

BEFORE THE SKAGIT COUNTY HEARING EXAMINER

FINDINGS AND RECOMMENDATION

Applicants: Lew Plummer

Address: 23315 Gunderson Road
Mount Vernon, WA 98273

File No: C/UTRO/S#12-2008

Request: To transfer approximately 9.29 acres to the Current Use Open Space Program.

Location: 23315 Gunderson Road, with a portion of Lot 1, S/P#PL01-0363, within Sec.1e, T34N, R4E, W.M.

Assessor's No: Portion of P24680

Public Hearing: After reviewing the report of the Assessor's Office, the Hearing Examiner conducted a public hearing on January 7, 2009.

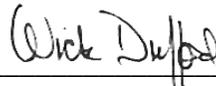
Recommendation: Approval

FINDINGS

1. Lew Plummer requests the transfer of 9.29 acres from Farm and Agricultural land to the Current Use Open Space Program. The applicant owns the property.
2. The property is located in the Gunderson Road area, with a portion of Lot 1, S/P#PL01-0363, Sec. 13, T34N, R4E, W.M.
3. The total acreage of the parcel is 11/16 acres. A 1.87-acre homesite has been excluded from this application.
4. The former pasture area has been determined to include wetlands. A Protected Critical Area Easement has been completed for this area. The remainder of the lot cannot be used for agriculture. This application, then, is to transfer all of the parcel, except for the homesite, to open space.
5. The reclassification will mean that the open space will be left in its natural state. The purpose is to promote the conservation of soils and wetlands.
6. The proposed open space use appears to comply with RCW 84.34.020.
7. The Staff Report and Exhibits submitted by the Assessor's Office are incorporated herein.
8. The hearing was held after due notice. There was no public testimony and 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.



Wick Dufford, Hearing Examiner

Date: February 2, 2009

Copies transmitted to Applicants: February 2, 2009