

BEFORE THE SKAGIT COUNTY HEARING EXAMINER

FINDINGS AND RECOMMENDATION

Applicant: Lois K. Coonc

Address: P. O. Box 699
La Conner, WA 98257

File No: Current Use Timber #03-2012

Request: To transfer 15 acres from Farm and Agriculture to the Current Use Timber Program.

Location: 14194, 14201 and 14206 Leslie Lane, off of Best Road, being a portion of S1/2NW1/4 Sec. 4, T33N, R3E, W.M. Also known as Lots 1, 2 and 4 of Short Plat 97-0028, Auditors File #200210140110.

Assessor's Nos: P15388, P119627, P119628.

Public Hearing: After reviewing the report of the Assessor's Office, the Hearing Examiner conducted a public hearing on November 14, 2012.

Recommendation: Approval

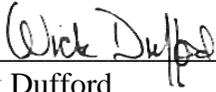
FINDINGS

1. On October 16, 2012, Lois K. Coonc filed an application for the inclusion of approximately 15 acres in the Current Use Timber Program. The applicant is the owner of the property.
2. The property is located on Leslie Lane, lying to the west of Best Road. The acres involved are Assessor's Nos. P15388, P119627 and P119628. These parcels are Lots 1, 2 and 4 of Short Plat 97-0028, being a portion of S1/2NW1/4 Sec. 4, T33N, R3E. W.M.
3. The property consists of three contiguous 5-acre parcels acquired in 1977 as part of a larger farm. The parcels were the woodlots in the original Current Use Farm and Agriculture application. The other portions of the farm have since been sold.
4. The applicant wishes to transfer the remaining 15 acres to the Current Use Timber Program. These acres have been selectively logged twice since 1977. The remaining standing trees are currently immature and need, variously, 15 to 35 years to reach maturity.
5. At present, the property supports a mixed stand of native species from 5 to 25 years old. The trees include Red Alder, Big Leaf Maple, Douglas Fir, Western Hemlock, Western Red Cedar, Grand Fir, Black Cottonwood and Willow.
6. The property is relatively flat with a gentle slope to the east. There is an approved water retention pond on Lot 1 and a small wetland area on Lot 4. The wetland has been placed within a Protected Critical Area.
7. The plan is to maintain the forest for eventual timber harvest. Underbrush will be trimmed back, blow downs will be removed, annual debris clearing and thinning will occur.
8. The applicant is a retired logging and milling business owner who prepared and submitted a Timber Management Plan meeting requirements.
9. The hearing was held after due notice. There was no public testimony and there were no written comments.
10. The Examiner finds that the application complies with all requirements for the Current Use Timber program per RCW 84.34.020 and RCW 84.34.041.
11. The Staff recommends approval. The Examiner concurs with Staff.

RECOMMENDATION

The Examiner recommends approval of the application, subject to the following condition:

At such time as the applicant intends to harvest the timber on the property, the applicant shall comply with all requirements of the Department of Natural Resources under the Forest Practices Act for the harvesting of timber.



Wick Dufford

Dated: November 27, 2012

Copies transmitted to Applicants on: November 27, 2012