Thursday, July 18, 2024
Historic Preservation Commission - Hybrid (In-Person & Electronic) - NO QUORUM
4:00 PM
42nd Historic Preservation Commission Meeting
City Hall, 625 S College Avenue, College Place, Washington 99324
Agenda: https://go.boarddocs.com/wa/cocp/Board.nsf/goto?open&id=D73RYS704F5B
Meeting may be viewed at: Live Stream on City of College Place, Washington YouTube at https://www.youtube.com/channel/UCbx3qrqzLDL_05NusReSl-g/featured
Zoom Attendee Link: - https://us06web.zoom.us/j/87596490113
Or you may call this number to listen: 1-669-900-9128 ID# 875 9649 0113 Phone controls: *6 - toggle mute/un-mute and *9 - raise hand

1. Opening Items

Subject :	1.01 Discussion Protocol for Virtual Meetings
Meeting :	Jul 18, 2024 - Historic Preservation Commission - Hybrid (In-Person & Electronic) - NO QUORUM
Category :	1. Opening Items
Access :	Public
Type :	Information

Public Content

Virtual Meeting Discussion Protocol:

- After staff presentation of an item, the Chair will request comments from each Member
- After each member has had an opportunity, the Chair will then speak if so desired and Members will use the raise hand feature to notify the Chair of their desire to speak again. However, they will not enter the conversation without first being recognized by the Chair. This should allow for a thorough discussion with everyone having opportunity to express their views while maintaining order.

Subject :	1.02 Call to Order
Meeting :	Jul 18, 2024 - Historic Preservation Commission - Hybrid (In-Person & Electronic) - NO QUORUM
Category :	1. Opening Items
Access :	Public
Type :	
Subject :	1.03 Roll Call
Meeting :	Jul 18, 2024 - Historic Preservation Commission - Hybrid (In-Person & Electronic) - NO QUORUM
Category :	1. Opening Items
Access :	Public
Type :	Information

Public Content

Position 1 - Terrie Aamodt - term expires 12/31/2024

Position 2 - Gary Petersen - Chairperson- term expires 12/31/2025

Position 3 - Vacant

Position 4 -Edward Kontz- term expires 12/31/2027

Position 5 -Terrell Gottschall - Vice Chair - term expires 12/31/2024

Staff

Jon Rickard - Community DevelopmentDirector

Kristi Scherger - Community Development Administrative Assistant

Athen Reid - Deputy Clerk

2. Public Comment

Subject :	2.01 Public Comment Procedure for Virtual Meetings - Commission meetings are primarily structured to permit Members to arrive at the decisions necessary to advise the Council.
Meeting :	Jul 18, 2024 - Historic Preservation Commission - Hybrid (In-Person & Electronic) - NO QUORUM
Category :	2. Public Comment
Access :	Public
Type :	Information

Public Content

Commission meetings are primarily structured to permit Members to arrive at the decisions necessary to advise the Council.

Meeting Protocol for Public Comment:
When submitting public comments, include the following information regardless of the manner you are using: Note that there are deadlines for writtencomments to be included in the meeting documents.

- Your Name
- Your Address

WrittenPublic comments may be provided by submitting comment to Clerk@cpwa.usno later than 4:30PMon the meeting date to be included in the record.(If typewritten, no less than 11 pt font).
VerbalPublic Comments may be made during the meeting:

- In-person at the meeting location - provided at the beginning of each agenda.
- Telephone comment - Call1-669-900-9128, entering the meeting ID (provided at beginning of agenda) and raise your hand (*9 to raise hand, *6 to mute/un-mute) when comments are requested.
- Virtual comment -Join using theZoom Attendee link (provided at beginning of agenda) and raise your hand when comments are requested.

Once recognized, you will have five minutes to speak on any subject that is under the control of the Commission.

3. Consent Agenda

Subject :	3.01 Approve Agenda for July 18, 2024
Meeting :	Jul 18, 2024 - Historic Preservation Commission - Hybrid (In-Person & Electronic) - NO QUORUM
Category :	3. Consent Agenda
Access :	Public
Type :	
Subject :	3.02 Approve Minutes from February 15, 2024
Meeting :	Jul 18, 2024 - Historic Preservation Commission - Hybrid (In-Person & Electronic) - NO QUORUM
Category :	3. Consent Agenda
Access :	Public
Type :	

File Attachments

MINUTES FEB 15, 24.pdf (905 KB)

Subject :	3.03 Approve Consent Agenda - Our adopted rules of Parliamentary Procedure, The Standard Code of Parliamentary Procedure, provide for a consent agenda listing several items for approval of the Commission by a single motion. Most of the items listed under the consent agenda have gone through previous review either, at a workshop, or by subcommittee review and recommendation. Documentation concerning these items has been provided to all Commission members and the public in advance to assure an extensive and thorough review. Items may be removed from the consent agenda at the request of any Commission member.
Meeting :	Jul 18, 2024 - Historic Preservation Commission - Hybrid (In-Person & Electronic) - NO QUORUM
Category :	3. Consent Agenda
Access :	Public
Type :	Action (Consent)
Recommended Action :	Motion to approve consent agenda items 3.01 through 3.03.

4. Regular Agenda

Subject :	4.01 Historic Cemetery Grant 2022
Meeting :	Jul 18, 2024 - Historic Preservation Commission - Hybrid (In-Person & Electronic) - NO QUORUM

Category :	4. Regular Agenda
Access :	Public
Type :	Discussion

Public Content

Granite is scheduled for installation on July 25th.

File Attachments

FY22-90009-011 Poor Farm Cemetery Grant_Amendment B - Ext exp dt 6.30.2025.pdf (555 KB)
No1 IMG_7144.HEIC (3,140 KB)
No 2 IMG_7566.HEIC (2,156 KB)
No 3 IMG_7567.HEIC (3,394 KB)
No 4 IMG_7648.HEIC (4,251 KB)
No 5 IMG_7649.HEIC (3,234 KB)
No 6 IMG_7651.HEIC (2,887 KB)
No 7 IMG_7658.HEIC (4,348 KB)
No. 8 IMG_4584.jpg (5,048 KB)
No. 9 MG_4585.jpg (5,392 KB)
No. 10 MG_4586.jpg (5,898 KB)
IDP Inadvertent Discovery Plan Poor Farm Cemetery.pdf (1,831 KB)

Subject :	4.02 Demolition Permit Application - 2010 Smith Access Road
Meeting :	Jul 18, 2024 - Historic Preservation Commission - Hybrid (In-Person & Electronic) - NO QUORUM
Category :	4. Regular Agenda
Access :	Public
Type :	Action
Recommended Action :	Provide guidance on the level of research that should be completed on the HPI, if required. Reconnaissance Level Survey or Intensive Level Survey?

Public Content

Application was received on June 24, 2024 for the demolition of the residence and associated outbuildings located at 2010 Smith Access Road, College Place WA 99324. The purpose is to clear the property in preparation for future development.

A 30-day holding period shall be observed, following notification to the local newspaper, prior to issuance of a development authorization for demolition of structures over 50 years old, or places of historic value, during which time staff will invite comments from the Washington State Office of Archaeology and Historic Preservation and local interest groups having on file a request for notification of such applications, on the possible historic or architectural significance of the structure or place to the community.

A notice was published on July 11, 2024 of the proposed demolition.

County Assessor records indicate the home was built in 1941 and is 83 years old.

The question for the HPC. Doesthe subject structure possesses sufficient community-wide historic or architectural significance that further public input is warranted?

DAHP has been contacted. Most likely they will require an Historic Property Inventory (HPI) form be completed by a historian. If an HPI is required there are typically two types that can be done:

- Reconnaissance level survey to determine if the resourcehas integrity and potential historic significance.
- Intensive Level Survey to provide a more in-depthdocumentation of a resource that is going to be demolished and involve research with the County.

Both of these include data entry in WISAARD of the historic property inventory form.

