

BEFORE THE SKAGIT COUNTY HEARING EXAMINER

FINDINGS AND RECOMMENDATION

Applicants: Richard and Lanita Klein
27129 Duffy Road
Sedro Woolley, WA 98284

File No: C/UTROS #1-2007

Request: To transfer approximately 36.35 acres from
Farm and Agriculture to Current Use Open Space.

Location: South of Duffy Road and north of the Skagit River,
within a portion of Gov. Lot 5, Sec. 27, T35N, R5E,
W.M.

Parcel Nos: P40262, P40298

Public Hearing: After reviewing the report of the Assessor's Office,
the Hearing Examiner conducted a public hearing
on November 28, 2007.

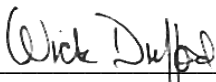
Recommendation: Approval

FINDINGS

1. Richard and Lanita Klein have filed an application for the transfer of 36.35 acres to Current Use Open Space. They are the owners of the property.
2. The property is located south of Duffy Road and north of the Skagit River, about three miles east of Sedro Woolley, within a portion of Gov. Lot 5, Sec. 27, T35N, R5E, W.M.
3. The property is mostly fallow pasture, bordered by flood plain vegetation. The property is prone to flooding and not really suitable for farming. The transfer to the Open Space classification will conserve and enhance natural and scenic resources.
4. The applicants are granting a Conservation Easement to the Skagit Conservation District that will preserve riparian habitat and other natural values on the property and prohibit uses inconsistent with such conservation values. Banned activities would include the construction of buildings, crop cultivation and commercial timber harvest.
5. The Staff Report and Exhibits submitted by the Assessor's Office, as corrected at hearing, are attached hereto and incorporated herein.
6. The hearing was held after due notice. There was no public testimony and there were no written comments.
7. The proposed use of the property appears to qualify for inclusion in the Open Space classification pursuant to RCW 84.34.020(1).
8. The Staff recommends approval. The Examiner concurs with Staff

RECOMMENDATION

The Examiner recommends approval of the application.



Wick Dufford, Hearing Examiner

Date: December 4, 2007

Copies Transmitted to Applicants: December 4, 2007