

BEFORE THE SKAGIT COUNTY HEARING EXAMINER

FINDINGS AND RECOMMENDATION

Applicants: Dorothy and Chris Lundvall

Address: 10808 Potts Road
Sedro-Woolley, WA 98284

File No: CUTR/OS#4-2008

Request: To transfer approximately 86.12 acres to the Current Use Farm and Agricultural Conservation Program.

Location: East of Highway 9 and in part south of Gunderson Road, being a portion of W1/2 Sec. 14, T34N. R4E, W.M.

Assessor's Nos: P24723, P24734, P24742

Public Hearing: After reviewing the report of the Assessor's Office, the Hearing Examiner conducted a public hearing on October 8, 2008.

Recommendation: Approval

FINDINGS

1. Dorothy and Chris Lundvall have filed an application for transfer of approximately 86.12 acres to the Current Use Farm and Agricultural Conservation Program. She is the owner of the property.
2. The property is located east of Highway 9 with a part being south of Gunderson Road. The property is a portion of W1/2 Sec. 14, T34N, R4E, W.M. The parcels numbers are: #P24723, P24734, and P24742
3. The property is an inactive farm. Dorothy Lundvall is a widow and Chris is her son. Though the acreage has historically been a dairy, Mrs. Lundvall is unable to continue farming operations following the death of her husband.
4. Mrs. Lundvall intends in the future to generate farm income either through leasing pasture or the purchase and replacement of dairy heifers herself. Also within the next few years her daughter Greta plans to purchase part of the acreage to start a stable for horse breeding, boarding, and training. The currently inactive farm is likely eventually to become active again.
5. The proposed conservation use appears to comply with RCW 84.34.020(8).
6. The Staff Report and Exhibits submitted by the Assessor's Office are incorporated herein.
7. The hearing was held after due notice. There was no public testimony and there were no written comments.
8. The Examiner finds that the property meets the definition of the classification sought.
9. The Staff recommends approval. The Examiner concurs with Staff.

RECOMMENDATION

The Examiner recommends approval of the application.



Wick Dufford, Hearing Examiner

Date: October 21, 2008

Copies transmitted to Applicant: October 21, 2008