File Attachments

2024.06.24 Demo Application and Good Faith Survey.pdf (3,732 KB)
2024.07.11.NOA.Demolition.2010.Smith.Access.Road.pdf (148 KB)
IMG_0073.HEIC (2,687 KB)
IMG_0074.HEIC (5,781 KB)
IMG_0075.HEIC (5,623 KB)
IMG_0076.HEIC (4,731 KB)
IMG_0077.HEIC (4,602 KB)
IMG_0078.HEIC (4,004 KB)
IMG_0079.HEIC (3,029 KB)
IMG_0080.HEIC (6,847 KB)
IMG_0081.HEIC (5,763 KB)
IMG_0082.HEIC (5,843 KB)
IMG_0083.HEIC (3,918 KB)
IMG_0084.HEIC (5,173 KB)
IMG_0085.HEIC (5,000 KB)
IMG_0086.HEIC (4,397 KB)
IMG_0087.HEIC (4,401 KB)
IMG_0088.HEIC (3,849 KB)
IMG_0089.HEIC (1,930 KB)
Walla Walla County - Property Details - 22 SMITH BOBBY for Year 2020 - 2021.pdf (865 KB)

5. Reports

6. Closing Items

Subject :	6.01 Next regularly scheduled meeting is August 15, 2024.
Meeting :	Jul 18, 2024 - Historic Preservation Commission - Hybrid (In-Person & Electronic) - NO QUORUM
Category :	6. Closing Items
Access :	Public
Type :	

Public Content

The next meeting is scheduled for Thursday,

Subject :	6.02 Conclude
Meeting :	Jul 18, 2024 - Historic Preservation Commission - Hybrid (In-Person & Electronic) - NO QUORUM
Category :	6. Closing Items
Access :	Public
Type :	Procedural

Historic Preservation Commission - Hybrid (In-Person & Electronic) (Thursday, February 15, 2024)
Generated by Kristi Scherger on Friday, February 16, 2024

1. Opening Items

1.01 Discussion Protocol for Virtual Meetings

1.02 Call to Order

1.03 Roll Call

Chairperson Petersen called the meeting to order at 4:03 PM

Present	Commissioners	Gary Petersen - Chair Ed Kontz Terrie Aamondt Terry Gottschall - Vice Chair
	Staff	Jon Rickard, Community Development Director Kristi Scherger, Community Development Administrative Assistant Athen Reid, Deputy City Clerk

2. Public Comment

2.01 Public Comment Procedure for Virtual Meetings - Commission meetings are primarily structured to permit Members to arrive at the decisions necessary to advise the Council. None.

3. Consent Agenda

3.03 Approve Consent Agenda Action (Consent): - Our adopted rules of Parliamentary Procedure, The Standard Code of Parliamentary Procedure, provide for a consent agenda listing several items for approval of the Commission by a single motion. Most of the items listed under the consent agenda have gone through previous review either, at a workshop, or by subcommittee review and recommendation. Documentation concerning these items has been provided to all Commission members and the public in advance to assure an extensive and thorough review. Items may be removed from the consent agenda at the request of any Commission member.

Commissioner Gottschall made a motion to approve the consent agenda. Second by Commission Aamondt and the motion passed.

4. Regular Agenda

4.01 Poor Farm Cemetery - Historic Cemetery Grant

Commissioner Kontz made a motion to approve the location of the Poor Farm Cemetery Monument as depicted on Exhibit A of the attached site plan. Second by Commissioner Aamondt and the motion passed.

5. Reports

None.

6. Closing Items

6.01 The next regularly scheduled on March 21, 2024 has been cancelled. The next meeting is scheduled for April 18, 2024.

DRAFT

6.02 Conclude

Commissioner Kontz made a motion to conclude the meeting at 4:24 PM. Second by Commissioner Petersen and the motion passed.

Approved: _____

Chairman / Vice Chairman **Date**

Attest: _____

Jon Rickard – CD Director **Date**

The foregoing minutes are the official record of the Historic Preservation Commission meeting that occurred on February 15, 2024. Audio and/or Video recordings are available upon request.

DRAFT

Allyson Brooks Ph.D., Director
State Historic Preservation Officer

June 4, 2024

Jon Rickard
Community Development Director
City of College Place
625 S College Ave
College Place, WA 99324
jrickard@cpwa.us

Subject: Enclosed Amendment B for Grant No. FY22-90009-011 for review, signature and return.

Kindly find enclosed a digital copy of your Amendment B for Grant FY22-90009-011 for your review, signature and return.

A fully executed grant amendment will be emailed to you via Adobe Sign for your records and project completion.

IMPORTANT: Sign the document where signature is requested.

Should you have any questions please contact Moira Nadal, the grant administrator, at (206) 624-9449 ext.103.

Regards,

Marivic V. Quintanilla
Contracts & Grants Manager

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Amendment B: Extension

1) EXPIRATION DATE - The Department of Archaeology and Historic Preservation, the DEPARTMENT, and City of College Place, the GRANTEE, hereby mutually agree to amend Grant FY22-90009-011 to extend the expiration date of the grant from June 30, 2024, to June 30, 2025.

Expiration Date currently reads: June 30, 2024

Per this Amendment B, Expiration Date shall read: June 30, 2025

No further time extensions are available and no modification of the grant expiration date may be made beyond June 30, 2025.

The DEPARTMENT acknowledges and approves the requested changes by the GRANTEE for the above change to the expiration date of the grant. This amendment does not change the total value of the let grant amount awarded by the DEPARTMENT to the GRANTEE. All other conditions of the grant as set forth in the body of the grant and amended herein by Amendment B remain the same.

DEPARTMENT:
Department of Archaeology
and Historic Preservation

Allyson Brooks (Jun 4, 2024 15:14 PDT)

By: Allyson Brooks Ph.D.
Its: Director

Jun 4, 2024
Date

GRANTEE:
City of College Place

Jonathan Rickard
Jonathan Rickard (Jun 4, 2024 09:30 PDT)

By: Jon Rickard
Its: Community Development Director

Jun 4, 2024
Date

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POOR FARM CEMETERY

CAT

CAT

Poor Farm Cemetery
Established: c. 1891
Cemetery Rehabilitation Project
Funded with a grant from the Washington State Department of Archaeology & Historic Preservation in association with the Historic Cemetery Advisory Committee.
The Historic Cemetery Grant Program began in 2016 with House Bill 2637 which created the Washington State Historic Cemetery Grant Program to support preservation of outstanding examples of our state's heritage.
For more information contact DAHP at (360) 586-3065
or visit www.dahp.wa.gov
dahp
DEPT OF ARCHAEOLOGY + HISTORIC PRESERVATION

United Rentals
TORO
CP

CP
905R

Poor Farm Cemetery
Established: c. 1891
Cemetery Rehabilitation Project
Funded with a grant from the Washington State Department of Archaeology & Historic Preservation in association with the Historic Cemetery Advisory Committee.
The Historic Cemetery Grant Program began in 2015 with House Bill 2631 which created the Washington State Historic Cemetery Grant Program to support preservation of outstanding examples of our state's heritage.
For more information contact DAHP at (360) 586-3065 or visit www.dahp.wa.gov
dahp

POOR FARM CEMETERY EST 1891

The Poor Farm provided shelter, food, and work to those who couldn't provide for themselves. The residents here worked the land and were fed by it.

May they rest in peace.

