

BEFORE THE SKAGIT COUNTY HEARING EXAMINER

FINDINGS AND RECOMMENDATION

Applicant: Gary and Gail Lohman

Address: 8795 District Line Rd.
Burlington, WA 98233

File No: Current Use Open Space #03-2014

Request: To transfer 17.15 acres from Current Use Farm and Agricultural to the Current Use Open Space program

Location: Northeast of Big Lake at 16156 Ascension Way, within Sec. 25, T34N, R4E, W.M.

Assessor's No: P27819

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 30, 2014, Gary and Gail Lohman filed an application for the transfer of approximately 17.15 acres from the Current Use Farm and Agricultural classification to the Current Use Open Space program. The Lohman's owned the property at the time of application but it is the process of being transferred to Robert and Leslie Junquist and Mike Spink. The new owners concur with this reclassification application.

2. The parcel is located northeast of Big Lake at 16156 Ascension Way. It is within Sec. 25, T34N, R4E, W.M. The Parcel Number is P27819 .

3. The property is north of the Nookachamp Hills development and receives runoff from there, as well as receiving groundwater from the north and east. Approximately 2/3 of it is subject to a Protected Critical Area Easement. Areas of wetlands are delineated on Plat PL07-0302.

4. The applicant's narrative states: "The owners are requesting that [the property] be reclassified into the Current Use Open Space Program to act as a buffering resource for the surrounding properties in compliance with the Protected Critical Area Agreement."

5. The area was once farmed, but because of changes in the drainage pattern, it is now too saturated for farming except during the dry months. The cover has shifted from grass to native growth wetland plants which lack the nutritional value needed for livestock.

6. As open space the property would protect wetlands and soil resources.

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