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BOOK 207 PAGE 674

Return Address:

Skamania County Clerk  
to the Board of County CommissionersFILED FOR RECORD  
SKAMANIA CO. WASH  
BY *City of Stevenson*

MAR 19 12 10 PM '01

*G. Laury*  
AUDITOR  
GARY M. OLSON

Document Title(s) or transactions contained herein:

City of Stevenson Ordinance No. 907

GRANTOR(S) (Last name, first name, middle initial)

Stevenson, City of

☐ Additional names on page \_\_\_\_\_ of document.

GRANTEE(S) (Last name, first name, middle initial)

Public, The

☐ Additional names on page 5 of document.

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

Section 2, Township 1 North, Range 7 E.W.M.

☐ Complete legal on page 6,7 of document.

REFERENCE NUMBER(S) of Documents assigned or released:

☐ Additional numbers on page \_\_\_\_\_ of document.

ASSESSOR'S PROPERTY TAX PARCEL/ACCOUNT NUMBER

\*See list

2-7-2-1-1-100

Gary H. Martin, Skamania County Assessor  
Date 3/19/01 See list Parcel #☐ Property Tax Parcel ID is not yet assigned☐ Additional parcel numbers on page 19 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.

STATE OF WASHINGTON )

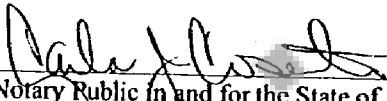
County of Skamania )

ss.

I certify that this is a true and correct copy of a document entitled "City of Stevenson, Washington Ordinance 907" in the possession of the Clerk/Treasurer of the City of Stevenson as of this date.

DATED: March 15, 2001



  
Notary Public in and for the State of  
Washington residing at Stevenson.  
My commission expires: 8/20/04

Unofficial Copy



CITY OF STEVENSON, WASHINGTON

ORDINANCE NO. 907

AN ORDINANCE ANNEXING CERTAIN PROPERTY KNOWN AS THE IMAN/ROCK CREEK ANNEXATION TO THE CITY OF STEVENSON, WASHINGTON, THEREBY INCORPORATING SAID PROPERTY WITHIN THE CORPORATE LIMITS OF THE CITY.

Recitals

1. A petition for annexation of certain real property hereinafter described, and known as the Iman/Rock Creek Annexation, situated in Skamania County, State of Washington, was duly presented to and filed with the City of Stevenson on May 18, 1995.
2. The owners of not less than sixty percent (60%) of the assessed valuation of said real property (hereinafter referred to as Petitioners and listed on Exhibit No. 1 attached hereto and incorporated herein by reference), are desirous of said real property being annexed to and made a part of the City of Stevenson in accordance with the provisions of RCW 35A.14.120.
3. The real property proposed to be annexed in the Petition for Annexation is contiguous to the City of Stevenson, and is not part of any incorporated city or town in the State of Washington.
4. Due notice of a hearing on the petition for annexation to the City was made, and copies of a notice of hearing were posted according to law. A copy of said notice of hearing for petition for annexation to the City of Stevenson was published in the Skamania County Pioneer, a legal newspaper of general circulation in the City of Stevenson and Skamania County, Washington on May 24, 1995. Notice of a hearing on the ordinance annexing said property to the City of Stevenson was published in the Skamania County Pioneer on September 13, 1995.
5. The City Council conducted public hearings on May 25, 1995 on the Petition for Annexation and September 21, 1995 on the Annexation Ordinance.
6. On May 25, 1995, the City Council voted to accept such petition.
7. The jurisdiction of the Boundary Review Board for Skamania County was invoked on June 29, 1995 and a hearing was conducted on August 23 and August 30, 1995. The Boundary Review Board made findings and a hearing decision to modify and approve the proposed

annexation, described in Exhibit 2 attached hereto. As the result of the Board's action, the area to be annexed was modified and enlarged and is described as follows and as depicted on Exhibit 3, Map of Annexation Area, attached hereto.

