

BEFORE THE SKAGIT COUNTY HEARING EXAMINER

FINDINGS AND RECOMMENDATION

Applicants: Charles Tewalt, et al.

Address: 20401 James Street
Mount Vernon, WA 98274

File No: C/U O/S#3-2006

Request: To include approximately 76.20 acres in the Current Use Open Space Program.

Location: West of Beaver Lake Road and east of Nookachamps Creek, within N1/2 Sec.13, T34N, R4E, and Sec. 18, T34N, R5E, W.M.

Assessor's Nos: P116250 and 24645

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. Charles Tewalt and four other members of the Tewalt family (Denice, Fred, Joli and Kathryn) have filed an application for inclusion of approximately 76.20 acres in the Current Use Open Space Program. They are the owners of the property.
2. The property is located west of Beaver Lake Road and east of Nookachamps Creek. It is within the N1/2 Sec 13, T34N, R4E and Sec 18, T34N, R5E, W.M. The Assessor's Account Numbers are P116250 and 24645.
3. The property is the subject of an easement to protect wetlands and conserve habitat with the U.S. Commodity Credit Corporation.
4. The open space classification will conserve and enhance natural and scenic resources, and promote conservation of soils and wetlands.
5. The Staff Report and Exhibits submitted by the Assessor's Office are attached hereto and incorporated herein.
6. The hearing was held after due notice. There was no public testimony. There were no written comments.
7. The Examiner finds that the property meets the definition of the classification sought. See RCW 84.34.020.
8. 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