

BEFORE THE SKAGIT COUNTY HEARING EXAMINER

FINDINGS AND RECOMMENDATION

Applicant: Peoples Bank

Address: 3100 Woburn Street
Bellingham, WA 98226

File No: Current Use Open Space #02-2012

Request: To transfer 20 acres from Farm and Agriculture to the Current Use Open Space Program.

Location: On the south side of McLaughlin Road and east of North Martin Road, within Sec 15, T34N, R4E, W.M.

Assessor's No: P24856, P24835

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 23, 2012, Peoples Bank filed an application for the inclusion of approximately 20 acres in the Current Use Open Space Program. The applicant acquired the property by foreclosure from Citipoint Church, formerly known as Viewcrest Assembly of God.

2. The property is located south of McLaughlin Road and east of North Martin Road, within a portion of Sec. 15, T34N, R4E, W.M. It consists of two parcels, one containing five and the other containing fifteen acres. The Assessor's numbers are P24856 and P24835.

3. The property is vacant grassland that has been occasionally cut for hay. It was formerly classified as Farm and Agriculture. No agricultural activities are presently being conducted on the site. A stream runs across the southern portion.

4. The owner's intent is for the property eventually to become park land. There are plans to build a detention pond in the southeast corner to serve the subject property, as well as a residential plat to the west.

5. The preservation of this land would serve the open space objectives of conserving and enhancing natural resources, protecting streams and wetlands, and enhancing recreation opportunities.

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

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

8. 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