DEMORIST, CHARLES - DENNEY, JAMES - DERMENT, GUS - DERTICH, CHARLES
DIXON, J. W. - DOGGETT, JEFF - DOKE, MILO - DOUGLAS, WILLIAM
DRAKE, JAMES - DUNCAN, FRANK - DUROSE, WILLIAM - DYKE, WM. J
EATON, ELMER - ELLISON, INFANT - ENGLEHARDT, CARRIE - ENGSTROM, H.
ERICK, WM. - ERICKSON, INFANT - ESPINOSO, J. - EXELTON, AUGUST
FAMBOROUGH, THOMAS - FELLERS, NANCY MARGARET - FIFER, JOSEP V.
FINCHER, INFANT - FINE, T. M. - FITZ, INFANT - FITZLER, CARL - FLOOD, J
FLOYD, J. M. - FLRY, INFANT - FOLTZ, INFANT - FOREE, THOMAS - FORREST, C. D
FORREST, JOHN - FOSTER, GEORGE - FOSTER, T. R. - FOWLER, GEORGE
FOX, HUEY - FRAZIER, JOHN E. - FRIER, R. W. - FRITZLER, INFANT - FRY, FRANK
GAMMEL, ROBERT - GARDER, JAMES - GILASME, INFANT - GILLIGAN, FRANK
GIRST, INFANT - GIRTIZER, J. - GOBLE, ISAAC - GOBLE, JOHN A. - GORDON, JESS
GRADWOHL, JACK, INFANT - GRADWOHL, K. - GRAFNER, W. - GRANT, JAMES
GRASELY, J. D. - GRATOAL, JAKE - GRAY, ELI - GRIFFIN, P. - GRIGSBY, FANNIE
GRUN, JUNIOS - GRYARY, INFANT - GUSTAVSON, P. W. - HALL, DAN
HAMMERSMITH, INFANT - HARDUM, MARY - HARLING, J. G.
HARRIS, JOHN LEROY - HARRISON, W. H. - HART, INFANT - HASBROOK, INFANT

POOR FARM CEMETERY EST. 1900

HAURI, INFANT - HAVEN, IDA B. - HENDERSON, J. F. - HERCIST, HENRY - HERSEY, W. J.
HICKLEY, B. - HIGH, WOO - HIGHEY, INFANT - HILL, ADAM, INFANT - HILL, LIZZIE
HILL, PHILLIP, INFANT - HINES, VERON E. - HINES, W. H. - HIPIER, R. - HIRST, WALTER
HOCKBAUM, J. - HODGES, ALEXANDER - HOFFMAN, A. J. - HOFFMAN, SOPHIA - HOOD, CHARLES
HOOPMAN, FRITZ - HOOS, JACOB - HOTSTINE, C. - HOWARD, JOHN - HUEY, INFANT
HUFF, JAMES - HUIS, INFANT - HUM, LEO - HUNT, F. - HUNTER, J. F. - HUTSMANN, GEO.
HUXALL, J. H. - ISUATAT, EVA E. - ITUSA, PEARL - JACKSON, INFANT - JACKSON, W. C.
JAKE, ANNA - JASSEUR, ZAK - JOHNSON, INFANT - JONES, G. W. - JONES, RICHARD
JONG, LONG - JURSEU, INFANT - KAMMERSGILL, ESSA M. - KELLY, MICHAEL - KENNITH, JOHN
KEY, LO - KINSFATHER, INFANT - KINSFATHER, LIZZIE - KIRKLAND, CHARLES E.
KISSLER, E. K. - KISTER, JACOB - KITTLE, WILLIS - KOHL, INFANT - KUE, YON WING - LAI, MONI
LANG, INFANT - LARIN, A. - LARSON, SAM - LARUS, JOSEPH - LAWTON, C. B. (BABE)
LEWIS, HERBERT J. - LIBETT, GEORGE - LIEBERT, EMIL - LIETZ, INFANT - LIFFLER, G. W.
LIND, ARTHUR E. - LINDELL, ANDY - LING, JOE - LINKER, H. - LINKER, INFANT
LINN, ALBERT WESLEY - LITCHENBERG, JACOB - LIVOSTOWN, W. - LOCHRIN, INFANT
LOGAN, JOHN - LONG, JAMES B. - LOVITT, E. S. - LOW, LOY - LUIRS, L. - LUNDE, HANS
MANN, WM. - MAPES, SAMUEL - MARLEY, JACK - MARSH, STEPHEN W. - MARSH, WILLIAM

ABBLING, DONALD D. - ADAMS, INFANT - ADDIE, EDWARD P. - ALEX, JAMES - ALLAN, JENNIE
AMUND, SAM - ANDERSON - ANDRIES, E. T. - ARENTS, HENRY - ATHISON, M. - ATKINS, JACK
AUNNIUM, A. P. - AUTROS, INFANT - BACON, JOSE - BALL, JUNIS - BARNER - BARNHART, D.
BARSON, INFANT - BARTON, ROBERT - BATM, INFANT - BAUGART, JACOB - BEPPEY, F.
BERRY, EDWARD - BISHOP, M. - BITTERS, MARTHA - BLAKE, MRS. LAURA - BLODGETT, INFANT
BOLON, ANDREW - BONES - BOPLIS, JUNIOS - BOSTER, C. - BOWMAN, ARTHUR - BOWN, LARS
BOYD, LEE - BREWER, W. H. - BRINDERHOFF, WALTER - BROWN, FRANK - BROWN, GEORGE
BRYANT, RALPH - BRYSON, C. - BUGBE, PATRICK - BURNS, WM. - BUGELEN, C. - BURR, B. F.
BURTEN, ROBERT C. - BUSVEB, WM. - BUTTER, INFANT - BUTTINGER, H. - CAELUM, ARCHIE M.
CAMERON, P. - CARPENTER, J. - CARROL, CHOSTEN - CARSON, IRWIN - CARTER, MINTA
CASEY, INFANT - CASS, ANTONIO - CECIL, V. - CHAMBERS, WM. - CHAPMAN, B. - CHASE, BERT
CHISM, E. L. - CHOBAR, BURR - CLAY, WM. - CLAYTON, M. E. - CLIFFORD, MILLER - CLINT, MRS.
CLO, INFANT - COGDOL, PETE - COMM, INFANT - CONRAD, INFANT - CONY, MARGARET
CRABER, G. E. - CREEL, WILLIAM - CRIDER, ALBERT - CRIDER, INFANT - CRULL, FRANK
CUNNINGHAM, H. C. - DAILY, DAVID - DALEY, WILLIAM - DART, INFANT - DAVIS, F.
DAVIS, INFANT SON OF A. - DAVIS, JACK E. - DAVIS, LEN - DAVIS, PRESTON - DAVIS, W. E.
DE FRIESE, LUCY - DELANEY, JOSEPH - DELMIRE, JACOB - DEMOREST, INFANT

INADVERTENT DISCOVERY PLAN

PLAN AND PROCEDURES FOR THE DISCOVERY OF CULTURAL RESOURCES AND HUMAN SKELETAL REMAINS

To request ADA accommodation, including materials in a format for the visually impaired, call Ecology at 360-407-6000 or visit https://ecology.wa.gov/accessibility. People with impaired hearing may call Washington Relay Service at 711. People with a speech disability may call TTY at 877-833-6341.

Site Name(s): Poor Farm Cemetery Location: 1461 SE Sandpiper Ln, College Place, WA 99324

Project Lead/Organization: Jon Rickard, City of College Place County: Walla Walla

If this Inadvertent Discovery Plan (IDP) is for multiple (batched) projects, ensure the location information covers all project areas.

1. INTRODUCTION

The IDP outlines procedures to perform in the event of a discovery of archaeological materials or human remains, in accordance with applicable state and federal laws. An IDP is required, as part of Agency Terms and Conditions for all grants and loans, for any project that creates disturbance above or below the ground. An IDP is not a substitute for a formal cultural resource review (Executive 21-02 or Section 106).

Once completed, **the IDP should always be kept at the project site** during all project activities. All staff, contractors, and volunteers should be familiar with its contents and know where to find it.

2. CULTURAL RESOURCE DISCOVERIES

A cultural resource discovery could be prehistoric or historic. Examples include (see images for further examples):

- An accumulation of shell, burned rocks, or other food related materials.
- Bones, intact or in small pieces.
- An area of charcoal or very dark stained soil with artifacts.
- Stone tools or waste flakes (for example, an arrowhead or stone chips).
- Modified or stripped trees, often cedar or aspen, or other modified natural features, such as rock drawings.
- Agricultural or logging materials that appear older than 50 years. These could include equipment, fencing, canals, spillways, chutes, derelict sawmills, tools, and many other items.
- Clusters of tin cans or bottles, or other debris that appear older than 50 years.
- Old munitions casings. ***Always assume these are live and never touch or move.***
- Buried railroad tracks, decking, foundations, or other industrial materials.
- Remnants of homesteading. These could include bricks, nails, household items, toys, food containers, and other items associated with homes or farming sites.

