

BEFORE THE SKAGIT COUNTY HEARING EXAMINER

FINDINGS AND RECOMMENDATION

Applicant: Buchanan Acres LLC

Address: 22734 Mud Lake Road
Mount Vernon, WA 98273

File No: Current Use Open Space Land #15-2018

Request: To transfer 25.3 acres from Farm and Agriculture to
Current Use Open Space.

Location: Lot 9, Buchanan Acres Long CaRD within Sec. 2, T34N, R4E.
W.M.

Assessor's Nos: Portion of P125691

Public Hearing: After reviewing the report of the Assessor's Office, the Hearing
Examiner conducted a public hearing on October 17, 2018.

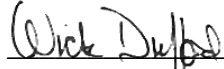
Recommendation: Approval

FINDINGS

1. Buchanan Acres LLC, through Geoff DeVries, requests the transfer of property from Farm and Agriculture to Current Use Open Space Land. The applicant owns the property.
2. The property borders Mud Lake Road and is a portion of Parcel No. P125691 described as Lot 9, Buchanan Acres Long CaRD, within Sec. 2, T34N, R4E, W.M.
3. The property does not meet the income requirements for Farm and Agriculture. The request is to transfer 25.3 acres to Current Use Open Space.
4. The property is located within an urban area. The open space classification would retain in its natural condition a tract of not less than an acre situated in an urban area and open to public use on such conditions as may reasonably be required by the granting authority.
5. The Assessor's Office advises that this classification of open space in an urban area is a case of first impression.
6. The hearing was held after due notice. There was no public testimony and there were no written comments.
7. The Examiner finds that the property meets the definition of the classification sought.
8. The Staff recommends approval. The Examiner concurs with Staff.

RECOMMENDATION

The Examiner recommends approval of the application.



Wick Dufford, Hearing Examiner

Date: November 2, 2018

Copies transmitted to Applicant, Assessor's Office and County Commissioners:

November 2, 2018

Attachment: Staff Report and Exhibits