



**KLICKITAT COUNTY  
PLANNING DEPARTMENT**

115 W. Court St., MS-302, Goldendale, Washington 98620  
VOICE: 509 773-5703 or 1 800 765-7239  
FAX: 509 773-6206

September 15, 2022

Atlan, LLC (Norm Dibble)  
37 Nestor Peak Rd  
White Salmon, WA 98672

RE: Resource Lands Evaluation No. RLE2022-07

Dear Mr. Dibble,

This letter is in regard to your request for a Resource Lands Evaluation for your approximately 143.24 acres located within a portion of Sections 34 & 35, T4N, R10E, W.M., Klickitat County, WA. Also known as parcel numbers 04-10-3500-0005/00, 04-10-3500-0019/00, and 04-10-3400-0006/00.

After review of your application, field data, and suitability criteria; this department has determined the Resource Suitability rating to be "BEST" and the Development Suitability rating of these parcels to be "LIMITED". These two suitability ratings combine to give this parcel a single-family unit rating of 1 dwelling unit per 20 acres, with an open area requirement of 95%. This means that you can subdivide the approximate 143.24 acres into no more than seven (7) lots; one of which will represent approximately 136.08 acres of Open Area. The remaining lots will contain a total of approximately 7.16 acres.

Enclosed is the Resource Lands Evaluation that was performed. You have the right to appeal this rating assignment to the Klickitat County Board of Adjustment as explained in Section 6.2:3(3) through 6.8 of the Klickitat County Zoning Ordinance. The enclosed form should be completed and returned within 20 days of the date of this decision, should you decide to appeal this evaluation and assignment rating.

If you have any questions, please contact this department.

Sincerely,

A handwritten signature in blue ink that reads "Denice Lee".

Denice Lee, Associate Planner  
Enclosure

## RESOURCE LANDS EVALUATION

Parcel Numbers: 04-10-3500-0005/00, 04-10-3500-0019/00, and 04-10-3400-0006/00

Legal Description: S2SW LESS TLS; TL 5 IN N2SW; 35-4-10 / PORTION S2 SW LYING EASTERLY OF NESTOR PEAK COUNTY ROAD; 35-4-10 / S2SE; 34-4-10

Acreage: Approximately 143.24 acres

## RESOURCE SUITABILITY CRITERIA CHECKLIST

1. Existing/adjacent land use: timber (80%), residential (20%)  
Note: Applicant states that about 4 MBF (approx. one truck load) of timber has been harvested per year over the past 50+ years, therefore rating is BEST.
2. Lot size and ownership pattern: Surrounding parcels ranging from 2.5 to 180.4 acres. Average acreage is approximately 49 acres, therefore rating is BEST.
3. Soil type: 25B (Leidl-Oreoke complex) covering 9.1% of parcel (LIMITED)  
42 (Oreoke-Beezee complex) covering 7.8% of parcel (LIMITED)  
76B (Underwood ashy loam) covering 6.8% of parcel (LIMITED)  
76C (Underwood gravelly ashy loam) covering 4.7% of parcel (LIMITED)  
90 (Hood loam) covering 4.1% of parcel (BEST)  
90A (Hood loam) covering 29.9% of parcel (GOOD)  
90B (Hood loam) covering 18.8% of parcel (LIMITED)  
90C (Hood loam) covering 12.0% of parcel (LIMITED)  
92 (Husum gravelly ashy loam) covering 6.8% of parcel (BEST)  
Note: 59.2% is LIMITED; 29.9% is GOOD; 10.9% is BEST; therefore rating is LIMITED.
4. USDA Soil Capability Classification: Average is 2.7 therefore rating is BEST.  
25B: irrigated - None-specified, non-irrigated - 7e (3.5)  
42: irrigated - None-specified, non-irrigated - 7e (3.5)  
76B: irrigated - None-specified, non-irrigated - 4e (2)  
76C: irrigated - None-specified, non-irrigated - 7e (3.5)  
90: irrigated – 2e, non-irrigated - 2e (2)  
90A: irrigated – 4e, non-irrigated – 3e (3.5)