LEGAL DESCRIPTION

Those portions of Sections 1 and 2 of Township 2 North, Range 7 East W.M. and Section 35 and 36 of Township 3 North, Range 7 East W.M. in Skamania County, Washington, described more particularly as follows:

Beginning where the center of Rock Creek crosses the south section line of Section 36, Township 3 North, Range 7 East W.M.; thence northerly and westerly along the center of Rock Creek to the intersection of the southerly right-of-way of Ryan Allen Road; thence southerly and westerly along Ryan Allen Road to the north line of Section 2, Township 2 North, Range 7 East W.M., the current City of Stevenson limits; thence following the existing city limits easterly to the center of Rock Creek, being the point of beginning.

8. A public hearing was held by the City Council on Thursday, September 14, 1995 to receive comment on the Boundary Review Board decision.

9. The City Council has determined that the City will not require an assumption of any portion of existing City indebtedness by the area to be annexed.

10. Petitioners have previously indicated to the City their acceptance of the Comprehensive Plan of the City of Stevenson insofar as it affects the real property proposed to be annexed and that the zoning shall be SR Suburban Residential. Zoning for the area added by the Boundary Review Board shall be SR Suburban Residential.

11. The terms for the expansion of the City of Stevenson water system as described in the Petition for Annexation submitted May 18, 1995 will apply only to those properties described in the original petition. Extension of City water service to the territory added by action of the Boundary Review Board shall be negotiated at a future date between the City of Stevenson and the property owners within the added territory.

NOW, THEREFORE, the City Council of the City of Stevenson do ordain that the following described real property (as generally depicted in Exhibit 2) be and it is hereby annexed to the City of Stevenson under the provisions of RCW 35A.14.120:

Those portions of Sections 1 and 2 of Township 2 North, Range 7 East W.M. and Section 35 and 36 of Township 3 North,



Range 7 East W.M. in Skamania County, Washington, described more particularly as follows:

Beginning where the center of Rock Creek crosses the south section line of Section 36, Township 3 North, Range 7 East W.M.; thence northerly and westerly along the center of Rock Creek to the intersection of the southerly right-of-way of Ryan Allen Road; thence southerly and westerly along Ryan Allen Road to the north line of Section 2, Township 2 North, Range 7 East W.M., the current City of Stevenson limits; thence following the existing city limits easterly to the center of Rock Creek, being the point of beginning.


AND, IT IS FURTHER ORDAINED that the same shall be included in the City of Stevenson and that said property shall, and does by this Ordinance, become a part of the City of Stevenson and subject to its laws and ordinances now and hereafter in force and to be enacted;

AND, IT IS FURTHER ORDAINED that all of the property annexed to the City of Stevenson by this Ordinance shall be assessed and taxed at the same rate and on the same basis as other property within the City of Stevenson, including assessments, taxes, bonds issued or debts contracted prior to or existing at the date of annexation;

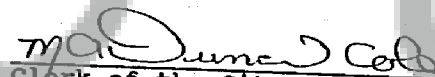
AND, IT IS FURTHER ORDAINED that costs for any extension of water service to the area hereby annexed shall be paid by the owners of the property within said area.

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

PASSED by the Council and approved by the Mayor this 21 day of September, 1995.

  
Mayor of the City of Stevenson

ATTEST:

  
Clerk of the City of Stevenson

APPROVED AS TO FORM:

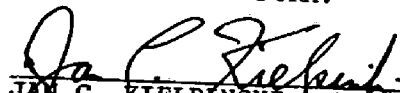
  
JAN C. KIELPINSKI, Attorney for  
the City of Stevenson

EXHIBIT NO. 1  
LIST OF PETITIONERS

BRIAN NICKLAUS  
TINA NICKLAUS  
JAY HAFFORD  
THEO HAFFORD  
GAIL COLLINS  
CAROL COLLINS  
WINSTON RALL  
DIANA K. RALL  
CHRISTOPHER H. HOOPS  
ELIZABETH A. HOOPS  
DAVID GILDERSLEEVE  
JOAN GILDERSLEEVE  
CORNELIUS VALKENBERG  
ROBERT K. LEICK, TRUSTEE FOR HAZEL REHAL  
K. DOROTHY OWENS  
DAVID M. MCKENZIE, MAYOR, CITY OF STEVENSON



