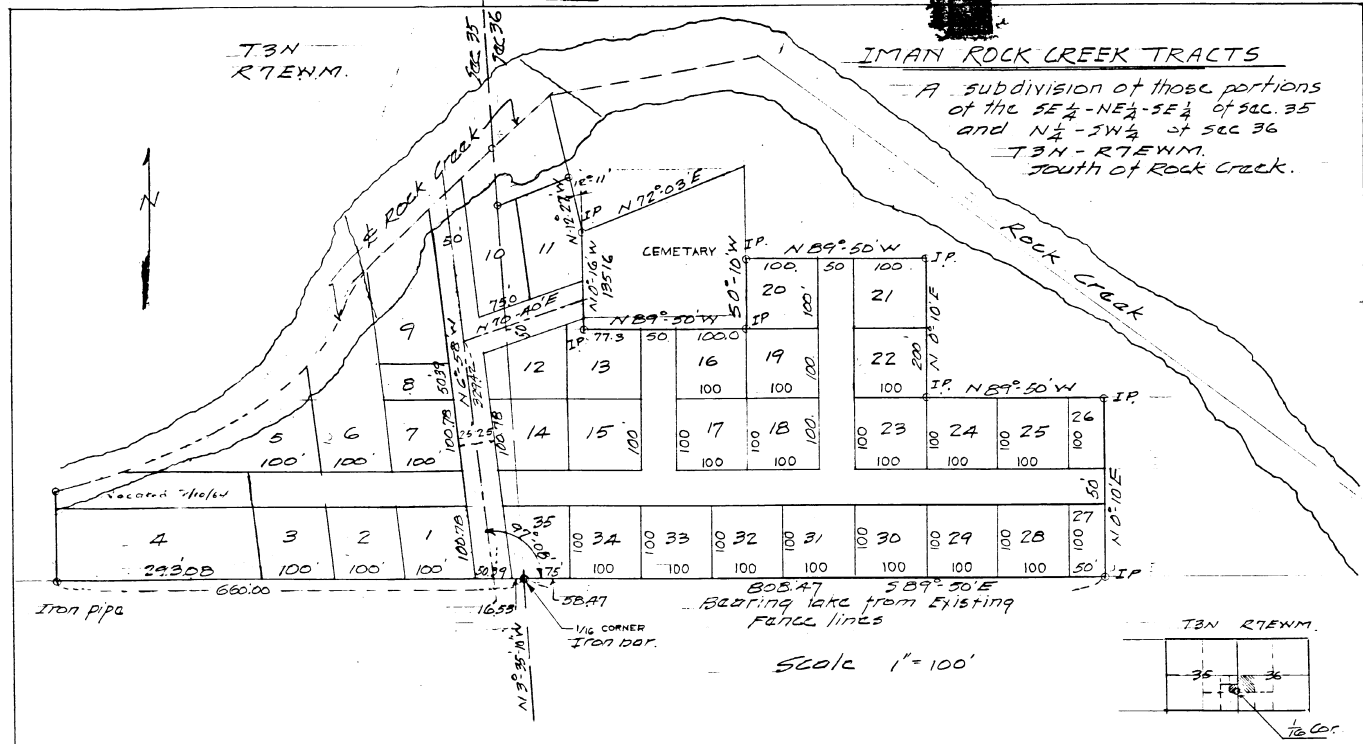
- **Developed Nature of Street** – See public works memo. The street surface is developed.
- **Connection to Lots** – Lot 11 relies solely on this right-of-way for access. Lots 10 has alternate access. The combined Lot 12-15 has 3 alternate accesses. As a contingency of the vacation the Council could consider 1) requiring a lot line elimination, 2) recording an easement across Lot 10 for the benefit of Lot 11, or 3) recording a covenant requiring an easement prior to sale of Lot 11.
- **Circulation System** – The existing street provides a circulatory benefit for the cemetery operations; funeral processions have a single, separated points of entry/exit. Hearses and mourners are not currently required to turnaround within the small cemetery's boundaries. Also, no street within this plat contains street ends facilitating turn around by fire apparatus. The current platted right-of-way provides an opportunity for one to be developed.
- **Ownership of Vacated Territory** – The territory of the vacated streets typically is divided between adjacent owners. This proposal is fairly typical, however the cemetery's location at the end of this right-of-way would be left out. The Council could consider addressing this issue in some way (with legal counsel assistance) to designate intended recipients of the vacated area.