90B: irrigated - None specified, non-irrigated – 4e (2)

90C: irrigated - None specified, non-irrigated – 7e (3.5)

92: irrigated - None specified, non-irrigated – 3s (1.5)

5. Timber Productivity Classification (CMAI): 153 cubic feet per acre per year.

	25B	42	76B	76C	90	90A	90B	90C	92	AVE
Douglas-fir	0	0	138	138	0	0	188	0	145	152
Grand-fir	0	0	0	0	155	155	155	155	0	155
Ponderosa Pine	0	0	110	110	181	181	181	181	0	153

Note: Applicant states that about 50% of trees are Doug-fir and 50% of trees are Grand-fir, therefore rating is BEST.

6. Seedling mortality rate: Soil types are low.

25B	High
42	Moderate
76B	Low
76C	Low
90	Low
90A	Low
90B	Low
90C	Low
92	High

Note: Majority of soil types are low, therefore rating is BEST.

7. Erosion hazard (high, moderate, low): Majority is severe, therefore rating is LIMITED.

	Off Road, Off Trail	Road, Trail
25B	Not rated	Severe
42	Not rated	Severe
76B	Not rated	Severe
76C	Not rated	Severe
90	Not rated	Moderate

90A	Not rated	Severe
90B	Not rated	Severe
90C	Not rated	Severe
92	Not rated	Slight

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8. Slope aspect and steepness (direction and percentage):

The proposed site development is:

25B soil with a slope of 30-75%, covering 9.1% of parcel

42 soil with a slope of 30-75%, covering 7.8% of parcel

76B soil with a slope of 15-30%, covering 6.8% of parcel

76C soil with a slope of 30-60%, covering 4.7% of parcel

90 soil with a slope of 3-8%, covering 4.1% of parcel

90A soil with a slope of 8-15%, covering 29.9% of parcel

90B soil with a slope of 15-30%, covering 18.8% of parcel

90C soil with a slope of 30-65%, covering 12.0% of parcel

92 soil with a slope of 0-5%, covering 6.8% of parcel

Note: On-site visit and map contours confirm average of 19% slope in area of future development, therefore rating is GOOD.

9. Additional comments: N/A.

## DEVELOPMENT SUITABILITY CRITERIA CHECKLIST

- Existing/adjacent land use: timber, residential. Rating is LIMITED.
- Lot size and ownership pattern: Surrounding parcels ranging from 2.5 to 180.4 acres. Average acreage is approximately 49 acres. Rating is LIMITED.
- Slope: 25B soil with a slope of 30-75%, covering 9.1% of parcel  
42 soil with a slope of 30-75%, covering 7.8% of parcel  
76B soil with a slope of 15-30%, covering 6.8% of parcel  
76C soil with a slope of 30-60%, covering 4.7% of parcel

90 soil with a slope of 3-8%, covering 4.1% of parcel

90A soil with a slope of 8-15%, covering 29.9% of parcel

90B soil with a slope of 15-30%, covering 18.8% of parcel

90C soil with a slope of 30-65%, covering 12.0% of parcel

92 soil with a slope of 0-5%, covering 6.8% of parcel

Note: 59% of soil has between a 15 to 75% slope. On-site visit and map contours confirm average of 27% slope in area of proposed lots. Rating is LIMITED.

4. Sanitary facilities:

a) Septic tank absorption field suitability: Slow water movement and slope ranging between 0.12 to 1.00. 60% is Very limited (unfavorable) and 40% is Somewhat limited (moderately favorable). Majority of acreage has one or more features that are unfavorable for septic tank absorption. Rating is severe, therefore LIMITED.