The above list does not cover every possible cultural resource. When in doubt, assume the material is a cultural resource.

3. ON-SITE RESPONSIBILITIES

If any employee, contractor, or subcontractor believes that they have uncovered cultural resources or human remains at any point in the project, take the following steps to ***Stop-Protect-Notify***. **If you suspect that the discovery includes human remains, also follow Sections 5 and 6.**

STEP A: Stop Work.

All work must stop immediately in the vicinity of the discovery.

STEP B: Protect the Discovery.

Leave the discovery and the surrounding area untouched and create a clear, identifiable, and wide boundary (30 feet or larger) with temporary fencing, flagging, stakes, or other clear markings. Provide protection and ensure integrity of the discovery until cleared by the Department of Archaeological and Historical Preservation (DAHP) or a licensed, professional archaeologist.

Do not permit vehicles, equipment, or unauthorized personnel to traverse the discovery site. Do not allow work to resume within the boundary until the requirements of this IDP are met.

STEP C: Notify Project Archaeologist (if applicable).

If the project has an archaeologist, notify that person. If there is a monitoring plan in place, the archaeologist will follow the outlined procedure.

STEP D: Notify Project and Washington Department of Ecology (Ecology) contacts.

Project Lead Contacts

Primary Contact		Alternate Contact	
Name:	Jon Rickard	Name:	Robert McAndrews
Organization:	City of College Place	Organization:	City of College Place
Phone:	509-394-8520	Phone:	509-394-8526
Email:	jrickard@cpwa.us	Email:	rmcandrews@cpwa.us

Ecology Contacts (completed by Ecology Project Manager)

Ecology Project Manager		Alternate or Cultural Resource Contact	
Name:	SKIP to STEP E	Name:	
Program:		Program:	
Phone:		Phone:	
Email:		Email:	

STEP E: Ecology will notify DAHP.

Once notified, the Ecology Cultural Resource Contact or the Ecology Project Manager will contact DAHP to report and confirm the discovery. To avoid delay, the Project Lead/Organization will contact DAHP if they are not able to reach Ecology.

DAHP will provide the steps to assist with identification. DAHP, Ecology, and Tribal representatives may coordinate a site visit following any necessary safety protocols. DAHP may also inform the Project Lead/Organization and Ecology of additional steps to further protect the site.

Do not continue work until DAHP has issued an approval for work to proceed in the area of, or near, the discovery.

DAHP Contacts:

Name: Rob Whitlam, PhD
Title: State Archaeologist
Cell: 360-890-2615
Email: Rob.Whitlam@dahp.wa.gov
Main Office: 360-586-3065

Human Remains/Bones:

Name: Guy Tasa, PhD
Title: State Anthropologist
Cell: 360-790-1633 (24/7)
Email: Guy.Tasa@dahp.wa.gov

4. TRIBAL CONTACTS

In the event cultural resources are discovered, the following tribes will be contacted. See Section 10 for Additional Resources.

Tribe:	Confederated Tribes of the Umatilla Indian Reservation	Tribe:	Confederated Tribes and Bands of the Yakama Nation
Name:	Carey L. Miller	Name:	Casey Barney
Title:	THPO	Title:	Interim Program Manager
Phone:	541-429-7234	Phone:	509-865-5121 ext 4378
Email:	CareyMiller@ctuir.org	Email:	casey_barney@yakama.com
Tribe:	Confederated Tribes of the Colville Reservation	Tribe:	
Name:	Guy Moura	Name:	
Title:	THPO	Title:	
Phone:	509-634-2695	Phone:	
Email:	guy.moura@colvilletribes.com	Email:	

Please provide contact information for additional tribes within your project area, if needed, in Section 11.

5. FURTHER CONTACTS (if applicable)

If the discovery is confirmed by DAHP as a cultural or archaeological resource, or as human remains, and there is a partnering federal or state agency, Ecology or the Project Lead/Organization will ensure the partnering agency is immediately notified.

Federal Agency:		State Agency:	
Agency:		Agency:	RCO
Name:		Name:	Sarah Thirtyacre
Title:		Title:	Cultural Resources and Program Specialist
Phone:		Phone:	360-764-9841
Email:		Email:	sarah.thirtyacre@rco.wa.gov

6. SPECIAL PROCEDURES FOR THE DISCOVERY OF HUMAN SKELETAL MATERIAL

Any human skeletal remains, regardless of antiquity or ethnic origin, will at all times be treated with dignity and respect. Follow the steps under ***Stop-Protect-Notify.*** For specific instructions on how to handle a human remains discovery, see: *RCW 68.50.645: Skeletal human remains—Duty to notify—Ground disturbing activities—Coroner determination—Definitions*.

Suggestion: If you are unsure whether the discovery is human bone or not, contact Guy Tasa with DAHP, for identification and next steps. Do not pick up the discovery.

Guy Tasa, PhD State Physical Anthropologist
Guy.Tasa@dahp.wa.gov

(360) 790-1633 (Cell/Office)

For discoveries that are confirmed or suspected human remains, follow these steps:

1. Notify law enforcement and the Medical Examiner/Coroner using the contacts below. **Do not call 911** unless it is the only number available to you.

   Enter contact information below (required):
   - Local Medical Examiner or Coroner name and phone: Richard Greenwood, 509-524-2845
   - Local Law Enforcement main name and phone: Walla Walla County Sheriff's Office, 509-524-5400
   - Local Non-Emergency phone number (911 if without a non-emergency number): Walla Walla County Sheriff's Office, 509-524-5400
2. The Medical Examiner/Coroner (with assistance of law enforcement personnel) will determine if the remains are human or if the discovery site constitutes a crime scene and will notify DAHP.
3. **DO NOT speak with the media, allow photography or disturbance of the remains, or release any information about the discovery on social media.**
4. If the remains are determined to be non-forensic, Cover the remains with a tarp or other materials (not soil or rocks) for temporary protection and to shield them from being photographed by others or disturbed.

Further activities:

- Per RCW 27.44.055, RCW 68.50, and RCW 68.60, DAHP will have jurisdiction over non-forensic human remains. Ecology staff will participate in consultation. Organizations may also participate in consultation.
- Documentation of human skeletal remains and funerary objects will be agreed upon through the consultation process described in RCW 27.44.055, RCW 68.50, and RCW 68.60.
- When consultation and documentation activities are complete, work in the discovery area may resume as described in Section 8.

If the project occurs on federal lands (such as a national forest or park or a military reservation) the provisions of the Native American Graves Protection and Repatriation Act of 1990 (NAGPRA) apply and the responsible federal agency will follow its provisions. Note that state highways that cross federal lands are on an easement and are not owned by the state.

If the project occurs on non-federal lands, the Project Lead/Organization will comply with applicable state and federal laws, and the above protocol.

7. DOCUMENTATION OF ARCHAEOLOGICAL MATERIALS

Archaeological resources discovered during construction are protected by state law RCW 27.53 and assumed eligible for inclusion in the National Register of Historic Places under Criterion D until a formal Determination of Eligibility is made.

The Project Lead/Organization must ensure that proper documentation and field assessment are made of all discovered cultural resources in cooperation with all parties: the federal agencies (if any), DAHP, Ecology, affected tribes, and the archaeologist.

The archaeologist will record all prehistoric and historic cultural material discovered during project construction on a standard DAHP archaeological site or isolate inventory form. They will photograph site overviews, features, and artifacts and prepare stratigraphic profiles and soil/sediment descriptions for minimal subsurface exposures. They will document discovery locations on scaled site plans and site location maps.

