

BEFORE THE SKAGIT COUNTY HEARING EXAMINER

FINDINGS AND RECOMMENDATION

Applicant: Edward G. Bishop; Bishop Special Needs Trust

Address: 4950 Ida Drive
Sedro Woolley, WA 98284

File No: Current Use Open Space Farm and Agriculture #001-2013

Request: To transfer a 16.93 acres from Farm and Agriculture to
Current Use Open Space Farm and Agricultural Conservation

Location: 7765 F&S Grade Road, W1/2SW1/4Sec 10, T35N, R4E, W.M.

Assessor's Nos: P36127, P105176, P36125

Public Hearing: After reviewing the report of the Assessor's Office, the Hearing
Examiner conducted a public hearing on September 25, 2013.

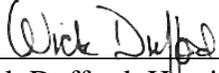
Recommendation/Date: Approval. October 8, 2013.

FINDINGS

1. Edward Bishop requests the transfer of property from Farm and Agriculture to Current Use Open Space Farm and Agricultural Conservation. The applicant is an owner of the property.
2. The property is located at 7765 F&S Grade Road within W1/2/SW1/4 Sec 10, T35N, R4E, WM. Parcel numbers are P336127, P105176, P36125.
3. The property has historically been a family farm but has not been actively farmed for some time. The desire is to place 16.93 acres of a total of 17.93 acres in conservation status, preserving the option to return the land to active farming at some future time.
4. There is a periodic stream on the property which empties into Thomas Creek. The property is part of a scenic area that is unlikely to be developed in the foreseeable future. The status sought will preserve stream, wetland and scenic resources. The property and surrounding area is used by hikers and bicyclists.
5. The preservation of this land would conserve and enhance natural resources, protect streams and water supply, promote soil and wetland conservation and enhance the value of neighboring open space.
6. The land was previously classified under RCW 84.34.020(2) but no longer meets the criteria.
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: October 8, 2013

Copies transmitted to Applicant, Assessor and County Commissioners: October 8, 2013