BEFORE THE  
WASHINGTON STATE BOUNDARY REVIEW BOARD  
FOR SKAMANIA COUNTY

In the Matter of  
ANNEXATION OF 128.35 ACRES  
TO THE CITY OF STEVENSON  
(IMAN ROCK CREEK AREA)

} File No. 1995-01

} RESOLUTION AND HEARING  
} DECISION

HEARING DECISION

BRB 1995-01: Proposed Annexation of approximately 110 acres to the City of Stevenson (Iman Rock Creek area) is hereby **MODIFIED AND APPROVED** by the Washington State Boundary Review Board of Skamania County. Pursuant to RCW 36.93 et. seq., this action is based upon the following Findings of Fact, Purpose and Objectives.

PROPOSED LEGAL DESCRIPTION

The legal description of the proposed annexation is:

That portion of Section 2, Township 1 North, Range 7 East and Sections 35 and 36, Township 3 North, Range 7 East, Willamette Meridian, Skamania County, described as follows:

Beginning at the Southwest corner of said Section 36; thence East along the South line of said Section 36, to the centerline of Rock Creek; thence Northerly and Westerly, along the centerline of Rock Creek, to the East line of the Southwest quarter of the Southwest quarter of said Section 36; thence North, on the East line of the Southwest quarter of the Southwest quarter of said Section 36 to the Northeast corner of the Southwest quarter of the Southwest quarter of said section 36; thence West, along the North line of said Southwest quarter of the Southwest quarter, to the Southeast corner of Lot 27 of Iman Rock Creek Tracts; thence North, along the East line of said Lot 27, to the South right-of-way line of First Falls View Road; Thence West along the South right-of-way line of First Falls View Road and extension thereof across the right-of-way of Iman Cemetery Road to the Northeast corner of Lot 1, Iman Rock Creek Tracts; thence Northerly, along the West right-of-way line of Iman Cemetery Road to the centerline of Still Cove Lane; thence West along the centerline of Still Cove Lane to the East line of Lot 4, Iman Rock Creek Tracts; thence Northerly, along the East line of said Lot 4 to its Northeast corner; thence West, along the North line of said Lot 4 to the centerline of Rock Creek; thence Westerly and northly, along the centerline of Rock Creek to the West line of the East one half of the Southeast quarter of said Section 35; thence North, along the West line of the

BRB - 1995-01  
IMAN ROCK CREEK ANNEXATION

Page 1 of 12

EXHIBIT NO. 2

Northeast quarter of the Southeast quarter of said Section 35, to the East right-of-way line of Ryan Allen Road; thence Southerly along the East right-of-way line of Ryan-Allen Road, to the South line of said Section 35; thence East, along the South line of said Section 35, to the West line of a tract of land conveyed to Skamania County by deed recorded in Book 65 of Deeds at Page 461; thence North 104 feet; thence East 208 feet; thence south 104 feet to the South line of said Section 35; thence East along the South line of Said Section 35 to the Northwest corner of a tract of land conveyed to C. Hoops as recorded in Book 84 of Deeds at Page 439; thence South 231 feet; thence East 330 feet; thence North to the point of beginning.

### MODIFIED LEGAL DESCRIPTION

The area as modified and approved for annexation is legally described as that portion of Sections 1 and 2 of Township 2 North, Range 7 East W.M. and Section 35 and 36 of Township 3 North, Range 7 East W.M. in Skamania County, Washington, described more particularly as follows:

Beginning where the center of Rock Creek crosses the south section line of Section 36, Township 3 North, Range 7 East W.M.; thence northerly and westerly along the center of Rock Creek to the intersection of Ryan Allen Road; thence southerly and westerly along Ryan Allen Road to intersect with the north line of Section 2, Township 2 North, Range 7 East W.M. (current City of Stevenson limits); thence following the existing city limits easterly to the center of Rock Creek, being the point of beginning.