Cultural features, horizons, and artifacts detected in buried sediments may require the archaeologist to conduct further evaluation using hand-dug test units. They will excavate units in a controlled fashion to expose features, collect samples from undisturbed contexts, or to interpret complex stratigraphy. They may also use a test unit or trench excavation to determine if an intact occupation surface is present. They will only use test units when necessary to gather information on the nature, extent, and integrity of subsurface cultural deposits to evaluate the site's significance. They will conduct excavations using standard archaeological techniques to precisely document the location of cultural deposits, artifacts, and features.

The archaeologist will record spatial information, depth of excavation levels, natural and cultural stratigraphy, presence or absence of cultural material, and depth to sterile soil, regolith, or bedrock for each unit on a standard form. They will complete test excavation unit level forms, which will include plan maps for each excavation level and artifact counts and material types, number, and vertical provenience (depth below

surface and stratum association where applicable) for all recovered artifacts. They will draw a stratigraphic profile for at least one wall of each test excavation unit.

The archaeologist will screen sediments excavated for purposes of cultural resources investigation through 1/8-inch mesh, unless soil conditions warrant 1/4-inch mesh.

The archaeologist will analyze, catalogue, and temporarily curate all prehistoric and historic artifacts collected from the surface and from probes and excavation units. The ultimate disposition of cultural materials will be determined in consultation with the federal agencies (if any), DAHP, Ecology, and the affected tribe(s).

Within 90 days of concluding fieldwork, the archaeologist will provide a technical report describing any and all monitoring and resultant archaeological excavations to the Project Lead/Organization, who will forward the report to Ecology, the federal agencies (if any), DAHP, and the affected tribe(s) for review and comment.

If assessment activities expose human remains (burials, isolated teeth, or bones), the archaeologist and Project Lead/Organization will follow the process described in **Section 6**.

8. PROCEEDING WITH WORK

The Project Lead/Organization shall work with the archaeologist, DAHP, and affected tribe(s) to determine the appropriate discovery boundary and where work can continue.

Work may continue at the discovery location only after the process outlined in this plan is followed and the Project Lead/Organization, DAHP, any affected tribe(s), Ecology, and the federal agencies (if any) determine that compliance with state and federal laws is complete.

9. ORGANIZATION RESPONSIBILITY

The Project Lead/Organization is responsible for ensuring:

- This IDP has complete and accurate information.
- This IDP is immediately available to all field staff at the sites and available by request to any party.
- This IDP is implemented to address any discovery at the site.
- That all field staff, contractors, and volunteers are instructed on how to implement this IDP.

10. ADDITIONAL RESOURCES

Informative Video

Ecology recommends that all project staff, contractors, and volunteers view this informative video explaining the value of IDP protocol and what to do in the event of a discovery. The target audience is anyone working on the project who could unexpectedly find cultural resources or human remains while excavating or digging. The video is also posted on DAHP's inadvertent discovery language website.

Ecology's IDP Video (https://www.youtube.com/watch?v=ioX-4cXfbDY)

Informational Resources

DAHP (https://dahp.wa.gov)

Washington State Archeology (DAHP 2003)

(https://dahp.wa.gov/sites/default/files/Field%20Guide%20to%20WA%20Arch_0.pdf)

Association of Washington Archaeologists (https://www.archaeologyinwashington.com)

Potentially Interested Tribes

Interactive Map of Tribes by Area

(https://dahp.wa.gov/archaeology/tribal-consultation-information)

WSDOT Tribal Contact Website

(https://wsdot.wa.gov/tribal/TribalContacts.htm)

11. ADDITIONAL INFORMATION

Please add any additional contact information or other information needed within this IDP.

Implement the IDP if you see…

Chipped stone artifacts.

Examples are:

- Glass-like material.
- Angular material.
- “Unusual” material or shape for the area.
- Regularity of flaking.
- Variability of size.

Stone artifacts from Oregon.

Stone artifacts from Washington.

Biface-knife, scraper, or pre-form found in NE Washington. Thought to be a well knapped object of great antiquity. Courtesy of Methow Salmon Rec. Foundation.

Implement the IDP if you see…

Ground stone artifacts.

Examples are:

- Unusual or unnatural shapes or unusual stone.
- Striations or scratching.
- Etching, perforations, or pecking.
- Regularity in modifications.
- Variability of size, function, or complexity.

Above: Fishing Weight - credit CRITFC Treaty Fishing Rights website.

Artifacts from unknown locations (left and right images).

Implement the IDP if you see…

Bone or shell artifacts, tools, or beads.

Examples are:

- Smooth or carved materials.
- Unusual shape.
- Pointed as if used as a tool.
- Wedge shaped like a “shoehorn”.
- Variability of size.
- Beads from shell (dentalium) or tusk.

Upper Left:*Bone Awls from Oregon.*

Upper Center: *Bone Wedge from California.*

Upper Right: *Plateau dentalium choker and bracelet, from Nez Perce National Historical Park, 19th century, made using Antalis pretiosa shells Credit: Nez Perce - Nez Perce National Historical Park, NEPE 8762, Public Domain.*

Above: *Tooth Pendants. Right: Bone Pendants. Both from Oregon and Washington.*

Implement the IDP if you see…

Culturally modified trees, fiber, or wood artifacts.

Examples are:

- Trees with bark stripped or peeled, carvings, axe cuts, de-limbing, wood removal, and other human modifications.
- Fiber or wood artifacts in a wet environment.
- Variability of size, function, and complexity.

Left and Below: *Culturally modified tree and an old carving on an aspen (Courtesy of DAHP).*

Right, Top to Bottom: *Artifacts from Mud Bay, Olympia: Toy war club, two strand cedar rope, wet basketry.*

Implement the IDP if you see…

Strange, different, or interesting looking dirt, rocks, or shells.

Human activities leave traces in the ground that may or may not have artifacts associated with them. Examples are:

- "Unusual" accumulations of rock (especially fire-cracked rock).
- "Unusual" shaped accumulations of rock (such as a shape similar to a fire ring).
- Charcoal or charcoal-stained soils, burnt-looking soils, or soil that has a "layer cake" appearance.
- Accumulations of shell, bones, or artifacts. Shells may be crushed.
- Look for the "unusual" or out of place (for example, rock piles in areas with otherwise few rocks).

Shell Midden pocket in modern fill discovered in sewer trench.

Underground oven. Courtesy of DAHP.

Shell midden with fire cracked rock.

Hearth excavated near Hamilton, WA.

Implement the IDP if you see…

Historic period artifacts (historic archaeology considered older than 50 years).

Examples are:

- Agricultural or logging equipment. May include equipment, fencing, canals, spillways, chutes, derelict sawmills, tools, etc.
- Domestic items including square or wire nails, amethyst colored glass, or painted stoneware.

Left: Top to Bottom: *Willow pattern serving bowl and slip joint pocket knife discovered during Seattle Smith Cove shantytown (45-KI-1200) excavation.*

Right: *Collections of historic artifacts discovered during excavations in eastern Washington cities.*

Implement the IDP if you see…

Historic period artifacts (historic archaeology considered older than 50 years).

Examples are:

- Railway tokens, coins, and buttons.
- Spectacles, toys, clothing, and personal items.
- Items helping to understand a culture or identity.
- Food containers and dishware.

Right, from Top to Bottom: *Coins, token, spectacles and Montgomery Ward pitchfork toy discovered during Seattle Smith Cove shantytown (45-KI-1200) excavation.*

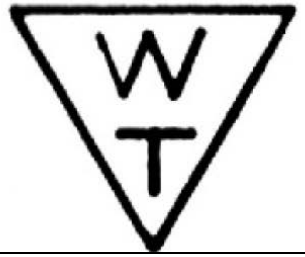
Main Image: *Dishes, bottles, workboot found at the North Shore Japanese bath house (ofuro) site, Courtesy Bob Muckle, Archaeologist, Capilano University, B.C. This is an example of an above ground resource.*

Implement the IDP if you see…

- Old munition casings – if you see ammunition of any type – ***always assume they are live and never touch or move!***
- Tin cans or glass bottles with an older manufacturer's technique – maker's mark, distinct colors such as turquoise, or an older method of opening the container.