25B	Very limited
42	Very limited
76B	Very limited
76C	Very limited
90	Somewhat limited
90A	Somewhat limited
90B	Very limited
90C	Very limited
92	Very limited

5. Building site development:

a) Excavation: 74% is Very limited (unfavorable) and 66% is Somewhat limited (moderately unfavorable). Majority of acreage has one or more features that are unfavorable for shallow excavation. Rating is severe.

25B	Very limited
42	Very limited
76B	Very limited
76C	Very limited

90	Somewhat limited
90A	Somewhat limited
90B	Very limited
90C	Very limited
92	Somewhat limited

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b) Commercial: 74% is Very limited (unfavorable) and 66% is Somewhat limited (moderately unfavorable) for small commercial buildings. Rating is severe.

25B	Very limited
42	Very limited
76B	Very limited
76C	Very limited
90	Somewhat limited
90A	Very limited
90B	Very limited
90C	Very limited
92	Very limited

c) Local roads and streets: 53% Very limited (unfavorable) for both paved and unpaved. Rating is severe.

	<u>local roads and streets</u>	<u>unpaved local roads and streets</u>
25B	Very limited	Very limited
42	Very limited	Very limited
76B	Very limited	Very limited
76C	Very limited	Very limited
90	Somewhat limited	Somewhat limited
90A	Somewhat limited	Somewhat limited
90B	Very limited	Very limited
90C	Very limited	Very limited
92	Somewhat limited	Somewhat limited

Note: All ratings are severe, therefore overall rating is LIMITED.

## 6. Water Management:

a) Ponding, reservoir area: 94% Very limited (unfavorable) ponding capability.  
Rating is LIMITED.

25B	Very limited
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42	Very limited
76B	Very limited
76C	Very limited
90	Somewhat limited
90A	Very limited
90B	Very limited
90C	Very limited
92	Very limited

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b) Drainage: All soil types under 'drainage class' are Well Drained, rating is BEST.

Note: Rating will be average of two ratings, therefore rating is GOOD.

7. Critical wildlife habitat (species present): Based on proposed future use and development, rating is GOOD.

a) Open land: N/A.

b) Woodland: Resident Coastal Cutthroat, Rainbow Trout, Oak/pine mixed forest, Oak Forest, Western Pond Turtle, Northern Spotted Owl Freshwater Forested/Shrub Wetland, Shrub steppe, Little Brown Bat and Yuma Myotis.

c) Wetland: N/A.

d) Range land N/A.

8. Services: Rating is BEST.

a) All weather road: Nestor Peak County Rd.

b) Power and telephone utilities: Adjacent to 2 of the 3 parcels

c) School bus route: 0.5 miles, school is 5 miles away.

d) Fire district: Fire District 3, 2 miles away.

**Notes: During the site visit the landowner stated that 50% of trees on site were either Doug-fir or Grand-fir. Also, that in the last 50+ years, about one log truck load of wood per year has been harvested; mostly for clean-up and ground fuel reduction. Future plans are to do a BLA by Deed on the 3 lots, and then start the CUP process for their Community Center, WILDLIFE Clinic, and Cluster dwelling proposal.**

**KLICKITAT COUNTY PLANNING DEPARTMENT**  
**Resource Lands Evaluation**

Application No. RLE2022-07  
Name: Altan, LLC  
Date of Field Inspection:  
9/14/2022

Applicant(s): Altan, LLC

Application No.: RLE2022-07

**RESOURCE SUITABILITY\***

		Best	Good	Limited
1	Existing/adjacent land use	X		
2	Lot size and ownership pattern	X		
3	Soil type			X
4	USDA Soil Capability	X		
5	Timber productivity	X		
6	Seedling mortality rate	X		
7	Erosion hazard			X
8	Slope		X	

**Additional Comments:** N/A

**DEVELOPMENT SUITABILITY\***

		Best	Good	Limited
1	Existing adjacent land use			X
2	Lot size & ownership patterns			X
3	Slope			X
4	Sanitary facilities			X
5	Building site development			X
6	Water management		X	
7	Critical wildlife habitat		X	
8	Services	X		

