

BEFORE THE SKAGIT COUNTY HEARING EXAMINER

FINDINGS AND RECOMMENDATION

Applicant: Joost Businger and Marianne Kooiman

Address: 6500 Square Harbor Lane
Anacortes, WA 98221

File No: C/U Open Space, #07-2015

Request: To transfer 19 acres from Designated Forest Land to Current Use Open Space land.

Location: On shore of Padilla Bay on Guemes Island. The property is a portion of Government Lots 1 and 2, within Sec. 5, T35N, R2E, W.M.

Assessor's No: P32703

Public Hearing: After reviewing the report of the Assessor's Office, the Hearing Examiner conducted a public hearing on March 2, 2016.

Recommendation: Approval

FINDINGS

1. Joost Businger and Marianne Kooiman request to transfer of 19 acres of land from Designated Forest Land to Current Use Open Space Land.
2. The property is on Guemes Island on the shore of Padilla Bay. It includes a portion of Government Lots 1 and 2 located in Sec. 5, T35N, R2E, W.M. The Parcel number is P32703.
3. There is a conservation easement to the San Juan Preservation Trust recorded under AF#9212240098 on about 12 acres of this property. According to the easement, the property is a relatively intact, largely undeveloped segment of significant coastal ecosystem. It provides significant habitat for the Peregrine falcon and the Bald eagle.
4. The purpose of the easement is to preserve and protect the open space natural character of the protected property.
5. The uplands on the property contain a natural mixed forest including conifers over 100 years old and other native trees and shrubs.
6. The preservation of the subject acreage in open space would conserve natural and scenic resources, protect natural shorelines, protect plant and wildlife habitat and enhance the value to the public of neighboring preserves.
7. The hearing was held after due notice. There was no public testimony and there were no written comments.
8. The Examiner admitted the Exhibits submitted by Staff.
9. The Examiner finds that the property meets the definition of the classification sought.
10. The Staff recommends approval. The Examiner concurs with Staff.

RECOMMENDATION

The Examiner recommends approval of the application.



Wick Dufford, Hearing Examiner

Date: March 14, 2016

Copies transmitted to Applicant: March 14, 2016