

BEFORE THE SKAGIT COUNTY HEARING EXAMINER

FINDINGS AND RECOMMENDATION

Applicant: Phillip Del Nagro

Address: 7624 Windsong Lane
Sedro Woolley, WA 98284

File No: C/U O/S F&A Conservation Land App #9-2019

Request: To transfer 22.49 acres from Current Use Farm and Agriculture to Current Use Open Space Farm and Agriculture Conservation.

Location: Portion of Lot 13, Windsong Ranch Estates, within S1/2 NE1/4 SE1/4 Sec, 8, TS35N, R7E, W.M. (except one acre for building).

Assessor's No: P42294

Public Hearing: After reviewing the report of the Assessor's Office, the Hearing Examiner conducted a public hearing on February 26, 2020.

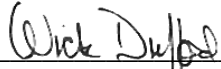
Recommendation: Approval

FINDINGS

1. Phillip Del Nagro seeks to transfer 22.49 acres from Current Use Farm and Agriculture to Current Use Open Space Farm and Agricultural Conservation.
2. The property is a portion of Lot 13 of Windsong Ranch Estates. One acre is excepted for a building. The property is within S1/2 NE1/4 SE1/4 Sec. 8, T35N, R7E, W.M. The parcel is a portion of Assessor's No. P42294.
3. The property is traditional farmland that does not now meet the income requirements for the Farm and Agriculture classification.
4. Previously used for growing hay, the property will continue as a hay field and has a high potential to return to full Farm and Agriculture status. The land has not been irrevocably devoted to a use inconsistent with 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: March 9, 2020

Copies transmitted to Applicant, Assessor's Office and County Commissioners,
March 9, 2020.

Attachment: Staff Report and Exhibits