

BEFORE THE SKAGIT COUNTY HEARING EXAMINER

FINDINGS AND RECOMMENDATION

Applicant: Skagit Land Trust

Address: P.O. Box 1017
Mount Vernon, WA 98273

File No: C/U Open Space Land App#4-2019

Request: Transfer 34.25 acres from Designated Forest Land program to Current Use Open Space Land program

Location: Lot 2 (north) and Lot 2 (south) of Short Plat #PL18-0489, recorded under AF#201902150064, being a portion of Gov't Lot 4, Sec. 36, T36N, R2E, W.M.

Assessor's Nos: P133563

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

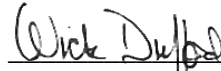
Recommendation: Approval

FINDINGS

1. The Skagit Land Trust seeks inclusion of 34.25 acres in the Current Use Open Space Land program. The property is now in the Designated Forest Land program
2. The property is on Samish Island Road and in part abuts Padilla Bay. Its legal description is Lot 2, shown as Lot 2 (north) and Lot 2 (south), of Short Plat #PL18-0489, being a portion of Gov't Lot 4, Sec. 36, T36N, R2E, W.M. The Assessor's Account number is P133563.
3. The property contains intertidal wetlands, emergent and forested/scrub wetlands and mature coastal forest. It is adjacent to the Skagit Land Trust's Samish Island Heronry. The coastal forest contains 130-year-old trees on both sides of the road in this area,
4. The proposed classification would conserve and enhance natural and scenic resources, protect natural shorelines, protect critical wildlife and native plant habitat, promote conservation principles, enhance the value of to the public of neighboring lands, enhance recreation opportunities and preserve visual quality along the road corridor.
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