

BEFORE THE SKAGIT COUNTY HEARING EXAMINER

FINDINGS AND RECOMMENDATION

Applicants: Robert and Cheryl Schmitt

Address: 1807 E. Fox Hill
Mount Vernon, WA 98273

File No: C/UTR/OS#9-2008

Request: To transfer approximately 17 acres to the Current Use Farm and Agricultural Conservation Program

Location: Gunderson Road area, Lot 4 S/P#PL06-0430 within Sec. 25, T34N, R4E, W.M.

Assessor's No: P27811

Public Hearing: After reviewing the report of the Assessor's Office, the Hearing Examiner conducted a public hearing on December 17, 2008.

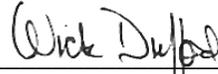
Recommendation: Approval

FINDINGS

1. Robert and Cheryl Schmitt seek to transfer property currently classified as Farm and Agricultural land under RCW 84.34.020(2) to Current Use Farm and Agricultural Conservation land under RCW 84.34.020(1)(c).
2. The application (C/UTR/OS #9-20008) seeks to transfer approximately 17 acres to the Open Space Farm and Agricultural Conservation program.
3. The property is located in the Gunderson Road area, being Lot 4, S/P #PL06-0430 within Sec. 25, T34N, R4E, W.M
4. The property has historically been classified as farm and agricultural land. However, as a result of a recent wetland survey, there needs to be a change in the way revenue is produced from the acreage. While alternative livestock and produce production methods are explored, the applicants seek to place the property in conservation status. Eventually, it is believed that agricultural use can be resumed.
5. The proposed open space use appears to comply with RCW 84.34.020.
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: January 7, 2009

Copies transmitted to Applicants: January 7, 2009