

BEFORE THE SKAGIT COUNTY HEARING EXAMINER

FINDINGS AND RECOMMENDATION

Applicants: A.J. Kuntze and Elizabeth A. Mills

Address: 10645 Bayview-Edison Road
Mount Vernon, WA 98273

File No: C/U O/S#2-2006

Request: To include approximately 20 acres in the Current Use Open Space Program.

Location: Bayview area; within a portion of Gov't Lot 3 and SE1/4 Sec. 30, T35N, R3E, W.M.

Assessor's No: P35050 (portion)

Public Hearing: After reviewing the report of the Assessor's Office, the Hearing Examiner conducted a public hearing on October 25, 2006.

Recommendation: Approval

FINDINGS

1. A. J. Kuntze and Elizabeth A. Mills have filed an application for inclusion of approximately 20 acres in the Current Use Open Space Program. They are the owners of the property.

2. The property is located in the Bayview area. Part lies west of Bayview-Edison Road and borders on Padilla Bay. The remainder, east of the road, contains wetlands. The parcel is within a portion of Government Lot 3 and SE1/4 Section 30, Township 35 North, Range 3 East, Willamette Meridian. The property is a portion of Assessor's Account Number P35030. Approximately 2.7 acres are excluded from the application for homesite purposes.

3. The property is a gently sloping wetland, about half in conifers and half in open meadow. There is a wide hedgerow of shrubs to the north and a steep bank down to Padilla Bay to the west. The acreage shares a common boundary on the north with the Padilla Bay Interpretive Center and Reserve.

4. Including this property in open space will nearly double the available habitat area for birds, other animals, and plants using the Reserve, and will keep 300 feet of Padilla Bay shoreline in a natural status.

5. The open space classification will conserve and enhance natural and scenic resources, promote conservation of soils, wetlands and beaches, and enhance the value to the public of the abutting natural reservation.

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

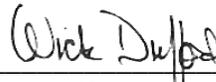
7. The hearing was held after due notice. There was no public testimony. There were no written comments.

8. The Examiner finds that the property meets the definition of the classification sought. See RCW 94.34.020.

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

RECOMMENDATION

The Examiner recommends approval of the application.



Wick Dufford, Hearing Examiner

Date: November 21, 2006

Copies transmitted: November 21, 2006