

Community Development  
PO BOX 790  
Stevenson, WA 98648

**BEFORE THE SKAMANIA COUNTY  
BOARD OF COUNTY COMMISSIONERS  
STEVENSON, WASHINGTON**

David and Brenda Creagan, John	)	<b>AMENDED FINAL ORDER</b>
and Lauren Niemer, Three Rivers	)	
Recreational Area-Sauer LLC,	)	APPROVING AN AMENDED
Frank and Carolyn Yela, William	)	REQUEST TO REVERSE THE
and Connie Sauers, and Jeff and	)	CONSERVATION BOUNDARY
Cathy Day	)	LINE ADJUSTMENT APPROVED
		JUNE 26, 2007

NOTICE IS HEREBY GIVEN to the above-named parties that the aforesaid request to reverse the conservation boundary line adjustment approved on June 26, 2007 due to conflicts with mortgage collateral is hereby approved with conditions.

**This amended final order replaces the final order issued on January 26, 2010 and recorded under Auditor's File Number 2010174783 on January 27, 2010 at 11:22 AM.**

Originally eight parcels existed and were adjusted into six parcels (five parcels that were smaller than the minimum lot size and 1 parcel to be sold for conservation purposes. The conservation purchase did not occur and there is mortgage on four of the original parcels that conflict with the new parcel configuration. The mortgage company has requested along with the property owners that the parcels are returned to the original configuration, which is not entirely possible.

Three of the five parcels that were smaller than the minimum lot size have been sold to parties not originally involved in the conservation boundary line adjustment request. One of these three parcels is covered under the mortgage (parcel number 07-06-23-1-0-0700-00, 1.70 acres)

Since reconfiguring the parcels to the exact original configuration is no longer possible under the current ownership patterns, the current six parcels (07-06-23-1-0-0100-00, 07-06-23-1-0-0300-00, 07-06-23-1-0-0500-00, 07-06-23-1-0-0600-00, 07-06-23-1-0-0700-00, 07-06-23-1-0-1000-00) are to be reconfigured by boundary line adjustment into nine parcels as shown on Attachment A. This will allow the five parcels (07-06-23-1-0-0100-

00, 07-06-23-1-0-0300-00, 07-06-23-1-0-0500-00, 07-06-23-1-0-0600-00 and 07-06-23-1-0-0700-00) that are smaller than the minimum lot size including the three parcels that have been sold to parties not originally involved in the conservation boundary line adjustment to remain as approved on June 26, 2007 and to be determined to be legal non-conforming parcels not in violation of the comprehensive plan and short plat codes, and to allow the remaining parcel to be reconfigured to a close approximation of the original parcels.

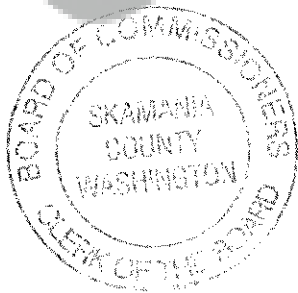
This approval is granted with the following conditions:

1. To meet the original condition of "no bonus lots or other special considerations will be granted due to the voluntary conservation boundary line adjustment" and since the five smaller than minimum lot size parcels have already used the lot density, the parcel identified as "Parcel 7" on Attachment A cannot be divided into more than three individual parcels unless the land use zoning and comprehensive plan designation change in the future to allow less than a 10 acre minimum lot size; at which time the density of all nine parcels shown on Attachment A will be used for density calculation;
2. All deeds for parcels 6, 7, 8, and 9 on Attachment A to process the boundary line adjustment will be processed at the same time; and,
3. The new deeds for each of the four parcels west of Pine Creek (Parcels 6, 7, 8, and 9 on Attachment A) shall state no further boundary line adjustments will be approved related to these parcels.

The above action by the Board of County Commissioners shall be final and conclusive.

DATED THIS 9<sup>th</sup> day of February 2010, at Stevenson, Washington.

