

BEFORE THE SKAGIT COUNTY HEARING EXAMINER

FINDINGS AND RECOMMENDATION

Applicant: Jeff Miller

Address: 16939 Wood Road
Bow, WA 98232

File No: Current Use Open Space Farm Conservation Program Application
#003-2011

Request: To transfer 22 acres from Current Use Farm and Agriculture
Program to the Current Use Farm Conservation Program

Location: North side of Wood Road, within Sec. 23, T36N, R3E, W.M.
within Sec. 33, T33N, R4E, W.M.

Assessor's Nos: P48137, P48124.

Public Hearing: After reviewing the report of the Assessor's Office, the Hearing
Examiner conducted a public hearing on February 8, 2012.

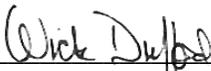
Recommendation: Approval

FINDINGS

1. On November 16, 2011, Jeff Miller filed an application for the transfer of approximately 22 acres to the Current Use Open Space Farm Conservation Program. The applicant is an owner of the property.
2. The property is located on the north side of Wood Road. It is within Sec. 23, T36N, R3E, W.M.
3. The property contains a residence, a horse barn, and fenced pastures. It includes a foaling facility with sleeping quarters overlooking the foaling stall.
4. For the last 25 years the property has been used for the breeding, raising and training of European Warmblood horses. Recently, due to slow economic conditions, the mares have not been bred. The applicant states that they hope to resume the breeding program when the economy allows.
4. In the meantime, inclusion of the property in the Current Use Open Space Farm Conservation Program is sought. During this time, all of the infrastructure will be maintained.
5. On the record, the property no longer meets the criteria for classification under the Current Use Farm and Agriculture Program.
7. The hearing was held after due notice. There was no public testimony and there were no written comments.
8. The Examiner finds that the property meets the definition of the classification sought.
9. The Staff recommends approval. The Examiner concurs with Staff.

RECOMMENDATION

The Examiner recommends approval of the application.



Wick Dufford, Hearing Examiner

Date: February 17, 2012

Copies transmitted to Applicant, Assessor's Office, County Commissioners: February 17, 2012