

**BEFORE THE
WASHINGTON STATE BOUNDARY REVIEW BOARD
FOR SPOKANE COUNTY**

In the Matter of	}	FILE No. 597-06
ANNEXATION OF 43.28 ACRES	}	RESOLUTION AND
TO THE CITY OF SPOKANE (Park Place)	}	HEARING DECISION

HEARING DECISION

BRB 597-06: Proposed Annexation of 43.28 Acres to the City of Spokane (Park Place) is hereby **APPROVED AND MODIFIED** by the Washington State Boundary Review Board pursuant to RCW 36.93.170, "Factors to be considered by the Board", RCW 36.93.180, "Objectives of the Boundary Review Board", and RCW 36.09.157, "Decisions to be consistent with the Growth Management Act".

LEGAL DESCRIPTION OF ANNEXATION AREA AS MODIFIED

That portion of the east ½ of the southeast ¼ of Section 28, Township 26 North, Range 42 East, W.M., that portion of the southwest ¼ of Section 27, Township 26 North, Range 42 East, W.M., that portion of the east ½ of the east ½ of Section 33, Township 26 North, Range 42 East, W.M., that portion of the west ½ of Section 34, Township 26 North, Range 42 East, W.M., that portion of the east ¼ of the northeast ¼ of Section 4, Township 25 North, Range 42 East, W.M., that portion of the north ½ of Section 3, Township 25 North, Range 42 East, W.M. and that portion of the north ¼ of the southwest ¼ of Section 3, Township 25 North, Range 42 East, W.M., adjoining the west limit of the City of Spokane and lying east of the centerline of the Spokane River containing approximately 495.71 acres, more or less (MOL); MORE SPECIFICALLY DESCRIBED AS FOLLOWS:

Beginning at the northwest corner of Section 28, Township 26 North, Range 42 East, W.M.; THENCE east along the north boundary of said Section 28 to the north-south centerline of Section 28; THENCE south along the north-south centerline of said Section 28 to the east-west centerline of the southeast quarter of Section 28; THENCE east along the east-west centerline of the southeast quarter of said Section 28 to the center of the Spokane River, a point on the west limit of the City of Spokane, the TRUE POINT OF BEGINNING; THENCE east along the east-west centerline of the southeast quarter of said Section 28 (coincident with the west limit of the City of Spokane) to the west right-of-way boundary of Aubrey L. White Parkway; THENCE south (coincident with the west limit of the City of Spokane) along the west right-of-way boundary of Aubrey L. White Parkway to the south right-of-way boundary (extended) of Rifle Club Road; THENCE easterly (along the west limit of the City of Spokane) along the south right-of-way boundary and right-of-way boundary (extended) of Rifle Club Road to the southwest corner of Lot 1, Block 1, Westgate Village Addition; THENCE easterly (coincident with the west limit of the City of Spokane) along the south line of Block 1, Westgate Village Addition to the northwest corner of Block B, Westgate Village Second Addition; THENCE southerly (coincident with the west limit of the City of Spokane) along the west boundary of Block B, Westgate Village Second Addition to a point on the west right-of-way boundary of Conestoga Street; THENCE southerly (coincident with the west limit of the City of Spokane) along the west right-of-way boundary and right-of-way boundary (extended) of Conestoga Street to a point on the north boundary of Lot 18, Block 32, Northwest Terrace Fifth Addition; THENCE easterly (coincident with the west limit of the City of Spokane) along the north boundary of Lot 18, Block 32,

Northwest Terrace Fifth Addition to the north right-of-way boundary of Holyoke Drive; THENCE easterly (coincident with the west limit of the City of Spokane) along the north right-of-way boundary of Holyoke Drive to the southeast corner of Lot "T", Douglass Short Plat 85-01; THENCE southerly (coincident with the west limit of the City of Spokane) across the Holyoke Drive right-of-way to the northeast corner of Lot 1, Block 31, Northwest Terrace Fifth Addition; THENCE southerly (coincident with the west limit of the City of Spokane) along the east line of Block 31, Northwest Terrace Fifth Addition to the north line of Houston Avenue right-of-way; THENCE southerly (coincident with the west limit of the City of Spokane) across the Houston Avenue right-of-way to the northwest corner of Lot 1, Block 26, Northwest Terrace Fourth Addition; THENCE southerly (coincident with the west limit of the City of Spokane) along the west boundary of Block 26, Northwest Terrace Fourth Addition to the north boundary of Section 34, Township 26 North, Range 42 East, W.M.; THENCE easterly (coincident with the west limit of the City of Spokane) along the north boundary of said Section 34 to the north-south centerline of Section 34; THENCE south (coincident with the west limit of the City of Spokane) along the north-south centerline of said Section 34 to the south boundary of Section 34; THENCE west (coincident with the west limit of the City of Spokane) along the south boundary of Section 34 to the west right-of-way boundary of Aubrey L. White Parkway; THENCE southerly and easterly (coincident with the west limit of the City of Spokane) along the west right-of-way boundary of Aubrey L. White Parkway to the northwest corner of the City's Riverside Park Water Reclamation Facility property bounded and described as follows:

