

BEFORE THE SKAGIT COUNTY HEARING EXAMINER

FINDINGS AND RECOMMENDATION

Applicants: Scott and Martha Rhodes

Address: P.O.Box 341
Clear Lake, WA 98235

File No: C/UO/S#11-2008

Request: To include approximately 1.52 acres in the Current Use Open Space Program.

Location: Lots 3 and 4 and a portion of Lot 2, Block 20, Plat of West Addition to Clear Lake, within Sec.1, T34N, R4E, W.M.

Assessor's No: P75057

Public Hearing: After reviewing the report of the Assessor's Office, the Hearing Examiner conducted a public hearing on January 7, 2009.

Recommendation: Approval

FINDINGS

1. Scott and Martha Rhodes request the inclusion of 1.52 acres in the Current Use Open Space Program. The applicants own the property.

2. The property is on Buchanan Hill in the Clear Lake area. It is described as Lots 3 & 4 and a portion of Lot 2, Block 20, Plat of West Addition to Clear Lake, within Sec. 1, T34N, R4E, W.M.

3. The parcel, P75057, consists of a half acre of second growth forest and an acre of former pasture that the applicants are restoring to a natural state. The property drains into the Nookachamps watershed.

4. The wooded portion contains a mixture of native species including Western red cedar, Douglas fir, and Western hemlock, as well as cottonwoods, alders, maples, cascara, Indian plum, salmonberry and ferns. The applicants are planting seedlings of native trees and shrubs in the meadow.

5. The parcel is bordered by other woodland areas and provides habitat for numerous bird species. The purpose of retaining it in open space is to promote the conservation of soils and wetlands, protect streams and water supplies, enhance natural and scenic resources, and preserve visual quality

6. The proposed open space use appears to comply with RCW 84.34.020.

7. The Staff Report and Exhibits submitted by the Assessor's Office are incorporated herein.

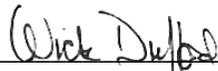
8. The hearing was held after due notice. There was no public testimony and there were no written comments.

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

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

RECOMMENDATION

The Examiner recommends approval of the application.



Wick Dufford, Hearing Examiner

Date: February 2, 2009

Copies transmitted to Applicants: February 2, 2009