### RESOLUTION

**WHEREAS**, the City of Stevenson (City) received a petition from various property owners requesting that their property be annexed into the City;

**WHEREAS**, on May 18, 1995, the City accepted the area for annexation and approved the petition as submitted;

**WHEREAS**, on April 6, 1995, the City submitted its Notice of Intention proposing the annexation of 110 acres of residential, pasture, and undeveloped land north of its existing city limits, a copy of which is attached as Exhibit A;

**WHEREAS**, on May 30, 1995, additional information was submitted by the City on May 30, 1995, a copy of which is attached as Exhibit A-1.

**WHEREAS**, on June 8, 1995, after clarifying the legal description with the City and upon receiving additional information from the City, the Boundary Review Board accepted the Notice as file No. BRB 1995-01,

BRB - 1995-01  
IMAN ROCK CREEK ANNEXATION



**WHEREAS** on June 9, 1995, affected agencies and interested parties were sent copies of the Notice of Intention for their review.

**WHEREAS**, on June 19, 1995, the County of Skamania requested that the Boundary Review Board invoke its jurisdiction in this matter pursuant to RCW 36.93.100(1), a copy of which is attached as Exhibit B.

**WHEREAS**, on July 7, 1995, the Boundary Review Board invoked its jurisdiction and set a public hearing to consider the proposed annexation for August 23, 1995 at 7:00 p.m. in Room 18 in the Lower Level of the Skamania County Courthouse, 240 SW Vancouver Avenue, Stevenson, Washington and directed the Clerk to advertise the hearing, a copy of which is attached as Exhibit C;

**WHEREAS**, public notice, as set forth in Exhibit D, was sent and given in compliance with RCW 36.93.160: notice to affected jurisdictions thirty days prior to the public hearing (July 24, 1995), publication of legal notices in the Skamania County Pioneer (August 2, 9, and 16, 1995) three times prior but not later than five days before the hearing, posting of notice (August 15, 1995 in at least ten places in the proposed area;

**WHEREAS**, prior to the public hearing, the Boundary Review Board received the following letters:

- Exhibit E, re: Bev and Ray MacKinnon opposed to the annexation, dated 7/31/95
- Exhibit F, re: Fire District 2 opposed to the annexation, dated 7/18/95

**WHEREAS**, a public hearing was held on August 23, 1995 at 7:00 p.m. in Room 18 in the Lower Level of the Skamania County Courthouse, 240 SW Vancouver Avenue, Stevenson, Washington and all proceedings were tape recorded;

**WHEREAS**, the Clerk administered an oath to those planning to testify, presented a staff report on the proposal and introduced the Proponent of the project to the Boundary Review Board;

**WHEREAS**, John Granholm then presented the proposal of the City of Stevenson to annex 110 acres and responded to questions of the Board.

**WHEREAS**, public testimony was given by:

- 1) Jay Hafford, who was in favor of the proposal even with the additional territory requested by County, was concerned about the expediency of the proposal and future areas to build.
- 2) Theo Hafford who was also in favor of the proposal, they are in need of the City facilities.

- 3) Winston Rall is in favor of the proposal. He testified that the proposal will improve the system for capacity for those already in the City and get the services to those who need it, including fire protection and residential use.
- 4) Gail Collins testified in favor of the proposal agrees. He generally agreed with Jay and Theo Hafford and Winston Rall.
- 5) Carol Collins was also in favor of the proposal but, wants to see the process go quicker so they could build their house.
- 6) Charlie Owens was in favor of the proposal. The present water system does not allow him to take showers comfortably.
- 7) Sam Melonas was also in favor of the proposal but wants to see the boundaries extended.
- 8) Glenn Taylor, a local realtor, representing an affected client is in favor of the proposal but also wants to see the boundaries extended to beyond Rock Creek.
- 9) Ernie Bernie, another realtor representing an affected client is also in favor of the proposal but wants to see the boundaries extended to beyond Rock Creek.
- 10) Bev MacKinnon, representing Fire District 2, is opposed to the annexation due to potential loss of revenues to Fire District 2.
- 11) Bev MacKinnon, also a property owner within the proposal, is opposed the annexation. She and her husband do not need the services they have their own private water system.
- 12) Linda NyHolm, property owner just outside the proposed area, had many questions. She testified that she is not concerned about water as they already have City water but understands others concerns because if they had to rely only on their well they would be in trouble.
- 13) Brent Holman, Public Works Director, feels the City needs to include Iman Cemetery Road and First Falls View Road as the County would have to cross through several miles of City roads to get to County roads to maintain them.



