

BEFORE THE SKAGIT COUNTY HEARING EXAMINER

FINDINGS AND RECOMMENDATION

Applicant: Ramon and Lois Pruiett
17845 Sahale Drive
Mount Vernon, WA 98274

File No: C/U O/S F & A #03-2015

Request: To transfer 9.0 acres from Current Use Farm and Agriculture to Current Use Open Space Farm and Agricultural Conservation.

Location: South of Mount Vernon on Sahale Drive; within the SE ¼ of the SE ¼ of Section 32, Township 34N, Range 4 East, W.M., together with a portion of the NE ¼ of the SE ¼ of Section 32, Township 34 North, Range 4 East, W.M., Skagit County, Washington

Parcel Nos: P29642, P29606

Public Hearing: After receiving the report of the Assessor's Office, the Hearing Examiner conducted a public hearing on November 18, 2015. The Assessor's staff recommended approval.

Recommendation: Approval

FINDINGS OF FACT

1. The application was filed on behalf of Ramon and Lois Pruiett.
2. The property consists of 9.0 acres adjacent to Sahale Drive within the SE ¼ of the SE ¼ of Sec 32, T34N, R4E, W.M., together with a portion of the NE ¼ of the SE ¼ of Sec 32, T34N, R4E, W.M., Skagit County, Washington.
3. In 1976 the property was approved for open space pasture for horses and until recently was used for that purpose. Over the years the number of gardening areas and fruit trees on the property has increased while the area used as horse pasture has been reduced to zero. The applicants wish to keep the property available for future agricultural use but at this time do not meet the income requirement for farm and agricultural current use.
4. According to the assessor's office this type of scenario is exactly what this type of classification is for.
5. The hearing was held after due notice. There was no public testimony and there were no written comments received.
6. The Examiner finds that the property meets the requirements of the classification sought.
7. The staff recommends approval. The Examiner concurs with staff.

RECOMMENDATION

The Examiner recommends approval of the application.



W. H. Nielsen, Hearing Examiner *pro tem*

Date: December 1, 2015

Copies transmitted to Applicant: December 1, 2015