

BEFORE THE SKAGIT COUNTY HEARING EXAMINER

FINDINGS AND RECOMMENDATION

Applicant: Tim McCalib

Address: 22163 Cook Road
Sedro Woolley, WA 98284

File No: C/U Open Space Land App#20-2018

Request: To transfer 11.51 acres from Current Use Farm and Agriculture and include 1.3 additional acres into Current Use Open Space Land (a total of 12.81 acres).

Location: Transfer Portions: W1/2W1/2E1/2SW1/4NW1/4 Sec. 23, T35N, R4E, W.M.; except that portion of the south 264 feet thereof, also except the County road known as Cook Road along the south line thereof, together with

E1/2W1/2E1/2SW1/4NW1/4 Sec. 23, T35N, R4E, W.M.; except that portion of the south 264 feet thereof lying west of line drawn parallel with and 20 feet west of the east line of said subdivision; also except the County road known as the Cook Road along the south line thereof, together with

W1/2E1/2E1/2SW1/4NW1/4 Sec. 23, T35N, R4E, W.M.; except road and except south 415 feet thereof.

New Inclusion: West 65 feet of east 165 feet of E1/2E1/2SW1/4NW1/4 Sec. 23, T35N, R4E, W.M.; except the south 415 feet thereof.

Assessor's Nos: P37284 and portion of P37280 and P37275

Public Hearing: After reviewing the report of the Assessor's Office, the Hearing Examiner conducted a public hearing on June 26, 2019.

Recommendation: Approval

FINDINGS

1. Tim McCalib seeks to transfer 11.51 acres from Current Use Farm and Agriculture to Current Use Open Space Land and to include an additional 1.3 acres in Current Use Open Space Land. He is the owner of the property.
2. The property lies within the NW1/4 of Sec 23, T35NR4E, W.M., as more particularly describe on page one hereof.
3. The land is currently unused for any agricultural purpose. The Farm and Agriculture portion does not meet the income requirements for its present classification.
4. The new classification would protect conserve or enhance natural, cultural, or scenic resources.
5. The hearing was held after due notice. Submitted exhibits were admitted. There was no public testimony and there were no written comments.
6. The Examiner finds that the property meets the definition of the classification sought.
7. The Staff recommends approval. The Examiner concurs with Staff.

RECOMMENDATION

The Examiner recommends approval of the application.



Wick Dufford, Hearing Examiner

Date: July 12, 2019

Copies transmitted to Applicant, Assessor's Office and County Commissioners: July 12, 2019

Attachment: Staff Report and Exhibits