That portion of Government Lot One (1), Section Three (3), Township Twenty-Five (25) North, Range 42 East, W.M., in the County of Spokane, State of Washington, lying southerly of the Spokane Western Power and Traction Company Right of Way, and northerly of the Spokane River, according to plat recorded in Volume 1 of Plats, Page 61, County of Spokane, State of Washington.

THENCE southerly (coincident with the west limit of the City of Spokane) along the west boundary and the west boundary (extended) of said City's Riverside Park Water Reclamation Facility property to the east bank of the Spokane River; THENCE southerly along the west boundary (extended) of said City's Riverside Park Water Reclamation Facility property to the centerline of the Spokane River; THENCE northerly along the centerline of the Spokane River to the TRUE POINT OF BEGINNING.

All properties situate in Spokane County, Washington.

RESOLUTION

WHEREAS, pursuant to the provisions of the Revised Code of Washington (RCW 36.93.100), the Washington State Boundary Review Board for Spokane County is required to review and approve, disapprove, or modify any of the actions set forth in RCW 36.93.090 whenever its jurisdiction is invoked.

WHEREAS, the annexation process was initiated when property owners of not less than ten percent of the assessed value of property within an approximately forty-two acre area of Park Place notified the City of their intention to commence annexation proceedings;

WHEREAS, the Spokane City Council considered the ten percent petition at its January 3, 2006 meeting and adopted Resolution 05-151 accepting the proposal for annexation;

WHEREAS, the City of Spokane issued an environmental checklist and Determination of Nonsignificance (DNS) on November 28, 2005 for the proposal;

WHEREAS, the City met with initiating owners and determined by Resolution 05-131 that the City would accept the proposed annexation subject to specified conditions;

WHEREAS, owners of not less than seventy-five percent of the assessed value in the proposed annexation area signed a petition to annex to the City of Spokane;

WHEREAS, the seventy-five percent petition was certified by the Spokane County Assessor;

WHEREAS, the Spokane City Council conducted a public hearing on the proposed annexation on January 3, 2006 and adopted Resolution 2005-0151 indicating the City's intent to annex the area and directed its staff to file a notice with the Boundary Review Board;

WHEREAS, a Notice of Intention was filed with the Boundary Review Board on February 1, 2006 by the City of Spokane proposing the annexation of 42.28 acres;

WHEREAS, the Notice of Intention was then circulated to affected agencies and interested parties on February 7, 2006 for review and comments;

WHEREAS, Fire District 10 invoked the Board's jurisdiction February 1, 2006;

WHEREAS, the Boundary Review Board at its February 2, 2006 special meeting set a public hearing on the proposed annexation for March 13, 2006, at 4:00 pm at the Spokane County Public Works Building, Lower Level Hearing Room, 1026 West Broadway, Spokane;

WHEREAS, the area proposed for annexation was posted with a Notice of Public Hearing on March 1, 2006 in at least ten places;

WHEREAS, property owners in the annexation area were hand delivered a notice of the public hearing on February 14, 2006;

WHEREAS, public notice procedures pursuant to RCW 36.93.160 were carried out including: notice to affected jurisdictions thirty days prior to the public hearing (February 9, 2006), publication of legal notices in the Spokesman Review (February 12, 2006; February 19, 2006; and March 5, 2006);

WHEREAS, the Board held a special meeting on March 8, 2006 which was advertised pursuant to RCW 42.30.080 to inspect the proposed annexation area;

WHEREAS, prior to the public hearing, the Board received the following exhibits:

Exhibit No. 1

Letter submitted February 1, 2006 from Spokane County Fire District 10 requesting the Board's jurisdiction be invoked.

