

BEFORE THE SKAGIT COUNTY HEARING EXAMINER

FINDINGS AND RECOMMENDATION

Applicants: Equity Trust Company, c/o Lloyd Foulds

Address: P.O. Box 553
Burlington, WA 98233

File No: C/UO/S#16-2008

Request: To include approximately 14.72 acres in the Current Use Open Space Program.

Location: East of Old Hwy 99 North and South of Parsons Creek Road within a portion of S/P#PL132-79, in Sec. 20, T36N, R4E, W.M.

Assessor's No: P49676

Public Hearing: After reviewing the report of the Assessor's Office, the Hearing Examiner conducted a public hearing on February 25, 2009.

Recommendation: Approval

FINDINGS

1. Equity Trust Company (c/o Lloyd Foulds) seeks to include 14.72 acres in the Current Use Open Space Program. The applicant owns the property.
2. The property is located at 3863 Old Highway 99 North, south of Parsons Creek Road, within a portion of S/P#132-79, in Sec. 20, T36N, R4E, W.M. The Assessor's Account number is P49676.
3. The total acreage of the parcel is 16.12 acres. A 1.40-acre building site has been excluded. 14.72 acres are sought for inclusion in open space.
4. Wildes Creek and two of its tributaries run through the property. The applicant is protecting the streams and associated buffers via a Protected Critical Area Site Plan.
5. The reclassification will mean that the open space will be left in its natural state. The purpose is to protect streams and water supply.
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 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.



Wick Dufford, Hearing Examiner

Date: March 11, 2009

Copies transmitted to Applicants: March 11, 2009