- 14) MaryAnn Duncan Cole, Clerk City of Stevenson, maintains that the Council worked very diligently with these people to annex. The City was not aware at the time that they could take on a County Road into the City limits that was being used by County residents. They now know they can. Does not know if the City could feasibly or economically annex properties clear to Ryan Allen Road. That has not been evaluated. They have tried in the past to annex to Rock Creek without success.

**WHEREAS**, the following written exhibits were received during the August 23, 1995 public hearing and were considered by the Boundary Review Board:

Exhibit A: re; Notice of Intention from City of Stevenson dated April 6, 1995

Exhibit A-1: re; Additional information submitted by the City of Stevenson dated May 30, 1995

Exhibit B: re; Letter from County dated June 19, 1995 requesting Boundary Review Board to invoke jurisdiction

Exhibit C: re; Resolution 1995-01 invoking jurisdiction and setting public hearing for August 23, 1995

Exhibit D: re; public noticing

Exhibit E: re; Letter dated July 31, 1995 from Ray and Bev MacKinnon opposing annexation

Exhibit F: re; Letter dated July 18, 1995 from Fire District 2 opposing annexation

**WHEREAS**, the Board then closed the testimony and began to consider the factors and objectives set forth in RCW 36.93.170 and 36.93.180 and continued the hearing to August 30, 1995.

**WHEREAS**, the public hearing was continued until August 30, 1995, and all proceedings were tape recorded;

**WHEREAS**, the following written exhibit was submitted during the August 30, 1995 continuation hearing and was considered by the Boundary Review Board:

Exhibit G: re; clarification from Skamania County Prosecutor on what happens when the Boundary Review Board modifies an annexation

BRB - 1995-01  
IMAN ROCK CREEK ANNEXATION

proposal, dated August 25, 1995.

WHEREAS, no public testimony was offered or allowed at the continuation hearing:

WHEREAS, the Boundary Review Board in open public meetings on August 23 and 30, 1995, reviewed and considered the purpose of the Boundary Review Board law (RCW 36.93.100) and considered each factor listed in RCW 36.93.170, and considered and determined which objectives as defined in RCW 36.93.180 were met or not met by the proposal and voted unanimously three (3) in favor and none (0) against to modify and approve the proposal.

WHEREAS, the Boundary Review Board is entering its written decision concerning this matter pursuant to RCW 36.93.160(4), and is adopting and filing its decision with the Board of County Commissioners and the Clerk of each governmental unit directly affected on or before October 6, 1995.



## FINDINGS

BRB 1995-01: Proposed Annexation of 110 acres to the City of Stevenson (Iman Rock Creek area) is hereby **MODIFIED AND APPROVED** by the Washington State Boundary Review Board of Skamania County. This action is based upon the following findings pursuant to RCW 36.93.100, "Purpose of the Boundary Review Board", RCW 36.93.170, "Factors to be considered by the Board", RCW 36.93.180, and "Objectives of the Boundary Review Board".

### FACTORS (RCW 36.93.170)

The Boundary Review Board considered all of the factors identified in RCW 36.93.170 which include, but were not limited to the following:

#### Population density

The area proposed to be annexed is 110 acres. The area approved after modification is approximately 128.35 acres. The proposed annexation area is located north of the existing city limits.

The existing population density of the proposed area is 10 people. This is a per capita of 1 person per 10 acres.

#### Land Area and Uses

The City reported the existing land uses to include timberland, horse ranches, low density residential and vacant land. The modified area is essentially the same land uses.

#### Comprehensive Plans and Zoning

County regulations designate R-1 residential which allows minimum lot sizes of 12,500 square feet when public water is used and a minimum lot size of 2 acres when wells are used. City zoning SR suburban residential would allow minimum lot size of 20,000 square feet.