Exhibit No. 2

Modification Report submitted on March 8, 2006 from Monica Bramble, City of Spokane.

WHEREAS, a public hearing was held on March 13, 2006 at 4:00 pm in the Lower Level Hearing Room at the Spokane County Public Works Building, 1026 West Broadway in Spokane and all proceedings were recorded by a court reporter;

WHEREAS, the Board Director administered an oath to those planning to testify;

WHEREAS, public testimony was given by:

- 1) Monica Bramble, City of Spokane
- 2) Nick Scharff, Fire Chief, Fire District No. 10
- 3) Robert Anderson, Fire Chief, Fire District No. 9
- 4) Stacy Bjordahl, Legal Counsel for the Spokane Rifle Club, Witherspoon Kelley, Davenport, and Toole, P.S.
- 5) Don Kilgore, President of the Spokane Rifle Club
- 6) Bob McKenzie, 4805 West Rosewood
- 7) Howard Bray, 5623 West Holyoke
- 8) Barry Livengood, 5915 West Rifle Club Road
- 9) John Mercer, City of Spokane

WHEREAS, the following exhibits were received at the public hearing:

Exhibit No. 3

Letter from Nick Scharff, Fire Chief, Fire District 10 in support of the proposed annexation and the proposed modification boundaries.

Exhibit No. 4

Letter from Fire Chief Robert Anderson, Fire District 9 addressing concerns with the proposed modification area.

Exhibit No. 5

Packet submitted from Monica Bramble, City of Spokane of the PowerPoint presentation given at the March 13, 2006 public hearing.

Exhibit No. 6

Letter submitted from Witherspoon, Kelley, Davenport, & Toole representing the Spokane Rifle Club addressing concerns of the proposed annexation.

WHEREAS, the Boundary Review Board continued the public hearing to Monday, April 10, 2006 at 6:00 pm in the Spokane County Public Works Building Hearing Room, 1026 West Broadway, Spokane to allow additional testimony;

WHEREAS, the continued public hearing was held on Monday, April 10, 2006 at 6:00 pm in the Spokane County Public Works Building Hearing Room and all proceedings were recorded by a court reporter;

WHEREAS, the Board Director administered an oath to those planning to testify;

WHEREAS, public testimony was given by:

- 1) Monica Bramble, City of Spokane, 808 West Spokane Falls Boulevard
- 2) Stacy Bjordahl, Legal Counsel for the Spokane Rifle Club, Witherspoon, Kelley, Davenport, and Toole, P.S.
- 3) Don Kilgore, President of the Spokane Rifle Club, 414 W 28th, Spokane
- 4) Jason Zicha, Vice President of the Spokane Rifle Club, 7019 N Calispel, Spokane
- 5) Lowell Peterson, 6601 N Jefferson, Spokane
- 6) Jim Groves, 2312 W Rosewood Avenue, Spokane

- 7) Jerry Hubbard, 6906 E 6th Avenue, Spokane
- 8) Lee Kershner, 5715 W Woodside Avenue, Spokane
- 9) Howard Bray, 5623 W Holyoke, Spokane
- 10) Tom Brady, 5714 W Houston, Spokane
- 11) Bobbie Williams, Fire Chief, City of Spokane

WHEREAS, the following exhibits were received at the public hearing:

Exhibit No. 7

Two charts submitted by Monica Bramble, City of Spokane comparing zoning and land use for Riverside State Park and Fairmont Memorial Park.

Exhibit No. 8

Petition from landowners requesting not to be annexed into the City of Spokane, submitted by Howard Bray.

WHEREAS, the Boundary Review Board closed the public hearing and scheduled a special meeting for Monday, May 1, 2006 at 3:00 pm in the Spokane County Public Works Building Hearing Room, 1026 West Broadway, Spokane to deliberate on the proposal;

WHEREAS, the special meeting was held on May 1, 2006 at 3:00 PM at the Spokane County Public Works Hearing Room, Spokane;

WHEREAS, the Boundary Review Board considered all testimony and exhibits, adopted plans and policies of the Growth Management Act, considered each factor (RCW 36.93.170), and determined which objectives were met or not met by the proposal (RCW 36.93.180) and with a vote of four (4) in favor and none (0) opposed, directed its staff to prepare a written decision to approve and modify 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 May 19, 2006.

