

BEFORE THE SKAGIT COUNTY HEARING EXAMINER

FINDINGS AND RECOMMENDATION

Applicants: Phillip A. Del Nagro

Address: 370 NE Camano Drive, Suite 5-10
Camano Island, WA 98283

File No: C/U OS#1-2008

Request: To include approximately 77.27 acres in the Current Use Open Space Program.

Location: A portion of Lot 13, Plat of Windsong Ranch Estates, per plat recorded under Auditor's File #200804090083.

Assessor's No: P42280

Public Hearing: After reviewing the report of the Assessor's Office, the Hearing Examiner conducted a public hearing on June 25, 2008.

Recommendation: Approval

FINDINGS

1. Phillip Del Nagro has filed an application for inclusion of approximately 77.27 acres in the Current Use Open Space Program. He is the owner of the property.
2. The property is that portion of Lot 13 of Windsong Ranch Estates lying in the S1/2NE1/4, Sec, 8 T35N, R7E, W.M. The parcel # is P42280.
3. The property is subject to an Open Spaces Protected Area Easement. (Skagit Auditor File #200804090087.) The property contains several water features and steep slopes, as well as wetland areas.
4. The classification is sought to conserve and enhance natural or scenic areas, to protect streams or water supply, to promote conservation of soils, and to enhance the value to the public of forest land abutting on the north.
5. The proposed open space use appears to comply with RCW 84.34.020.
6. The Staff Report and Exhibits submitted by the Assessor's Office are attached hereto and incorporated herein.
7. The hearing was held after due notice. There was no public testimony relevant to the application. 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: July 17, 2008

Copies transmitted to Applicant: July 17, 2008