BEFORE THE SKAGIT COUNTY HEARING EXAMINER

FINDINGS AND RECOMMENDATION

Applicant:	Jon and Nannette Denouden
Address:	30496 South Skagit Highway Sedro Woolley, WA 98284
File No:	CU Open Space Land App#2-2018
Request:	To transfer 31.25 acres from Current Use Farm and Agriculture to Current Use Open Space Land
Location:	Portion of E1/2SW1/4 Sec. 30, T35N< R6E, W.M.
Assessor's No:	Portion of P42101 and P42099
Public Hearing:	After reviewing the report of the Assessor's Office, the Hearing Examiner conducted a public hearing on March 14, 2018.
Recommendation:	Approval

FINDINGS

1. The John and Nannette Denouden seeks to transfer 31.25 acres of land from Current Use Farm and Agriculture to Current Use Open Space Land. The applicants own the property.

2 The location is on south side of the South Skagit Highway. The legal description is: portion of E1/2SW1/4 Sec. 30, T35N, R6E, W.M. The parcel numbers are: portion of P42101 and P42099.

3. The land has been used for growing hay and as pasture but does not now meet the income requirements for Farm and Agriculture.

4. The property contains forest land and a swale which serve as wildlife habitat. Improvements include a residence, barns and outbuildings.

5. The new classification will conserve natural and scenic resources, protect streams and wetlands, protect wildlife habitat, enhance the value of neighboring open spaces and preserve visual quality along the highway.

6. The hearing was held after due notice. There was no public testimony and there were no written comments.
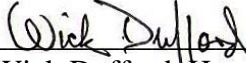
7. The Examiner admitted the exhibits submitted by Staff.

8. The Examiner finds that the property meets the definition of the classification sought.

9. The Staff recommends approval. The Examiner concurs with Staff.

RECOMMENDATION

The Examiner recommends approval of the application.

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Wick Dufford, Hearing Examiner

Date: March 26, 2018

Copies transmitted to Applicant, Assessor's Office and County Commissioners: March 26, 2018

Attachment: Staff Report and Exhibits