FINDINGS

BRB 597-06: Proposed Annexation of 43.28 Acres to the City of Spokane (Park Place) is **APPROVED AND MODIFIED** by the Washington State Boundary Review Board for Spokane County. This action is based upon the following findings pursuant to RCW 36.93.170, "Factors to be considered by the Board", RCW 36.93.180, "Objectives of the Boundary Review Board", and RCW 36.09.157, "Decisions to be consistent with the Growth Management Act".

FACTORS (RCW 36.93.170)

POPULATION AND TERRITORY

Population Density

The annexation area is vacant land and zoned for residential uses. The 20-year projected population for the 43.28 acre annexation area is 305 people or about 7 people per acre (net density of 3.3 units per acre). The modification area is 452.43 acres with a combined area totaling 495.71 acres. The modification area contains approximately 35 existing single family homes in at a density of approximately 3.5 units per

acre. The estimated population of the modification area, assuming 2.5 people per household, is 88 people.

Land Area and Uses

The current land use of the annexation area is undeveloped land with a proposal for 122 single family homes preliminarily approved by Spokane County (PN-1931-03). The modification area has approximately 35 homes, Fairmount Memorial Cemetery, Riverside State Park land which leases a parcel of park land to the Spokane Gun Club, and two parcels owned by the City of Spokane.

Comprehensive Plans and Zoning

The entire annexation area and the modification area are within the Urban Growth Area designated as the Riverside Joint Planning Area by Spokane County for the City of Spokane. The area is designated as low density residential (4 to 10 dwelling units per acre) in the Spokane County Comprehensive Plan. The modification area is also designated low density residential. Spokane County zoning for the annexation area and the modification area is low density residential (LDR). The City of Spokane's Comprehensive Plan has the area designated Conservation/Open Space with R-1 zoning (4 to 10 units per acre).

Service agreements entered into under RCW 36.115 or 39.34

The City of Spokane has an interlocal agreement with Fire District 9 to serve the Fire District 9 portion of the modification area. There is no direct agreement with Fire District 10 which is responsible for the annexation area, Riverside State Park land, and Fairmount Cemetery. If annexed, the City of Spokane would become the primary service provider. The Spokane County Library District has a mitigation agreement with the City of Spokane to help in the transition from county to city.

Interlocal agreements between a county and its cities

Currently, there are no interlocal agreements between the city and the county. There is a pre-annexation development agreement with the owner of the Park Place property that requires annexation before final plat approval. An element of this agreement permits phasing of the plat finalization prior to annexation of the property into the City of Spokane under certain conditions.

Per capita assessed valuation

The 2006 assessed value of the 43.28 acre proposal is \$25,760. The 2006 assessed value of the modification area is \$6,639,760 (taxable of \$4,625,490). A list of all property owners is included in Exhibit D.

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

The topography of the annexation area is relatively flat with an elevation gain of about 40 feet in the southeast corner of the property. The entire area is a part of the Rathdrum Prairie Aquifer. The modification area has a varied topography with an elevation of about 1870 feet in the Fairmount Cemetery, stepping down a dramatic 150 to 170 feet to another plateau before dropping down to the river and a flood zone another 80-100 feet below the other areas of the modification area. The area has varied vegetation with some large ponderosa pines on the developed areas. The whole lower plateau was extensively burned in a forest fire and now new pines aged between 5 to 15 years old grow in that area.

The annexation area and modification area are directly west of the City of Spokane and east of the Spokane River with the existing City of Spokane City Limits on the east, north, and south.

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

The area is forested with natural flora. There are no agricultural uses associated with the annexation area or the surrounding modification area.

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

The annexation area is surrounded by developed areas and has been approved for single family development but is undeveloped now. In the modification area, the residential land was developed in an urban manner consistent with the adjoining city. The rest of the modification area is developed as park land and natural lands within the Riverside State Park. The Fairmount Cemetery parcels are also developed fully. There is little potential of the park or cemetery property being developed as urban uses in the future.

Location and most desirable future location of community facilities

The modification area includes Fairmount Cemetery and Riverside State Park including camping and picnic areas as well as the Spokane Rifle Club facilities.

MUNICIPAL SERVICES

Need for municipal services

Urban governmental services, as defined by the state law, include storm and sanitary sewer systems, domestic water systems, street cleaning services, fire and police protection services, public transit services, and other public utilities associated with urban areas and normally not associated with nonurban areas.

