

BEFORE THE SKAGIT COUNTY HEARING EXAMINER

FINDINGS AND RECOMMENDATION

Applicant: Humphrey Hills LLC (Fred Wagner)

Address: 9020 Chambers Creek Road
University Place, WA 98467

File No: C/UTMB09-2009

Request: To include 83.02 acres in the Current Use Timber Program

Location: Humphrey Hills Road, being S1/2SW1/4NW1/4 and NW1/4 SW1/4 less S1/2 Sec. 28, T36N, R4E, W.M., and N1/2N1/2 SE1/4 east of road and S1/2S1/2NE1/4 E of road, Sec. 29, T36N, R4E, W.M.

Assessor's Nos: P50186, P50191, P50264, P50320

Public Hearing: After reviewing the report of the Assessor's Office, the Hearing Examiner conducted a public hearing on February 24, 2010.

Recommendation: Approval

FINDINGS

1. Humphrey Hills LLC (Fred Wagner) seeks the inclusion of 83.02 acres of land in the Current Use Timber Program. The applicant owns the property.

2. The property is approximately 5.0 miles north-northeast of Burlington. It is within portions of Sections 28 and 29, T36N, R4E, W.M. Access is by a gravel road that intersects Humphrey Hill Road near the southwest property corner.

3. The property is generally flat. A harvest occurred in 2003. Following the harvest, reforestation was accomplished in 2006 through the planting of Douglas fir seedlings. The average height is now 2 to 4 feet

4. The objective is to maintain the Douglas fir plantation through the elimination of competing vegetation and inter-planting, thinning, and pruning of the trees until they mature and can be harvested.

5. Surface water flows across the forest floor to a small seasonal unnamed creek that flows to the northeast into Friday Creek. The property supports a variety of native animals and birds.

6. A Timber Management Plan was prepared by Paul Graves, Professional Forester. The Plan appears to comply with RCW 84.34.020 and RCW 84.34.041.

7. The Staff Report and Exhibits submitted by the Assessor's Office are incorporated herein.

8. The hearing was held upon due notice. There were no written comments.

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 subject to the following condition:

At the time of harvesting the applicant shall comply with the requirements of the Department of Natural Resources in regard to the harvesting of timber.



Wick Dufford, Hearing Examiner

Date: March 1, 2010

Copies transmitted to Applicant: March 1, 2010