

BEFORE THE SKAGIT COUNTY HEARING EXAMINER

FINDINGS AND RECOMMENDATION

Applicant: Delmar and Andrea Needham

Address: 21671 Tyee Road
Mount Vernon, WA 98274

File No: CU O/S F&A Conservation App#19-2017

Request: To transfer 18.20 acres from Current Use Farm and Agriculture to Current Use Open Space Farm and Agricultural Conservation.

Location: Portion of S1/2NW1/4NE1/4 Sec. 27, T33N, R4E, W.M.

Assessor's Nos: Portion of P17349

Public Hearing: After reviewing the report of the Assessor's Office, the Hearing Examiner conducted a public hearing on August 9, 2017.

Recommendation/Date: Approval – 09/01/2017


FINDINGS

1. Delmar and Andrea Needham seek to transfer 18.20 acres from Current Use Farm and Agriculture to Current Use Open Space Farm and Agricultural Conservation land.
2. The property is within a portion of S1/2NW1/4N31/4 Sec. 27, T33N, R4E, W.M. The Assessor's Account number is: portion of P17349.
3. The property does not meet the requirement for gross commercial agricultural income. Previously the property was used for grazing livestock. It is currently in pasture and used for grazing horses for sale. In the future, the trustee hopes to graze both livestock and horses and to produce more income from the land so that it may be returned to the full Farm and Agriculture program.
4. The property has not been irrevocably devoted to a use inconsistent with agricultural uses and has a high potential for returning to commercial agriculture.
5. The hearing was held after due notice. There was no public testimony and there were no written comments.
6. The Examiner admitted the exhibits submitted by Staff.

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: September 1, 2017

Copies transmitted to Applicant, Assessor and County Commissioners: September 1, 2017