Annexation Area: At present, the City of Spokane is the designated provider for water and sewer service to the 122 home sites approved for the annexation area. The annexation area is presently within Fire District 10. The area will receive fire protection from the City of Spokane upon annexation. Spokane County Sheriff provides law enforcement and the area will receive this service from the City of Spokane following annexation. The annexation area is currently within the Spokane School District 81 and the Spokane County Library District. Upon annexation, library service will be provided by the City of Spokane.

Modification Area: The modification area includes property within both Fire District 10 (approximately 400 acres) and Fire District 9 (approximately 40 acres). Because of the difficulty in providing fire protection to the area east of the river, Fire District 10 requested that all of the Fire District 10 land east of the river be included in the annexation proposal. Fire District 9 does not currently serve the area within its district boundaries and has an agreement with the City of Spokane to provide this service. Riverside State Park provides law enforcement within the park boundaries and will continue to do so even if annexed to the City of Spokane. The WA State Department of Natural Resources provides fire protection to non-structural fires within the park. Road maintenance is also currently provided by the City of Spokane at the request of Spokane County.

The level of services provided to the developed area is at an urban level. With annexation, the City of Spokane will continue to provide municipal services to the area including police protection, road maintenance and construction, and water and sewers. School District Service will not change and library service will be provided by the City of Spokane.

Effect of ordinances, governmental codes, regulations and resolutions on existing services

The City of Spokane initiated the annexation using the petition method. The residential portion of the modification area is receiving fire services from City of Spokane through an agreement reached with Fire District 9 because accessibility is limited to two points entering the City of Spokane. With annexation, an

urban level of service would be provided by the City of Spokane and future development in the annexation area would require meeting city standards and codes.

Riverside State Park is considered a permitted use within the City of Spokane residential zoning category. The Spokane Rifle Club would be considered a non-conforming use in the City of Spokane which is also how it is designated in Spokane County. The City of Spokane is set to amend its penal code to permit gun club facilities to continue within its city limits.

Present cost and adequacy of governmental services and controls in the area

The annexation area is undeveloped and is adequately served at this time. However, development of the plat of 122 homes will require an urban level of service that will be provided by the City of Spokane. In the modification area, adequate service is now provided by the City of Spokane for water, sewer, fire, and road maintenance and a fuller array of urban level of services will be provided upon annexation by the City of Spokane.

Homeowners with City of Spokane water and sewer service in the modification area will experience a decrease in their taxes and fees as a whole. With annexation to the City of Spokane, these property owners will save \$96.49 per year in property taxes for a home with an assessed value of \$125,000.00 in Fire District 9, based on 2006 figures.

Prospects of governmental services from other sources

The area is within Spokane County's Urban Growth Area and currently receives fire protection, road maintenance, and water and sewer service from the City of Spokane. In addition, the City responds to law enforcement calls as requested. The City is entering into an interlocal agreement with Spokane County Library District to continue library service in this area. Solid waste customers will continue to be served by Waste Management for at least seven years and thereafter, all property owners will be required to have City of Spokane service. The City of Spokane is the only source of urban services in either the annexation area or the area for modification.

Probable future needs for such services and controls

The area is within the City of Spokane's service area for water and sewer. All services and controls are sufficient for future development and there are no additional regulatory controls anticipated.

Probable effect of proposal on cost and adequacy of services and controls in area and adjacent area

The level of services in the area is adequate and the changes to the property and surrounding area cost should be insignificant.

The effect on the finances, debt structure, and contractual obligations and rights of all affected governmental units

The annexation would have negligible impacts on affected governmental units.

The effect of the proposal on adjacent areas, on mutual economic and social interests, and on the local government structure of the county

The annexation would have minimal impacts on the adjacent areas, on mutual economic and social interests, or on the local government structure of the county.

OBJECTIVES (RCW 36.93.180)

Preservation of natural neighborhoods and communities

The annexation area adjoins an existing City of Spokane neighborhood. There is no new development planned in the modification area. The housing in the modification area is currently built out with connection to the City road system. With modification, the new development and existing homes would be included in the decisions of the city neighborhood and would be part of the larger community. Testimony the Board received indicated that the existing residential development in the modification area was connected to the neighborhoods within the city by the roads and physically, had the same characteristics as the nearby urban neighborhood.

The Board finds that this objective is met by the proposal as modified.