Far Left: .303 British cartridge found by a WCC planting crew on Skagit River. Don't ever touch something like this!
Left: Maker's mark on bottom of old bottle.

Right: *Old beer can found in Oregon. ACME was owned by Olympia Brewery. Courtesy of Heather Simmons.*



Logo employed by Whithall Tatum & Co. between 1924 to 1938 (Lockhart et al. 2016).

Can opening dates, courtesy of W.M. Schroeder.

Implement the IDP if you see…

You see historic foundations or buried structures.

Examples are:

- Foundations.
- Railroad and trolley tracks.
- Remnants of structures.

Counter Clockwise, Left to Right: *Historic structure 45KI924, in WSDOT right of way for SR99 tunnel. Remnants of Smith Cove shantytown (45-KI-1200) discovered during Ecology CSO excavation, City of Spokane historic trolley tracks uncovered during stormwater project, intact foundation of historic home that survived the Great Ellensburg Fire of July 4, 1889, uncovered beneath parking lot in Ellensburg.*

Implement the IDP if you see...

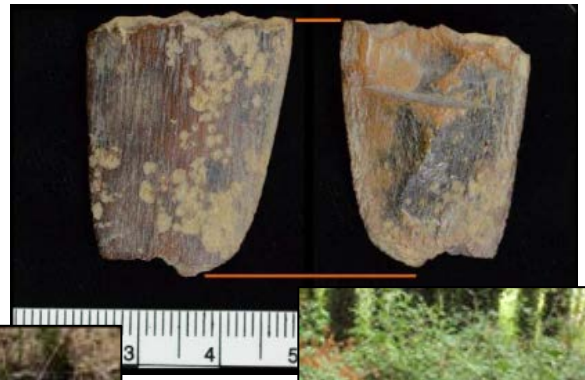
Potential human remains.

Examples are:

- Grave headstones that appear to be older than 50 years.
- Bones or bone tools--intact or in small pieces. It can be difficult to differentiate animal from human so they must be identified by an expert.
- These are all examples of animal bones and are not human.

Center: *Bone wedge tool, courtesy of Smith Cove Shantytown excavation (45KI1200).*

Other images (Top Right, Bottom Left, and Bottom) Center: Courtesy of DAHP.



Directly Above: This is a real discovery at an Ecology sewer project site.

What would you do if you found these items at a site? Who would be the first person you would call?

Hint: *Read the plan!*

NOTICE OF APPLICATION
NOTICE OF PUBLIC COMMENT

Community Development Department
625 South College Avenue
College Place, WA 99324
509-394-8524

Notice is hereby given on this date, July 11, 2024 that the application/proposal described in this notice has been filed with the City of College Place Community Development Department.

Proposal: Demolition of the residence and associated outbuildings located at 2010 Smith Access Road, College Place WA 99324. The purpose is to clear the property in preparation for future development.

Name of Applicant: Thomas D. & Cheryl R. Hodgins and Konen Properties, LLC

Date of Application: June 24, 2024

Notice of Application: July 11, 2024

Notice of Completeness: July 11, 2024

Location of Project: 2010 Smith Access Road, College Place WA 99324

Comprehensive Land Use Designation: Single Family Residential

Zoning Designation: SFR – Single Family Residential

Public Comment. The City of College Place request public comment on the proposal of possible historic or architectural significance of the structure or place to the community. Comments upon this proposal must be submitted in writing to the City of College Place Community Development Department at 625 South College Ave., College Place, WA 99324 or email comments to COMMENT@CPWA.US. Comments must be received before 4:00 p.m. on the following date: August 12, 2024.

A final decision on the application is subject to the provisions of CPMC 14.110.050 Demolition of Historic Structures.

Documents, proposal, and supplemental documents are available for review at the College Place City Hall, Monday through Thursday 8:00 a.m. to 5:00 p.m., and Friday, 8:00 a.m. to 4:00 p.m.

All interested person and parties may comment on the application, receive notice of and participate in any hearings and request a copy of decision(s) made on the proposal by making a request to the College Place Community Development Department. Appeals shall be made to the Hearing Examiner within 14 days of the date of the recommendation or decision of the matter being appealed. Appeals must be made in accordance with Section 14.30.200 of the College Place Municipal Code.

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Surf
142-088

Walla Walla County

35122 SMITH BOBBY for Year 2020 - 2021

Property

Account

Property ID:	35122	Abbreviated Legal Description:	2-6-35 N1/2N1/2 OF NE1/4SE1/4, LESS STRIP ON S., LESS W 3.12' & HWY
Parcel Number:	350602410060	Agent Code:	
Type:	Real		
Tax Area:	311 - 250-4	Land Use Code	11
Open Space:	N	DFL	N
Historic Property:	N	Remodel Property:	N
Multi-Family Redevelopment:	N		
Township:	6	Section:	2
Range:	35		

Location

Address:	2010 SMITH ACCESS RD	Mapsco:	
Neighborhood:	0 Farm	Map ID:	
Neighborhood CD:	2220		

Owner

Name:	SMITH BOBBY	Owner ID:	2281
Mailing Address:	2010 SMITH ACCESS RD COLLEGE PLACE, WA 99324	% Ownership:	100.0000000000%
		Exemptions:	

Taxes and Assessment Details

Property Tax Information as of 07/17/2024

Amount Due if Paid on: NOTE: If you plan to submit payment on a future date, make sure you enter the date and click RECALCULATE to obtain the correct total amount due.

Click on "Statement Details" to expand or collapse a tax statement.

Year	Statement ID	First Half Base Amt.	Second Half Base Amt.	Penalty	Interest	Base Paid	Amount Due
Statement Details							
2024	27518	$2103.39	$2103.32	$0.00	$0.00	$2103.39	$2103.32
Statement Details							
2023	27616	$1679.72	$1639.66	$0.00	$0.00	$3319.38	$0.00
Statement Details							
2022	27719	$1794.05	$1793.95	$0.00	$0.00	$3588.00	$0.00
Statement Details							
2021	27822	$1617.52	$1617.47	$0.00	$0.00	$3234.99	$0.00
Statement Details							
2020	27912	$1608.42	$1608.35	$0.00	$0.00	$3216.77	$0.00
Statement Details							
2019	28060	$1553.85	$1553.76	$0.00	$0.00	$3107.61	$0.00

Values

(+) Improvement Homesite Value:	+	$0	
(+) Improvement Non-Homesite Value:	+	$96,000	
(+) Land Homesite Value:	+	$75,000	
(+) Land Non-Homesite Value:	+	$63,200	
(+) Curr Use (HS):	+	$0	$0
(+) Curr Use (NHS):	+	$0	$0

(=) Market Value:	=	$234,200	
(–) Productivity Loss:	–	$0	

(=) Subtotal:	=	$234,200	
(+) Senior Appraised Value:	+	$0	

(+) Non-Senior Appraised Value:	+	$234,200

(=) Total Appraised Value:	=	$234,200
(–) Senior Exemption Loss:	–	$0
(–) Exemption Loss:	–	$0

(=) Taxable Value:	=	$234,200

Taxing Jurisdiction

Owner: SMITH BOBBY
% Ownership: 100.0000000000%
Total Value: $234,200
Tax Area: 311 - 250-4