Attachments:

- 1- Iman Rock Creek Tracts

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DESCRIPTION

Beginning at the one sixteenth corner between the S.E. 1/4 of Section 35 Township 3 North, Range 7 E.W.M. and the S.W. 1/4 of Section 36, Township 3 North, Range 7 E.W.M., which point is marked by an existing steel bar; thence S 89° 50' E. along the southerly line of the N.E. 1/4 of the S.W. 1/4 of Section 36, Township 3 North, Range 7 E.W.M. a distance of 802.47 feet; thence N 0° 10' E. 250.0 feet; thence N 89° 50' W 250.0 feet; thence N 0° 10' E 200.0 feet; thence N 89° 50' W 250.0 feet; thence S 0° 10' W 100.0 feet; thence N 89° 50' W 227.3 feet; thence N 0° 10' W 135.16 feet; thence N 12° 27' W to a line 20.0 feet distant southerly from the south bank of Rock Creek as described in deed recorded at Book H, Page 409 of Records of Skamania County Auditor; thence westerly along said line to an intersection with the section line between Sections 35 and 36 Township 3 North, Range 7 E.W.M.; thence northerly along said section line to the center of Rock Creek as defined in deed recorded at Book 2, Page 439 of Skamania County Auditor's records; thence westerly along the center of Rock Creek to the westerly line of the S.E. 1/4 of the N.E. 1/4 of Section 35, Township 3 North, Range 7 E.W.M.; thence south along said line to the southerly line of the S.E. 1/4 of the N.E. 1/4 of the S.E. 1/4 of Section 35, Township 3 North, Range 7 E.W.M.; thence easterly along the southerly line of the S.E. 1/4 of the N.E. 1/4 of the S.E. 1/4 of Section 35, Township 3 North, Range 7 E.W.M. 660.0 feet more or less to the point of beginning.

DEDICATION

Know all men by these presents that the undersigned owner of the land hereby platted, declare this plat and dedicate to the use of the public forever all roads, streets, avenues and lanes as shown on the plat.

In witness whereof, I have hereunto set my hands and seal this 29 day of August, 1963.

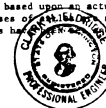
*Clark H. Eldridge*

RESERVATIONS

Any service, installation or construction charges for sewer, water or electricity are not covered by this plat.

ENGINEER'S CERTIFICATE

I hereby certify that the plat of Iman Rock Creek Tracts is based upon an actual survey and that the distances and courses as shown thereon correctly, the monuments have been set at all lot corners.



*Clark H. Eldridge*  
Clark H. Eldridge  
Registered Professional Engineer

ACKNOWLEDGEMENT

This is to certify that on the 29 day of August, 1963 before me the undersigned, a Justice of the Peace in and for the State of Washington duly commissioned and sworn, personally appeared *Clark H. Eldridge* to me known to be the individuals described in and who executed the foregoing instrument and acknowledged to me that they signed and sealed the same as their free and voluntary act and for the uses and purposes mentioned therein.

*Mildred O'Donnell*  
Mildred O'Donnell, Justice of the Peace for the State of Washington, residing at *Skamania, Wash.*

I, Mildred O'Donnell, Treasurer of Skamania County, Washington hereby certify that all taxes on the above property are fully paid up and including the year 1963.

*Mildred O'Donnell*  
Mildred O'Donnell  
Skamania County Treasurer

Approved by me this 3 day of Sept, 1963.

*Clark H. Eldridge*  
Clark H. Eldridge  
County Engineer

Approved by the Board of County Commissioners this 3 day of Sept, 1963.

*Clark H. Eldridge*  
Clark H. Eldridge  
Chairman, Board of County Commissioners.

Attest:

County Auditor and Clerk  
Board of County Commissioners

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Filed for record at the request of *Clark H. Eldridge* on *Sept 10* 1963 at *2:28* to me known to be the individuals described in and who executed the foregoing instrument and acknowledged to me that they signed and sealed the same as their free and voluntary act and for the uses and purposes mentioned therein.

*Mildred O'Donnell*  
Mildred O'Donnell  
County Auditor  
*Clark H. Eldridge*  
Clark H. Eldridge  
Deputy Auditor