**BOARD OF COUNTY COMMISSIONERS  
SKAMANIA COUNTY, WASHINGTON**



*[Signature]*  
Chairman

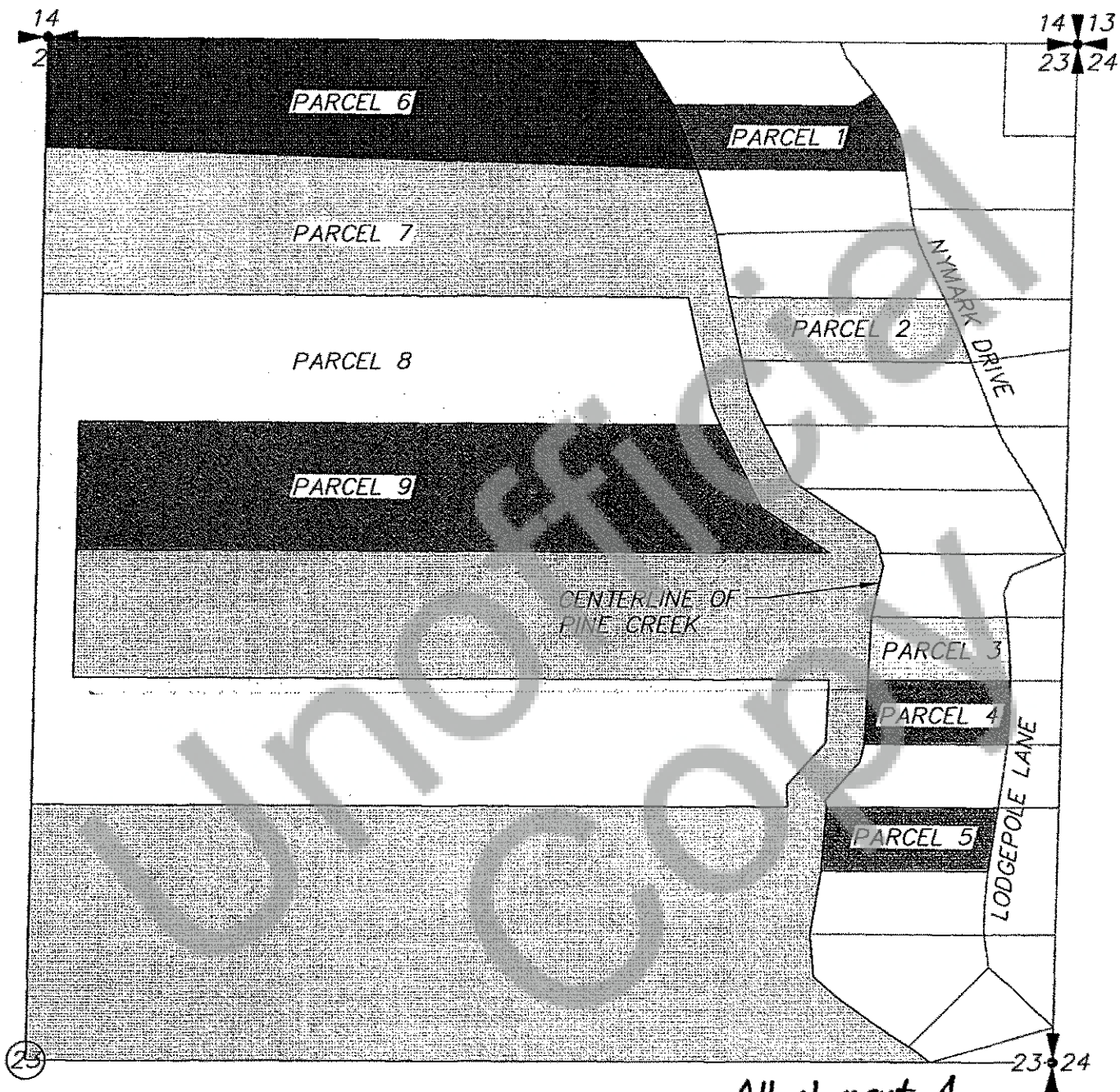
*[Signature]*  
Commissioner

*[Signature]*  
Commissioner

ATTEST:

*[Signature]*

Clerk of the Board



Attachment A