

BEFORE THE SKAGIT COUNTY HEARING EXAMINER

FINDINGS AND RECOMMENDATION

Applicants: Gordon and Michou Yenokida

Address: 6435 Zumirez Drive #4
Malibu, CA 90265

File No: C/UTRTMB#4-2008

Request: To transfer 19 acres into the Current Use Timber Program.

Location: Chuckanut Mountain area, within a portion of S1/2 SW1/4 NW1/4 Sec. 9, T36N, R3E, W.M.

Assessor's No: Portion of P47715

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. Gordon and Michou Yenokida have filed an application for the transfer of approximately 19 acres into the Current Use Timber Program. They are the owners of the property.
2. The property is located in the Chuckanut Mountain area, within a portion of S1/2 SW1/4 NW1/4 Sec. 9, T36N, R3E., W.M. The property is addressed as 1363 Chuckanut Ridge Drive. The parcel number is P47715.
3. The 20-acre property was classified as Open Space Farm and Agriculture in 1973. One-acre has been developed for a home and for a barn. The remaining 19 acres are proposed for transfer to Open Space Current Use Timber.
4. Over time trees have grown up on the property. The stand consists of Douglas Fir, Western Red Cedar, and Western Hemlock, with Red Alder and Bigleaf Maple interspersed. The basic age of the stand is 60+ years. Younger trees range from 20 to 40 years old.
5. The goal is to maintain the stand of trees for eventual harvest while providing wildlife habitat, watershed management and the opportunity for recreation.
6. A Timber Management Plan was prepared by David N. Anderson, Forestry Consultant. 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 attached hereto and 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, subject to the following condition:

At the time of harvesting, the applicants shall comply with the requirements of the Department of Natural Resource in regard to the harvesting of timber.



Wick Dufford, Hearing Examiner

Date: January 27, 2009

Copies transmitted to Applicants: January 28, 2009