

BEFORE THE SKAGIT COUNTY HEARING EXAMINER

FINDINGS AND RECOMMENDATION

Applicants: James Danforth and Sharon Robbins

Address: 15720 Gunderson Ridge Lane
Mount Vernon, WA 98273

File No: C/UTRO/S#13-2008

Request: To transfer approximately 17.94 acres to the Current Use Open Space Program.

Location: Gunderson Road area, within a portion of Lot 3, Survey #AF8505080016, Sec.19, T34N, R5E, W.M.

Assessor's No: Portion of P30315

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. James Danforth and Sharon Robbins request the transfer of 17.94 acres from Farm and Agricultural land to the Current Use Open Space Program. The applicants own the property.
2. The property is located west of Gunderson Ridge Road within a portion of Lot 3, Survey AF#8505080016, Sec 19, T34N, R5E, W.M.
3. A homesite and road are excluded from this application
4. The former farm area includes wetland meadow, mature maples and cedars, and substantial understory vegetation. This application is to transfer these acres into open space.
5. The open space will be left in its natural state. The purpose is to conserve and enhance natural or scenic resources, protect streams or water supply and 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