

**BEFORE THE SKAGIT COUNTY HEARING EXAMINER**

**FINDINGS AND RECOMMENDATION**

**Applicant:** David E. Ferguson

**Address:** 3650 Old Highway 99 North  
Burlington, WA 98233

**File No:** C/U O/S F&A Conservation App #05-2014

**Request:** To transfer 47.9 acres from Current Use Farm and Agriculture to Current Use Open Space Farm and Agriculture Conservation.

**Location:** North of Sedro-Woolley on Butler Creek Road, within S1/2SE1/4, lying east of road, Sec. 17, T36N, R4E, W.M.

**Parcel No:** P49359

**Public Hearing:** After receiving the report of the Assessor's Office, the Hearing Examiner conducted a public hearing on October 29, 2014. The Assessor's Office recommended approval.

**Recommendation:** Approval

## **FINDINGS OF FACT**

1. The application was filed on behalf of the Estate of Kathleen Ferguson. The property has since been transferred to David E. Ferguson, who wishes to pursue the application.

2. The property consists of 47.9 acres described as S1/2SE1/4, lying east of road, Sec. 17, T36N, R4E, W.M. The property is currently classified as Farm and Agriculture.

3. The request is for a transfer to the Current Use Open Space Farm and Agricultural Conservation classification.

4. The property has in the past been used for raising beef cattle, but no longer meets the requirement for gross agricultural income. The cattle operation was run by Harold E. Ferguson until his death. Thereafter, the active ranching operation ceased. However, the property has been maintained as a ranch, with a couple of surviving horses, a barn, a loading chute, trailers, and agricultural equipment still maintained on the property.

5. The farm passed to Harold's wife Kathleen and, following her death, was inherited by her son, David Ferguson, who is disabled. While the ranch does not now meet the income requirements for its present classification, the grandson, Brian Ferguson, hopes in time to restore the property as a working ranch and to qualify it for a return to the Farm and Agriculture classification.

6. According to the Assessor's Office, this kind of scenario is exactly what the requested classification is for. It is estimated that there are about a dozen properties in this category in the County.

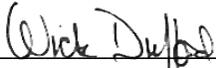
7. The hearing was held after due notice. There was no public testimony and there were not written comments from members of the public

8. The Examiner finds that the property meets the requirements of the classification sought.

9. The Staff recommends approval. The Examiner concurs with Staff.

**RECOMMENDATION**

The Examiner recommends approval of the application.

  
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Wick Dufford, Hearing Examiner

Date: November 20, 2014

Copies transmitted to Applicant: November 20, 2014