

BEFORE THE SKAGIT COUNTY HEARING EXAMINER

FINDINGS AND RECOMMENDATION

Applicant: Dennis Nichols

Address: 22382 Bulson Road
Mount Vernon, WA 98274

File No: C/U O/S F&A Conservation App #12-2017

Request: To transfer 7.38 acres from Farm and Agriculture to the Current Use Open Space Farm and Agricultural Conservation Program.

Location: Portion of SE1/4NW1/4 Sec. 28, T33N, R4E, W.M. (Full description in Staff Report)

Assessor's Nos: Portion of P17441 and P118332

Public Hearing: After reviewing the report of the Assessor's Office, the Hearing Examiner conducted a public hearing on June 28, 2017.

Recommendation: Approval

FINDINGS

1. Dennis Nichols requests the transfer of 7.38 acres of land from Farm and Agriculture to the Current Use Open Space Farm and Agricultural Conservation program. The applicant is the owner of the property.

2. The property is adjacent to Bulson Road, being a portion of SE1/4NW1/4 Sec. 28, T33N, R4E, W.M. The parcel numbers are P17441 and P118332.

3. The property is traditional farmland classified under RCW 84.34.020 that does not presently meet the requirement for gross commercial agricultural income. Previously the land has been used as pasture for horses, cows, sheep, pigs and goats. Presently the owner is growing vegetables and herbs and raising chickens and ducks for the sale of eggs.

4. The owners intend to add more animals to the area and to raise crops. The property has a high potential for returning to commercial agricultural use.

5. The Examiner admitted the exhibits submitted by Staff.

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: July 13, 2017

Copies transmitted to Applicant, Assessor, County Commissioners: July 13, 2017