#### Per capita assessed valuation

Per capita assessed valuation of the proposed area is about \$170,202 based upon a total assessed valuation of \$1,702,022

#### Topography, natural boundaries and drainage basins, proximity to other populated areas

Generally flat or gently sloped with some smaller hilly areas and a few drainage ravines. Along Rock Creek there are steep bluffs. Rock Creek forms a natural boundary along the eastern border and northwesterly border of the annexation area. More than 1/2 the area drains towards Rock Creek and the remainder drains towards the south through

creeks and seasonal flows.

**The existence and preservation of prime agricultural soils and productive agricultural uses**

Stevenson Loam, Steever Stony Clay Loam and Skamania Very Fine Sandy Loam soils that meet requirements for prime farm land. Well suited for hay land and pasture land. Only 1/4 of this soil type is devoted to agriculture, the rest is usually used for home sites and timber land. The area has a few limitations for residential construction, roads and sewage disposal systems.

**The likelihood of significant growth in the area and in adjacent incorporated and unincorporated areas during the next ten years:**

Moderate to high in view of the fact that the City public water system would be extended and lot sizes could be reduced, although no smaller than 20,000 square feet. Some larger parcels would no doubt be subdivided for residential lots. An earlier projection for growth in the area was 113 home sites. In the adjacent City area to the south, growth would be moderate, based on the availability of additional building sites and City utilities, steep topography and water flows are a limitation. To the north and to the west, in the nearby unincorporated areas, growth would be low to moderate based on the existing land use regulations, lack of utilities, topography and water flows.

**Location and most desirable future location of community facilities**

There are no community facilities in the annexation area and none are forecasted.

**Need for municipal services**

The City public water system would be extended and the City would become responsible for the operation and maintenance of the roads, water system, lighting, if any. Police services are provided by prior arrangements between the City and the County. The main needs of the area would be for City water, fire protection and road maintenance.

**Effect of ordinances, governmental codes and regulations and resolutions on existing uses:**

Existing uses in the area would be affected by the City building codes, zoning and land use regulations and other City ordinances. The effects would not be major. The main impacts would come from the availability of City water resulting the appreciation of real estate values and changing in assessments. Water supply is currently the main limitation in the area in terms of residential uses. City building and land use regulations would allow existing uses to continue.



**Present cost and adequacy of governmental services and controls in the area**  
The annexation proposal would not significantly affect the cost or adequacy of the services and controls in the area. Other than to make public water available, which would be a major new service for those within the annexed territory. Although the boundaries of the Fire Districts would be affected, there would not be a significant effect on the cost, service or control of these services within the area.

**Prospects of governmental services from other sources**  
None. The proposed area is not near any other municipality and would continue to be served exclusively by the County. Effects on the adjacent area include a greater potential for adjoining annexation and increase traffic from and to the area. Over the long term, new home construction would add to the school population. It is anticipated that the annexation and development would attract more residence, greater diversity of economic and social interests would occur and new people would become part of the local community.

**Probable future needs for such services and controls**  
Available new building sites and housing are now in short supply and severely limited by the availability of suitable land, access to public utilities and the urban area boundaries set by the National Scenic Area.

**Probable effect of proposal or alternative on cost and adequacy of services and controls in area and adjacent area**  
Decrease of revenues to Fire District No. 2. But because the City of Stevenson and Fire District 2 currently cost share there expenses and revenues, there would not be a substantial impact on these services.

**The effect of finances, debt structure and contractual obligations and rights of all effected governmental units**  
The proposed annexation does not effect the finances or debt structure of the City. The Fire Districts would be slightly affected. There would be no substantial impact on the other governmental units.

## OBJECTIVES (RCW 36.93.180)

### **Preservation of natural neighborhoods and communities**

The annexation as presented does not meet this objective because it slices off an island, which divides a pre-existing subdivision and would arbitrarily divide pre-existing neighborhoods and communities planned as an urban area through a subdivision. The County has stated that they intend to vacate the roads that remain County roads within the area and the County area will not provide services to the area if First Falls View Road and Iman Cemetery are included in the annexation. The Board determined that, with the modification, the existing neighborhoods would be better preserved.

