

101205

BOOK 101 PAGE 318

APPLICATION FOR CLASSIFICATION AS OPEN SPACE LAND OR TIMBER LAND
FOR CURRENT USE ASSESSMENT UNDER RCW 84.34

FILE WITH THE COUNTY LEGISLATIVE AUTHORITY

Name of Applicant James V & Kathleen Combelle Phone 509-395-2089
Address Rt 1 Box 570 Trout Lake WA 98650
Property Location 0.90 Scott Rd Skamania WA

1. Interest in property: ☒ Fee Owner ☐ Contract Purchaser ☐ Other (Describe) _____
2. Assessor's parcel or account number 26-2300 (A-B-C)
Legal description of land to be classified See Attached
3. What land classification is being applied for? ☐ Open Space ☒ Timber Land
NOTE: A single application may be made on open space and timber land but a legal description must be furnished for the area of each different classification.
4. Total acres in application 180 1609.C (+2000.00) 157.94 ACRES RCC 11/5/86 ASSESSOR'S OFFICE
5. OPEN SPACE CLASSIFICATION Number of acres 20 Correction per DRAFTSMAN 3/86
6. Indicate what category of open space this land will qualify for: (See back for definitions)
☐ Open space zoning
☐ Conserve and enhance natural or scenic resources
☐ Protect streams or water supply
☐ Promote conservation of soils, wetlands, beaches or tidal marshes
☐ Enhance value to public of abutting or neighboring parks, forests, wildlife preserves, nature reservations or sanctuaries or other open space
☐ Preserve historic sites
☐ Retain in natural state tracts of five (5) or more acres in urban areas and open to public use as reasonably required by granting authority
7. TIMBER LAND CLASSIFICATION Number of acres 1609.C
8. Do you have a timber management plan on this property? ☐ Yes ☒ No. If yes, submit a copy of that plan with this application.
9. If you have no timber management plan, specifically detail the use of this property to show that it "is devoted primarily to the growth and harvest of forest crops".

10. Describe the present current use of each parcel of land that is the subject of this application.
Timber
11. Describe the present improvements on this property (buildings, etc.) None
12. Attach a map of the property to show an outline of current uses of the property and indicate location of all buildings.
13. Is this land subject to a lease or agreement which permits any other use than its present use? ☐ Yes ☒ No
If yes, attach a copy of the lease or agreement.

NOTICE: The assessor may require owners to submit pertinent data regarding the use of classified land.
FORM REV 64 0021 (7-83)

Registered 5
Indirect 5
Filed
Mailed

OPEN SPACE LAND MEANS:

- (a) Any land area so designated by an official comprehensive land use plan adopted by any city or county and zoned accordingly, or
- (b) Any land area, the preservation of which in its present use would (i) conserve and enhance natural or scenic resources, or (ii) protect streams or water supply, (iii) promote conservation of soils, wetlands, beaches or tidal marshes, or (iv) enhance the value to the public of abutting or neighboring parks, forests, wildlife preserves, nature reservations or sanctuaries or other open space, or (v) enhance recreation opportunities or (vi) preserve historic sites, or (vii) retain in its natural state tracts of land not less than five acres situated in an urban area and open to public use on such conditions as may be reasonably required by the legislative body granting the open space classification.

TIMBER LAND MEANS:

Land in any contiguous ownership of five or more acres which is devoted primarily to the growth and harvest of forest crops and which is not classified as reforestation land pursuant to Chapter 84.28 RCW or as forest land under Chapter 84.33. Timber land means the land only.

