

BEFORE THE SKAGIT COUNTY HEARING EXAMINER

FINDINGS AND RECOMMENDATION

Applicant: Houser Bypass Trust (Elvan Ray Houser, Trustee)

Address: 22628 Rhodes Road
Sedro Woolley, WA 98284

File No: Current Use Open Space #01-2012

Request: To transfer 10.32 acres from Farm and Agriculture to the Current Use Open Space Program.

Location: East of Union Road and west of the Burlington Northern Right-of-Way within Sec 14, T35N, R4E, W.M.

Assessor's No: P36617

Public Hearing: After reviewing the report of the Assessor's Office, the Hearing Examiner conducted a public hearing on May 30, 2012.

Recommendation: Approval

FINDINGS

1. On March 1, 2012, the Houser Bypass Trust (Elvan Ray Houser, Trustee), filed an application for the inclusion of approximately 10.32 acres in the Current Use Open Space Program. The applicant owns the property.

2. The property is located between Union Road and the Burlington Northern Right-of-Way, north of the F & S Grade Road within a portion of Sec. 14, T35N, R4E, W. M. The Assessor's Parcel number is P36617.

3. The property was formerly classed as Farm and Agricultural land, but is not being using for agricultural purposes. At present it is largely covered by trees and brush.

4. The owner's intent is to preserve the property as open space. The preservation of this land would serve the open space objectives of conserving and enhancing natural resources, and protecting soil resources and plant habitat.

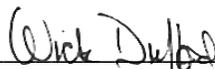
5. The hearing was held after due notice. There was no public testimony and there were no written comments.

6. The Examiner finds that the property meets the definition of the classification sought.

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

RECOMMENDATION

The Examiner recommends approval of the application.



Wick Dufford, Hearing Examiner

Date: June 19, 2012

Copies transmitted to Applicant: June 19, 2012