### **Use of Physical Boundaries Including but not limited to bodies of water, highways and land contours.**

The Board determined that the annexation as presented does not meet this objective. There are no physical boundaries clearly marking the proposed boundary. Instead, a more logical and natural boundary exists. Part of the proposed annexation runs down a dead end street and switches over to a 1/4 section line. Rock Creek, which is approximately 20-25 feet wide with approximately 10 foot verticle rock walls on each side, is the most obvious natural boundary in the area; it is also a physical barrier. It would be almost impossible to get a sewer or water line across the ravine. Any road that crosses it will have to have a bridge. Rock Creek is very much a physical barrier and clearly provides a natural boundary. The Board determined that with the modification this objective would be met.

### **Creation and Preservation of logical service areas.**

The Board determined that the proposed annexation does meet this objective with the exception of the isolated development outside the proposed annexation. The Board determined that with the modification this objective would also be met.

### **Preservation of abnormally irregular boundaries.**

The Board determined that the proposed annexation meets this objective. The Board determined this objective would be better met with the modification.



**Discouragement of multiple incorporations of small cities and encouragement of incorporation of cities in excess of ten thousand population in heavily populated urban areas**

Based on the fact that Skamania County is less than 10,000 people and there are no other small cities even near the proposed area, the Board determined that this objective did not apply.

**Dissolution of inactive special purpose districts**

No special purpose districts within the area will be dissolved.

**Adjustment of impractical boundaries**

For the reasons discussed in objectives 1 & 2, the proposed annexation does not meet this objective. The Board determined that with the modification this objective would be met.

**Incorporation of cities or towns or annexation to cities or towns of unincorporated areas which are Urban in character.**

The Board determined this objective is met. The objective is also met as modified.

**Protection of agricultural and rural lands which are designated for long term productive agricultural and resource use by a comprehensive plan adopted by the county legislative authority.**

The Board determined this objective did not apply as the County had this zone R-1 which is the highest density zoning under county zoning.

**THEREFORE, BE IT RESOLVED BY THE WASHINGTON STATE BOUNDARY REVIEW BOARD FOR SKAMANIA COUNTY** that based upon the record, testimony and exhibits in File No. 1995-01 and the above findings and conclusions, the proposed annexation is hereby **MODIFIED AND APPROVED.**

BOOK 207 PAGE 691

ADOPTED BY THE WASHINGTON STATE BOUNDARY REVIEW BOARD FOR SKAMANIA COUNTY by a vote of three in favor and none against on this 30<sup>th</sup> day of August, 1995. and signed by me in authentication of its adoption said date.

WASHINGTON STATE BOUNDARY  
REVIEW BOARD FOR SKAMANIA  
COUNTY

ATTESTED TO and filed by me on this  
13<sup>th</sup> day of September 1995.