Use of physical boundaries, including but not limited to bodies of water, highways and land contours

The annexation area uses the city limits on the north and east and parcel lines on the south and west side. The area as modified is bordered by the Spokane River on the west and the existing municipal boundary on the east, south, and north. The Board received testimony indicating that the Spokane River provided a better city boundary than the original annexation area.

The Board finds that this objective is met by the proposal as modified.

Creation and preservation of logical service areas

The Park Place development in the annexation area is required to receive water and sewer services from the City of Spokane. This is consistent with the Spokane County and City of Spokane capital facilities plans.

The area as modified creates a logical fire protection service area for the City of Spokane in that Fire District 10 has no facilities or equipment on the east side of the river and there is no easy access from the west where Fire District 10 facilities are located. Fire District 9 cannot serve its portion of the modification area and has an agreement with the City of Spokane to provide service there.

The Board received extensive testimony supporting the modification area as a more logical service area for fire protection and it was well-noted that the City currently provides a wide array of urban services to the modification area because the existing boundaries were not logical.

The Board finds that this objective is met by the proposal as modified.

Prevention of abnormally irregular boundaries

The present city boundaries are somewhat irregular and the annexation would tend to create an even more irregular boundary. The modification would extend the annexation boundary to the centerline of the river and include the entire Riverside Joint Planning Area of the adopted Urban Growth Area. The annexation area as modified would eliminate the irregular boundaries and create clear boundaries for service providers, residents, and affected agencies.

The Board finds that this objective is met by the proposal as modified.

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

The Board finds that this objective does not apply.

Dissolution of inactive special purpose districts

The Board finds that this objective does not apply.

Adjustment of impractical boundaries

The modification to the annexation area is a logical extension of the municipal boundary to an area that is nearly impossible to serve by other jurisdictions responsible for serving the area as currently defined. The annexation area with modification would adjust the impractical boundary for Fire Districts 9 and 10 as well as other service providers.

The Board finds that this objective is met by the proposal as modified.

Incorporation as cities or towns or annexation to cities or towns of unincorporated areas which are urban in character

The City of Spokane is an incorporated area proposing to annex an adjacent area proposed for urban residential development. The modification area is presently developed as park land, cemetery land, and urban residential land within the adopted Urban Growth Area.

The Board finds that this objective is met by the proposal 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.

This area is not designated by Spokane County for agricultural or rural uses. The Board finds that this objective does not apply.

CONSISTENCY WITH THE GROWTH MANAGEMENT ACT (RCW 36.70A)

Decisions of the Boundary Review Board are required to be consistent with the planning goals, Countywide Planning Policies, and Urban Growth Area developed under the Growth Management Act. The City of Spokane adopted its comprehensive plan on May 21, 2001 with annexation goals and planned for future annexations based on its capital facilities plan. On November 5, 2001, Spokane County adopted its Growth Management Plan and its Urban Growth Area, which included the annexation and modification area in a Joint Planning Area for the City of Spokane.

DECISION SUMMARY

The Boundary Review Board finds that the modified proposal better meets its objectives in that the Board did not want to create an "island" serviced by different governmental entities. Fire Districts 9 and 10 could not adequately cover the area with an efficient response time without the modification area being included within the annexation proposal. A more logical service area is created by the modified proposal and impractical boundaries of the original proposal are adjusted.

In addition, the Board finds that the following objectives are met: preservation of natural neighborhoods and communities; use of physical boundaries, including but not limited to bodies of water, highways and land contours; prevention of abnormally irregular boundaries; and incorporation as cities or towns or annexation to cities or towns of unincorporated areas which are urban in character.

The Board finds that the proposal is consistent with the required provisions of the Growth Management Act.

THEREFORE, BE IT RESOLVED BY THE WASHINGTON STATE BOUNDARY REVIEW BOARD FOR SPOKANE COUNTY that based upon the record, testimony and exhibits in File No. BRB 597-06: Proposed Annexation of 43.28 Acres to the City of Spokane (Park Place) is hereby APPROVED AND MODIFIED.

ADOPTED BY THE WASHINGTON STATE BOUNDARY REVIEW BOARD FOR SPOKANE COUNTY by a vote of ____ in favor and ____ against on this 8th day of May, 2006, and signed in authentication of its adoption on said date.

WASHINGTON STATE BOUNDARY REVIEW BOARD FOR SPOKANE COUNTY

Phyllis Meyer, Chair

ATTESTED TO and filed by me on this ninth day of May, 2006.

Susan M. Winchell, AICP
Director