

BEFORE THE SKAGIT COUNTY HEARING EXAMINER

FINDINGS AND RECOMMENDATION

Applicant: Carol A. Whipple, for the Estate of Evarts W. Whipple

Address: 15636 W. 74th Place
Arvada, CO 80007

File No: Current Use Open Space #02-2014

Request: To transfer 16 acres from Current Use Timber to the Current Use Open Space program

Location: On the north end of Lake Cavanaugh on Bamboo Lane, within Sec. 22, T33N, R6E, W.M.

Assessor's No: P66478

Public Hearing: After reviewing the report of the Assessor's Office, the Hearing Examiner conducted a public hearing on July 9, 2014

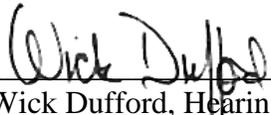
Recommendation: Approval

FINDINGS

1. On May 21, 2014, Carol A. Whipple, Executor, filed an application for the transfer of approximately 16 acres from Current Use Timber classification to the Current Use Open Space program on behalf of the Estate of Evarts W. Whipple. The estate is the property owner.
2. The parcel is located on Bamboo Lane at the north end of Lake Cavanaugh. It is within Sec. 22, T33N, R6E, W.M. The Parcel Number is P66478.
3. The tract is presently forested with mixture of evergreens. Understory vegetation includes sword-fern, trillium, skunk cabbage and mid-story shrubs for wildlife forage. There are wetland bogs and numerous large century-old logging stumps.
4. A natural trail runs through the site and it is used by local residents as a place to walk and enjoy the natural setting.
5. The preservation of the site as open space would conserve natural, cultural and scenic resources, protect wetlands, streams and soils, enhance recreation, and preserve visual quality along the road corridor.
6. The applicant/executor states that this classification would fulfill a long-held wish of her father to keep the area natural for others to enjoy.
7. The hearing was held after due notice. There was no public testimony and there were no written public 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, 2014

Copies transmitted to Applicant, Assessor's Office, and County Commissioners: July 17, 2014