Donna Rush  
Donna Rush, Chair

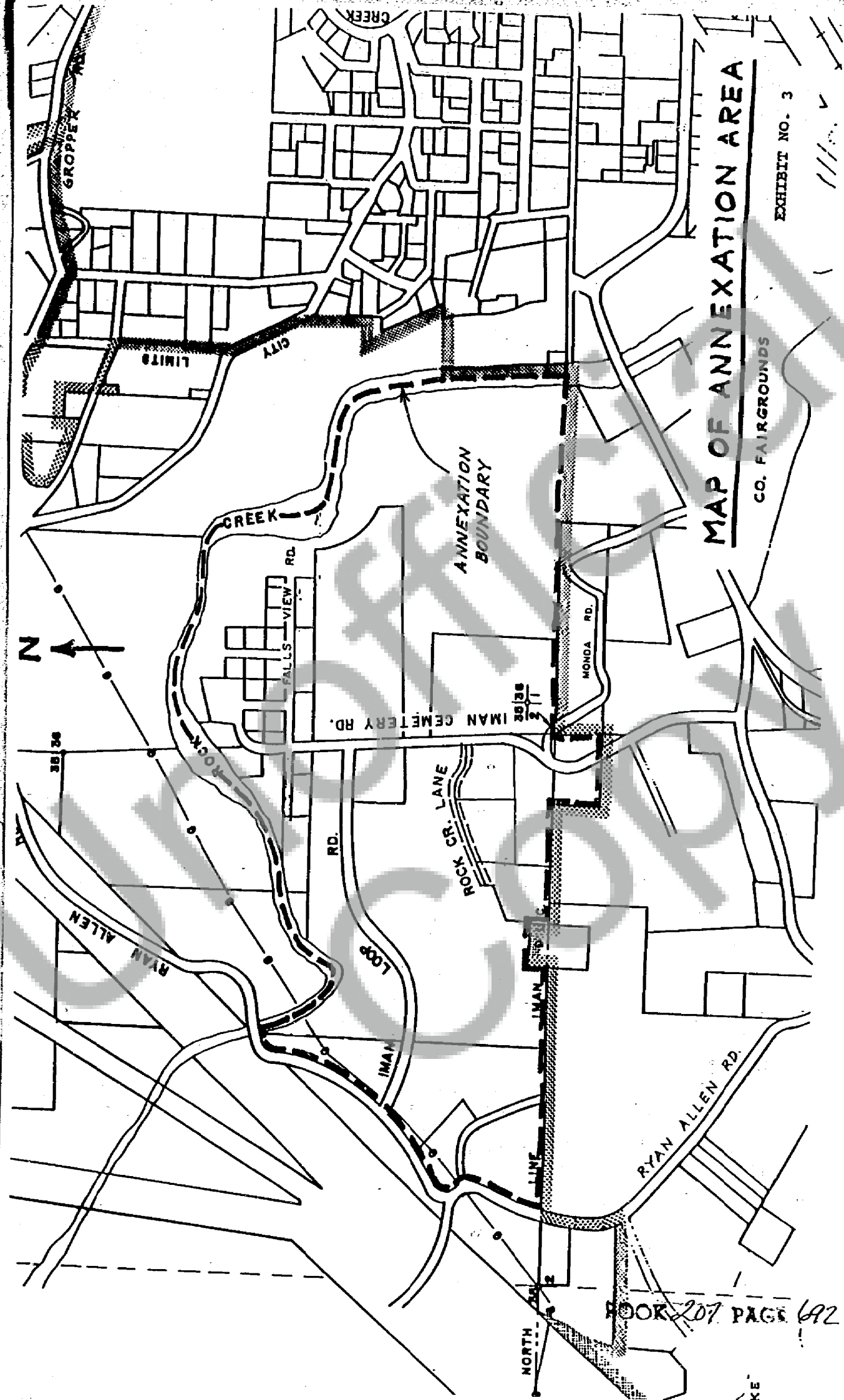
Debra Van Camp  
Debra Van Camp, Clerk

DECISION SHALL BE FINAL AND CONCLUSIVE UNLESS WITHIN THIRTY DAYS FROM THE DATE OF THE ACTION A GOVERNMENTAL UNIT AFFECTED BY THE DECISION OR ANY PERSON OWNING REAL PROPERTY OR RESIDING IN THE AREA AFFECTED BY THE DECISION FILED IN THE SUPERIOR COURT A NOTICE OF APPEAL.

BRB - 1995-01  
IMAN ROCK CREEK ANNEXATION

Page 12 of 12





MAP OF ANNEXATION AREA

EXHIBIT NO. 3

CO. FAIRGROUNDS

PARCEL NUMBERS:

2-7-2-1-1-100  
3-7-35-204  
3-7-35-203  
3-7-35-800, 801, 802, 803, 804, 900  
3-7-35-1-4-700, 800, 900  
3-7-36-2-3-401, 402, 403  
3-7-36-3-3-100, 200, 201, 300  
3-7-35-1-4-500, 600  
3-7-36-2-3-102, 200, 300, 400, 404, 405, 406, 407, 408, 600

Gary H. Martin, Skamania County Assessor.  
Date 3/19/01 Parcel # See above list

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