**Additional Comments:** N/A



Application No. RLE2022-07  
Name: Altan, LLC  
Date of Field Inspection:  
9/14/2022

Resource Suitability: BEST

Development Suitability: LIMITED

Based on the Resource/Development Matrix attached, the densities and open area requirements are:

	Single Family	Clustering
Open Area Requirement	<u>95%</u>	<u>97.5%</u>
Density Assignment:	<u>1 d.u. /20 acre</u>	<u>1.3 d.u. /20 acre</u>



Planning Department Evaluator

9-15-22

Date

# TO THE KLICKITAT COUNTY BOARD OF ADJUSTMENT

## NOTICE OF ADMINISTRATIVE DECISION

Let it be known that:

\_\_\_\_\_  
(Appellant)

\_\_\_\_\_  
(Address)  
\_\_\_\_\_

Does here by APPEAL the Administrative Decision of the \_\_\_\_\_, to wit:

\_\_\_\_\_  
\_\_\_\_\_

This appeal is being filed for the following reasons:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

In accordance with Section 6.2:3(3) – 6.8, of the Klickitat County Zoning Ordinance No. 62678, written notice of appeal to the Klickitat County Board of Adjustment shall be filed within twenty (20) days from the date of such ruling. The action of the Board of Adjustment shall be final and conclusive, unless within twenty-one (21) days from the date of issuance, the original applicant or an adverse party files an appeal to a court of competent jurisdiction.

Signed this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_.

\_\_\_\_\_  
Applicant's signature

This completed form should be mailed or presented to the Klickitat County Planning Department, 115 W. Court St., MS: 302, Goldendale, WA 98620, within twenty days from the date of the ruling being appealed.

Filing Fee to be submitted with the Notice of Appeal  
Please make check payable to the Klickitat County Planning Department.

**NOTE:** This appeal will require a copy of the Assessor's map indicating all adjacent landowners within 300' of property boundaries and current mailing addresses for the adjacent landowners.

SECTION 6:       ADJUSTMENTS, VARIANCES AND APPEALS

6.1       Policy and Intent

It is the policy of the Board to provide for relief in case of hardship, and a process of appeal to govern situations in which parties affected by these zoning regulations allege improper administrative actions.

6.2       Board of Adjustment Created

To carry out the intent and policy of the Board, a Board of Adjustment is hereby created.

6.2:1     Board of Adjustment Members

The Board of Adjustment shall consist of five voting members, all of whom shall be appointed, serve, and be removed in accordance with the provisions of Chapter 36.70 RCW. One member of the Board of Adjustment may be an appointed member of the Planning Commission. (Amended per Klickitat Co. Board of Commissioners Ord. #0071304, 07/13/04)

6.2:2     Board of Adjustment: Quorum

The presence of three voting members shall constitute a quorum.

6.2:3     Duties and Powers: Board of Adjustment

The jurisdictional duties and powers of the Board of Adjustment are as follows:

1. Hearing and deciding applications for conditional uses (principal and accessory) expressly provided for in certain districts.
2. Application for variances from the terms of this ordinance; provided, that any variance granted shall be subject to such conditions as will assure that the adjustment thereby authorized shall not constitute a grant of special privilege inconsistent with the limitations upon other properties in the vicinity and district in which subject property is situated, and that the following circumstances are found to apply:
  - (a) because of special circumstances applicable to subject property, including size, shape, topography, location or surroundings, the strict application of this ordinance is found to deprive subject property of rights and privileges enjoyed by other properties in the vicinity and under identical zoning district

classifications;

- (b) that the granting of the variance will not be materially detrimental to the public welfare or injurious to the property or improvements in the vicinity and zoning district in which subject property is situated.

- 3. Appeals, where it is alleged by the applicant that there is error in any order, requirement, permit, decision, determination made by an administrative official in the administration or enforcement of this ordinance.