**STATEMENT OF ADDITIONAL TAX, INTEREST AND PENALTY DUE
UPON REMOVAL FROM CLASSIFICATION UNDER RCW 84.34**

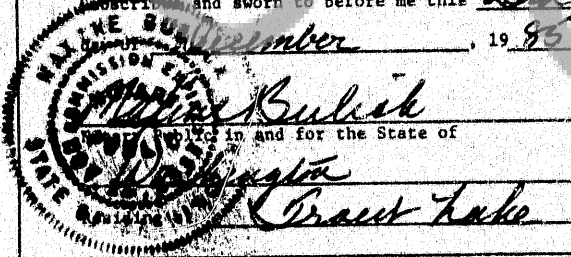
- Upon removal an additional tax shall be imposed which shall be due and payable to the county treasurer 30 days after removal or upon sale or transfer unless the new owner has signed the Notice of Continuancy. The additional tax shall be the sum of the following:
 - The difference between the property tax paid as "Open Space Land" or "Timber Land" and the amount of property tax otherwise due and payable for the seven years last past had the land not been so classified; plus
 - Interest upon the amounts of the difference (a), paid at the same statutory rate charged on the delinquent property taxes.
 - A penalty of 20% shall be applied to the additional tax if the classified land is applied to some other use, except through compliance with the property owner's request for removal process, or except as a result of those circumstances listed in (2) below.
- The additional tax, interest and penalty specified in (1) above, shall not be imposed if the removal results solely from:
 - Transfer to a government entity in exchange for other land located within the State of Washington.
 - A taking through the exercise of the power of eminent domain, or sale or transfer to an entity having the power of eminent domain in anticipation of the exercise of such power.
 - Sale or transfer of land within two years after the death of the owner of at least a fifty percent interest in such land.
 - A natural disaster such as a flood, windstorm, earthquake, or other such calamity rather than by virtue of the act of the landowner changing the use of such property.
 - Official action by an agency of the State of Washington or by the county or city within which the land is located which disallows the present use of such land.
 - Transfer to a church and such land would qualify for property tax exemption pursuant to RCW 84.36.020.
 - Acquisition of property interests by State agencies or agencies or organizations qualified under RCW 84.34.210 and 64.04.130 (See RCW 84.34.108(5g)).

AFFIRMATION

As owner(s) of the land described in this application, I hereby indicate by my signature that I am aware of the potential tax liability involved when the land ceases to be classified under the provisions of RCW 84.34. I also declare under the penalties for false swearing that this application and any accompanying documents have been examined by me and to the best of my knowledge it is a true, correct and complete statement.

Subscribed and sworn to before me this 23rd day of December, 19 86

Owner(s) or Contract Purchaser(s) Signatures



Richard Combelie
James Combelie

All owners and purchasers must sign

FOR LEGISLATIVE AUTHORITY USE ONLY

Date application received 1/15/86

By Sharon DoBorne

Amount of fee collected \$25. Receipt 12/17/86

Transmitted to Comm

Date 3-14-86

FOR GRANTING AUTHORITY USE ONLY

Date received ✓

By William V. Kern

Application approved ✓

Approved in part

Denied

Owner notified of denial on

Date fee returned 5-26-86

Agreement executed on 5-26-86

Mailed on 5-28-86

DEPARTMENT OF NATURAL RESOURCES - FOREST MANAGEMENT PLAN

Landowner James V. Combelle Address Rt. 1 Box 570

Phone: Work _____ Home (509) 395-2089 Trout Lake, WA 98650

RECEIVED

DEC 31 1985

~~Topographic Map~~

Property Boundary=

Improved Road =

Unimproved Road=

Stand Boundary=

Stand Number= (3)