Levy Code	Description	Levy Rate	Appraised Value	Taxable Value	Estimated Tax
CERFD	CURRENT EXPENSE REFUND 010	0.0000000000	$234,200	$234,200	$0.00
CURREXP	CURRENT EXPENSE 010	1.3552602293	$234,200	$234,200	$317.40
HUMNSERV	HUMAN SERVICES 119	0.0250000000	$234,200	$234,200	$5.86
SLDREL	SOLDIERS RELIEF 121	0.0155990000	$234,200	$234,200	$3.65
EMERGSER	EMS 147	0.5000000000	$234,200	$234,200	$117.10
EMSRFD	EMS REFUND 147	0.0000000000	$234,200	$234,200	$0.00
FD4EXP	FD #4 EXPENSE 686	1.1567903199	$234,200	$234,200	$270.92
RLBRFD	RURAL LIBRARY REFUND 623	0.0000000000	$234,200	$234,200	$0.00
RURALLIB	RURAL LIBRARY 623	0.4663109009	$234,200	$234,200	$109.21
PORTRFD	PORT REFUND 640	0.0000000000	$234,200	$234,200	$0.00
PORTWWGEN	PORT OF WW 640	0.3308184594	$234,200	$234,200	$77.48
SD250BOND	SD #250 BOND 773	2.1026929231	$234,200	$234,200	$492.45
SD250CAP	SD #250 CP 772	0.4043640237	$234,200	$234,200	$94.70
SD250GEN	SD #250 GENERAL 770	2.1026929231	$234,200	$234,200	$492.45
SD250TRASP	SD #250 TRASPORTATION VEHICLE 774	0.0970473657	$234,200	$234,200	$22.73
ST2	STATE SCHOOL PART 2 600	1.0567153383	$234,200	$234,200	$247.48
STATESCHL	STATE SCHOOL 600	2.0599384382	$234,200	$234,200	$482.44
STREFUND	STATE REFUND LEVY 603	0.0000000000	$234,200	$234,200	$0.00
COROAD	COUNTY ROAD 115	1.9838801648	$234,200	$234,200	$464.62
CRPRD	COUNTY ROAD REFUND 115	0.0000000000	$234,200	$234,200	$0.00
	Total Tax Rate:	13.6571100864			
				Taxes w/Current Exemptions:	$3,198.49
				Taxes w/o Exemptions:	$3,198.49

Improvement / Building

Improvement #1: RESIDENTIAL **State Code:** 11 1380.0 sqft **Value:** $96,000

Type	Description	Class CD	Sub Class CD	Year Built	Area
MA	Main Area	1	30	1941	1380.0
CPCD	CARPORT/DIRT FLOOR	1	30	1941	458.0
SI1	SITE IMPROVEMENT	1	30	1941	1.0
DTG	Detached Garage	1	30	1941	864.0
RPS	PORCH W/STEPS,ROOF	1	30	1941	28.0
S1F	Single One Story Fireplace	1	30	1941	1.0
BARN	BARN-AVE	1	20	1940	1920.0
UTIL-STOR	UTILITY STORAGE	1	20	1940	3120.0
EQUIPSHED	EQUIPMENT SHED	1	20	1940	1120.0

Sketch

No sketches available for this property.

Property Image

This property contains TIFF images. Click on the button(s) to download the full image (which may contain multiple pages).

Department of Revenue Washington State
Form 84 0001a

Real Estate Excise Tax Affidavit (RCW 82.45 WAC 458-61A)

Only for sales in a single location code on or after March 1, 2013.
This affidavit will not be accepted unless all areas on all pages are fully and accurately completed.
This form is your receipt when stamped by cashier. Please type or print.

☐ Check box if partial sale, indicate % _____ sold.
List percentage of ownership acquired next to each name.

1 Seller/Grantor
Name: Bobby E. Smith and Susan L. Smith
Mailing address: 2010 Smith Access Rd
City/state/zip: College Place WA 98324
Phone (including area code): (509) 520-6749

2 Buyer/Grantor
Name: Tom Hodgins and Cheryl Hodgins, Karen Properties, LLC
a Washington limited liability company
Mailing address: 98 Bridgewood Dr
City/state/zip: Walla Walla WA 99362
Phone (including area code): (509) 525-7373

3 Send all property tax correspondence to: ☑ Same as Buyer/Grantor
Name
Mailing address
City/state/zip

List all real and personal property tax parcel account numbers	Personal property?	Assessed value(s)
300024310001	☐	$ 3,700.00
300024310002	☐	$ 289,540.00
300024310003	☐	$ 60,480.00

4 Street address of property: 2010 Smith Access Rd, College Place WA 98324
This property is located in **College Place** ☑ (for unincorporated location, please select your county)
☐ Check box if any of the listed parcels are being segregated from another parcel, are part of a boundary line adjustment or parcels being merged.
Legal description of property (if you need more space, attach a separate sheet to each page of the affidavit)
See attached Exhibit A

5 R1 - Agriculture (not classified under current use) ☑
Enter any additional codes: R1, T1
(see back of last page for instructions)
Was the seller receiving a property tax exemption or deferral under RCW 84.36, 84.37, or 84.38? ☐ Yes ☑ No
Is this property predominately used for timber (as classified under RCW 84.33.035)? ☐ Yes ☑ No
Is this property predominately used for timber (as classified under RCW 84.33.035) and will continue in its current use? **If yes and the transfer involves multiple parcels with different classifications, complete the preponderate use calculator (see instructions).**

6 Is this property designated as forest land per RCW 84.33? ☐ Yes ☑ No
Is this property classified current use as open space, farm and agricultural, or timber land per RCW 84.34? ☐ Yes ☑ No
Is this property receiving special valuation as historical property per RCW 84.26? ☐ Yes ☑ No
If any answers are yes, complete as instructed below.
(1) NOTICE OF CONTINUANCE (FOREST LAND OR CURRENT USE)
NEW OWNER(S): To continue the current designation as forest land or current use classification, you must sign and file this form with the assessor. **If the land is no longer qualified or you do not wish to continue the designation or classification, it will be removed upon sale or transfer and subject to compensating tax. The compensating tax is due upon sale or transfer at the time of sale (RCW 84.33.140 or 84.34.108). Prior to signing (3) below, you may contact your local county assessor for more information.**
This land continues. ☐ does ☐ does not qualify for
Deputy assessor signature: Date:
(2) NOTICE OF COMPLIANCE (HISTORIC PROPERTY)
NEW OWNER(S): To continue special valuation as historic property, **sign and file this form with the assessor. If the land is no longer qualified, the tax calculated pursuant to RCW 84.26, shall be due and payable by the seller or transferor at the time of sale.**
(3) NEW OWNER(S) SIGNATURE
Signature: Signature:
Print name: Print name:

7 List all personal property (tangible and intangible) included in selling price.
If claiming an exemption, list WAC number and reason for exemption.
WAC number (section/subsection)
Reason for exemption

Type of document: Statutory Warranty Deed
Date of document: 3/30/2021

Gross selling price	1,000,000.00
*Personal property (deduct)	0.00
Exemption claimed (deduct)	0.00
Taxable selling price	1,000,000.00
Excise tax: state	
Less than $525,000.01 at 1.1%	5,775.00
From $525,000.01 to $1,525,000 at 1.28%	0.00
From $1,525,000.01 to $3,025,000 at 2.75%	0.00
Above $3,025,000 at 3%	0.00
Agricultural and timberland at 1.28%	0.00
Total excise tax: state	11,860.00
0.0050 Local	5,000.00
*Delinquent interest: state	0.00
Local	0.00
*Delinquent penalty	0.00
Subtotal	16,860.00
*State technology fee	5.00
Affidavit processing fee	0.00
Total due	16,860.00

A MINIMUM OF $10.00 IS DUE IN FEES AND/OR TAX
*SEE INSTRUCTIONS

8 I CERTIFY UNDER PENALTY OF PERJURY THAT THE FOREGOING IS TRUE AND CORRECT
Signature of grantor or agent: [illegible]
Name (print): Bobby E. Smith, Agent
Date & city of signing: 3/30/2021 Walla Walla, WA
Signature of grantee or agent: [illegible]
Name (print): Arthur Alvarado, Agent
Date & city of signing: 3/30/2021 Walla Walla, WA

Perjury in the second degree is a class C felony which is punishable by confinement in a state correctional institution for a maximum term of five years, or by a fine in an amount fixed by the court of not more than $10,000, or by both such imprisonment and fine (RCW 9A.72.020).
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REV 84 0001a 2021(R/13)

THIS SPACE TREASURER'S USE ONLY
145883
5/24/2020

COUNTY TREASURER

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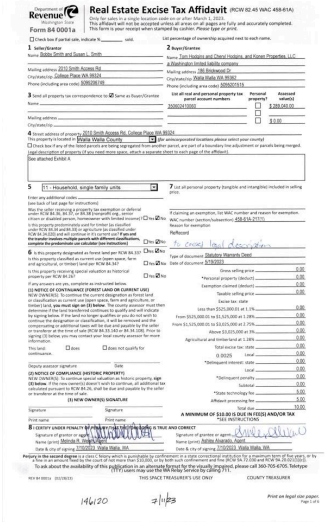
Page 1 of 1



Department of Revenue Washington State
Form 84 0001a

Real Estate Excise Tax Affidavit (RCW 82.45 WAC 458-61A)
This affidavit is not to be accepted unless all areas on all pages are fully and accurately completed.
This form is your receipt when stamped by cashier. Please type or print.