#### 6.3 Appeals - Time Limit

Appeals may be taken to the Board of Adjustment by any person aggrieved, or by any officer, department, board or bureau affected by any decision of an administrative official. Such appeals shall be filed in writing in duplicate with the Board of Adjustment within twenty (20) days of the date of the action being appealed.

#### 6.4 Notice of Time and Place of Hearing

Upon the filing of an application for a conditional use permit or a variance, the Board of Adjustment shall set the time and place for a public hearing in such matter, and written notice thereof shall be mailed to all property owners of record within a radius of three hundred (300) feet of the exterior boundaries of the subject property. The written notice shall be mailed no less than fourteen (14) days prior to the hearing.

#### 6.5 Appeal - Notice of Time and Place

Upon the filing of an appeal from an administrative determination, or from the action of the Director of Planning, the Board of Adjustment shall set the time and place at which the matter will be considered. At least a fourteen (14) day notice of such time and place, together with one copy of the written appeal, shall be given to the official whose decision is being appealed. At least fourteen (14) days notice of the time and place shall also be given to the adverse parties of record in the case. The official from whom the appeal is being taken shall forthwith transmit to the Board of Adjustment all of the records pertaining to the decision being appealed from, together with such additional written report as he deems pertinent.

6.6 Scope of Authority on Appeal

In exercising the powers granted herein, the Board of Adjustment may reverse or affirm, wholly or in part, or may modify the order, requirement, decision or determination appealed from, and may make such order, requirement, decision or determination as should be made and, to that end, shall have all the powers of the official from whom the appeal is taken, insofar as the decision on the particular issue is concerned.

6.7 Board of Adjustment - Action Final

The action by the Board of Adjustment on an application for a conditional use permit or a variance, or on an appeal from the decision of the Director of Planning or an administrative officer shall be final and conclusive unless within twenty-one (21) days from the date of issuance, the original applicant or an adverse party files an appeal to a court of competent jurisdiction.  
*(Amended by Klickitat County Ordinance No. 0031505, March 15, 2005).*

6.8 Inclusion of Findings of Fact

The Board of Adjustment shall, in making an order, requirement, decision or determination, include in a written record of the case the findings of fact upon which the action is based.

6.9 Appeals to Board of County Commissioners

Any interested citizen or administrative officer of the County may appeal to the Board from rulings of the Planning Commission where such ruling allegedly is adverse to his interests. Written notice of appeal from such rulings shall be filed within fourteen (14) days from such ruling. Thereupon the Planning Commission shall forthwith transmit to the Board all papers constituting the record upon which the ruling was made. The Board at its hearing may receive such further evidence as seems relevant. After a hearing the Board may overrule or alter the decision of the Planning Commission by a majority vote of the full board.

6.10 Designation of Hearing Examiner by Board of County Commissioners

If a quasi-judicial hearing is to be heard by the Board of County Commissioners, the Board of County Commissioners may elect to designate a hearing examiner to hear the matter. The procedures of the County Code which are applicable to the specific permit decision and/

or appeal shall apply to the decision of the hearing examiner. Except in the case of a rezone, the examiner's decision shall be final, with a right of appeal to Superior Court within twenty-one days of decision issuance. For rezones, the examiner's decision shall be given the effect of a recommendation to the Board of County Commissioners. The hearing examiner shall be responsible for addressing procedural questions, such as whether briefing is to be submitted before the hearing. The hearing examiner may establish other deadlines to expedite the proceedings and issue preliminary rulings as appropriate. (Amended 5/18/04; Ordinance No. 0051804)

6.11

Application Procedure

An application for a variance, conditional use permit, or appeal shall be filed with the Director of Planning on a form provided by the Director. Application must be accompanied by a check made payable to the County in the sum set by ordinance of the Board of County Commissioners which shall be non-refundable and used to cover costs incurred in processing such application.