

BEFORE THE SKAGIT COUNTY HEARING EXAMINER

FINDINGS AND RECOMMENDATION

Applicants: 3 F Gaard, LLC
c/o Chris Dunton and Britt Pfaff-Dunton

Address: 516 North 8th Street
Mount Vernon, WA 98273

File No: C/UTRTMB#5-2008

Request: To transfer 38.39 acres into the Current Use Timber Program.

Location: Bulson Road area, lying north of the road, within NE1/4 NW1/4 Sec. 28, T33N, R4E, W.M.

Assessor's Nos: P17397 and P17398

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

Recommendation: Approval

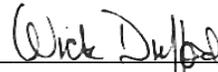
FINDINGS

1. 3 F Gaard, LLC (c/o Chris Dunton and Britt Pfaff-Dunton) has filed an application for the transfer of approximately 38.39 acres into the Current Use Timber Program. The LLC is a contract purchaser of the property.
2. The property lies north of Bulson Road within a portion of NE1/4 NW1/4 Sec. 28, T33N, R4E., W.M. The assessor's parcel numbers are P17397 and 17398.
3. The two parcels contain 38.39 acres of forest land.
4. The forested area is made up of a two-aged stand of mixed native species. The older trees, mainly Black Cottonwood and Red Alder with a few scattered Western Red Cedar, Western Hemlock and Douglas Fir, are about 60 years old. There is an understory of Red Alder that is about 5 years old. The area had a timber harvest about 2004. The entire stand resulted from natural seeding.
5. The goal is to maintain the stand of trees for eventual harvest while providing wildlife habitat, watershed management and the opportunity for recreation. The applicants have plans ultimately to transfer the southern 21.39 acres to the Open Space Farm and Agriculture classification, enabling them to surface clear the forest and then plant Christmas Trees. A one-acre homesite will be reserved within this acreage. The northern 17 acres will remain commercial forest.
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 27, 2009