☐ Check box if partial sale, indicate % _____ sold.
List percentage of ownership acquired next to each name.

1 Seller/Grantor
Name: Bobby Smith and Susan L. Smith
Mailing address: 2312 Smith Access Rd
City/state/zip: College Place WA 99324
Phone (including area code): 5096298789

2 Buyer/Grantee
Name: Tom Hodgins and Cheryl Hodgins, and Kipner Properties, LLC
a Washington limited liability company
Mailing address: 786 Bridgewat Dr
City/state/zip: Walla Walla WA 99362
Phone (including area code): 5095029519

3 Send all property tax correspondence to: ☑ Same as Buyer/Grantee
Name
Mailing address
City/state/zip

List all real and personal property tax parcel/account numbers | Personal property? | Assessed value(s)
320021110003 | ☐ | $ 289,040.00
| ☐ |
| ☐ | $ 0.00

4 Street address of property: 2312 Smith Access Rd, College Place WA 99324
This property is located in Walla Walla County ☑ (for serious uncovered locations please select your county)
☐ Check box if any of the listed parcels are being segregated from another parcel, are part of a boundary line adjustment or parcels being merged.
Legal description of property (if you need more space, attach a separate sheet to each page of the affidavit).
See attached Exhibit A

5 11 - Household, single family units
Enter any additional codes
(see back of last page for instructions)
Was the seller receiving a property tax exemption or deferral under RCW 84.36, 84.37, 84.38, 84.39, 84.41 (senior citizen or disabled person, homeowner with limited income)? ☐ Yes ☑ No
Is this property predominately used for timber (as classified under RCW 84.34 and RR 50) or agriculture (as classified under RCW 84.34.020) and will continue in its current use? **If yes and a change of use is anticipated, contact your local county assessor to complete the predominate use calculation (see instructions).** ☐ Yes ☑ No
6 Is this property designated as forest land per RCW 84.33? ☐ Yes ☑ No
Is this property classified as current use (open space, farm and agricultural, or timber) land per RCW 84.34? ☐ Yes ☑ No
Is this property receiving special valuation as historical property per RCW 84.26? ☐ Yes ☑ No
If any of the above are yes, complete as instructed below.
(1) NOTICE OF CONTINUANCE (FOREST LAND OR CURRENT USE)
NEW OWNER(S): To continue the current designation as forest land or classification as current use (open space, farm and agriculture, or timber) land, **you must sign on (3) below**. The county assessor must then determine if the land continues to qualify and may require additional tax by signing below. If the land no longer qualifies or you do not wish to continue the designation or classification, it will be removed and the additional tax, interest, and penalty will become due and payable by the seller or transferor at the time of sale (RCW 84.33.140 or 84.34.108). Prior to signing (3) below, you may contact your local county assessor for more information.
This land ☐ does ☐ does not qualify for continuance.
Deputy assessor signature: Date
(2) NOTICE OF COMPLIANCE (HISTORIC PROPERTY)
NEW OWNER(S): To continue special valuation as historic property, **sign (3) below**. If the new owner(s) doesn't wish to continue, all additional tax calculated pursuant to RCW 84.26, shall be due and payable by the seller or transferor at the time of sale.
(3) NEW OWNER(S) SIGNATURE
Signature | Signature
Print name | Print name

7 List all personal property (tangible and intangible) included in selling price.
7 claiming an exemption, list WAC number and reason for exemption.
WAC number (section/subsection): 458-61A-211(7)
Reason for exemption
Refinance
Type of document: Statutory Warranty Deed
Date of document: 5/19/2023
Gross selling price 0.00
*Personal property (deduct) 0.00
Exemption claimed (deduct) 0.00
Taxable selling price 0.00
Excise tax: state
Less than $525,000.01 at 1.1% 0.00
From $525,000.01 to $1,525,000 at 1.28% 0.00
From $1,525,000.01 to $3,025,000 at 2.75% 0.00
Above $3,025,000 at 3% 0.00
Agricultural and timberland at 1.28% 0.00
Total excise tax: state 0.00
(1-20.25) Local 0.00
*Delinquent interest: state 0.00
Local 0.00
*Delinquent penalty 0.00
Subtotal 0.00
*State technology fee 5.00
Affidavit processing fee 5.00
Total due 10.00
A MINIMUM OF $10.00 IS DUE IN (1)(3) AND/OR TAX
***SEE INSTRUCTIONS**

8 I CERTIFY UNDER PENALTY OF PERJURY THAT THE FOREGOING IS TRUE AND CORRECT
Signature of grantor or agent
Name (print): Monica R. Hodgins, Agent
Date & city of signing: 7/10/2023 Walla Walla, WA
Signature of grantee or agent
Name (print): Bobby Kipnerski, Agent
Date & city of signing: 7/10/2023 Walla Walla, WA

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REV 84 0001a (11/19/13) THIS SPACE TREASURER'S USE ONLY COUNTY TREASURER

14 6120 7/14/23

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Page 1 of 5

Land

#	Type	Description	Acres	Sqft	Eff Front	Eff Depth	# Lots	Market Value	Prod. Value
1	6-HS	Homesite 75000	1.0000	0.00	0.00	0.00	1.00	$75,000	$0
2	8000-C1-I	Class 1 irrigated	7.9000	0.00	0.00	0.00	1.00	$63,200	$0

Roll Value History

Year	Improvements	Land Market	Current Use	Total Appraised	Taxable Value
2024	N/A	N/A	N/A	N/A	N/A
2023	$75,840	$311,500	$0	$387,340	$387,340
2022	$75,840	$213,200	$0	$289,040	$289,040
2021	$75,840	$213,200	$0	$289,040	$289,040
2020	$96,000	$138,200	$0	$234,200	$234,200
2019	$96,000	$138,200	$0	$234,200	$234,200
2018	$96,000	$138,200	$0	$234,200	$234,200
2017	$96,000	$138,200	$0	$234,200	$234,200
2016	$96,000	$138,200	$0	$234,200	$234,200
2015	$96,000	$138,200	$0	$234,200	$234,200
2014	$96,000	$138,200	$0	$234,200	$234,200
2013	$96,000	$138,200	$63,199	$234,200	$234,200
2012	$96,000	$138,200	$0	$0	$0
2011	$96,600	$138,200	$0	$0	$0
2010	$96,000	$138,200	$0	$0	$0
2009	$105,000	$138,200	$0	$0	$0
2008	$87,700	$54,100	$0	$0	$0
2007	$87,700	$54,100	$0	$0	$0
2006	$87,700	$54,100	$0	$0	$0
2005	$87,700	$54,100	$0	$0	$0

Deed and Sales History

#	Deed Date	Type	Description	Grantor	Grantee	Volume	Page	Sale Price	Excise Number	D N
1	09/06/2023	WARRANTY D	WARRANTY DEED	SMITH BOBBY	HODGINS TOM & CHERYL				146120	20
2	05/19/2023	SWD	STATUTORY WARRANTY DEED	SMITH BOBBY	HODGINS TOM & CHERYL		3-PARCELS	$1,000,000.00	145883	20
3	06/13/1990	WARRANTY D	WARRANTY DEED						0	18

Payout Agreement

No payout information available..

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