Year-Round Stream=

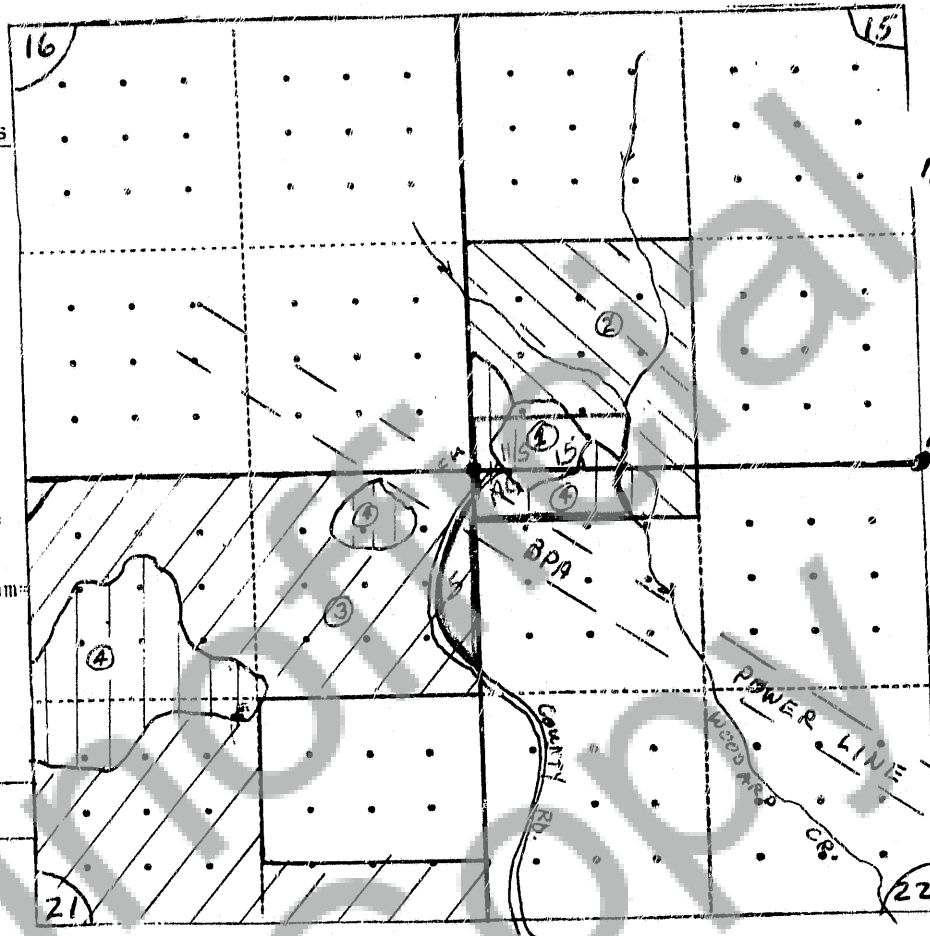
Intermittent Stream=

Swamp or Marsh=

Buildings= ■ ■

Other =

Other =



Legal:

Section

15/21/22

Township

2N

Range

6E

County

SKAMANIA



Scale

1"=1,000'

Cost-Share

Yr. _____

ACP _____

FIP _____

LTA _____

STAND DESCRIPTION
(Explained on Reverse Side)

Stand Number	Acres	Species	Site Low-Med-High	Age	Percent Stocking	Volume/Acre M&F Estimated	Other Stand Description: logged field brush, etc
<u>1</u>	<u>3</u>		<u>Home site</u>				
<u>2</u>	<u>35</u>	<u>DF/RA</u>	<u>High</u>	<u>25</u>	<u>100</u>		
<u>3</u>	<u>96</u>	<u>DF</u>	<u>Med</u>	<u>25</u>	<u>100</u>		
<u>4</u>	<u>46</u>	<u>RA</u>	<u>High</u>	<u>8</u>	<u>100</u>		
<u>5</u>	<u>4</u>	<u>BPA</u>	<u>Power line.</u>				

Continuation Sheet:

Landowner James V. Coumbelic Examiner D. McPhersonLandowners management objectives: Manage for future timber production.Management Recommendations

Items to be considered in documenting recommendations by stand number.

1. General

- *a. Recommended treatments
- b. Multiple-use capabilities/recreation/wildlife/grazing
- *c. Priority of practices with completion dates
- *d. Estimated cost of treatment/benefits
- e. Cost sharing availability
- f. Reliable contractors/consultants
- g. Assistance from other public agencies (SCS, Extension, etc.)
- h. Environmental concerns
- i. Soils

2. Reforestation

- *a. Method of site preparation
- b. Method of reforestation
- *c. Seedlings: species, number, spacing
- d. Animal control problems
- e. Brush control problems

3. Timber Stand Improvement/Plantation Maintenance

- *a. Thinning: spacing, trees to be favored, size limitations.
- *b. Chemical or fertilization: type, rate, application method, time of application.

4. Harvest

- a. Type: clearcut, partial cut, thinning
- b. Product
- c. Value-volume estimates
- d. Market situation
- e. Contract considerations
- f. Road plan

Stand #2: Leave to grow. Selective removals of alder & competing trees may be cost effective as fire wood.

Stand #3: Thin, by removing competing trees leaving dominants spaced at 12' x 12'. Leave to grow to commercial thinning age of about 40 to 50 yrs.

Stand #4: Leave to grow, thinning as fire wood to final harvest age. Harvest at the same time Stand #3 is removed.

BPA Line may be utilized as a Xmas tree farm.

(Complete on reverse)

James V. Combelic.

BOOK 101 PAGE 322

Notes

BPA must be notified in advance of plans to use area inside R/W. This soil may be sterile due to repeated applications of herbicides.

All tractor logging should be done in very dry conditions to prevent compaction of these fragile Steever Stony Clay loam soils.

P.H. 50 yr site index = 100

FILED FOR RECORD
SKAMANIA CO. WASH
BY SKAMANIA COUNTY

ASSESSOR
MAY 29 11 56 AM '86

d. Newlin, Dep.
AUDITOR
GARY M. OLSON

Examiner D. McPherson Area Southwest Date Examined 12/31/85
Title Local Manager Phone (206) 577-2025
Checked by _____