

BEFORE THE SKAGIT COUNTY HEARING EXAMINER

FINDINGS AND ORDER OF REMAND

Applicant: George Adams
25280 Star View Road
Mount Vernon, WA 98274

File No: PL08-0458

Request: Special Use Permit

Location: 25280 Star View Road; within a portion of Tract B, Short Plat #53-78, lying in the S1/2SE1/4SW1/4 Sec. 20, T34N, R5E, W.M.

Parcel Nos: P113563, P30384, P30383

Land Use Designation: Secondary Forest Natural Resource Land

Summary of Proposal: To operate an existing kennel (Cultus Mountain Kennels) for the breeding and selling of Rottweiler dogs and Pixie Bob cats.

Public Hearing: After reviewing the report of Planning and Development Services, the Hearing Examiner conducted a public hearing on November 4, 2009.

Decision: The application is remanded to Planning and Development Services for further investigation.

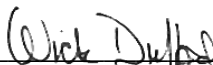
FINDINGS

1. George Adams seeks a Special Use Permit to operate a kennel for the breeding and selling of Rottweiler dogs and Pixie Bob cats.
2. The facility is located at 25280 Star View Road, in an area northeast of Big Lake and southeast of Clear Lake on a private road off of Beaver Valley Road. The property consists of Parcels P113563, P30384, and P30383, described as a portion of Tract B of SP 53-78, within a portion of SW1/2SE1/4SW1/4 Sec.20, T34N, R5E, W.M.
3. The property is zoned Secondary Forest Natural Resource Land (NRL). It is approximately 37.5 acres in size and is rectangular in shape. The property measures approximately 990 feet by 1600 feet. .
4. The applicant has been a dog breeder in Skagit County for over 40 years. The subject kennel facility existed prior to the adoption of current kennel regulations.
5. At the hearing in this matter, the Humane Society of Skagit Valley and a letter written by a member of the public alleged that the applicant has received animal cruelty citations related to the subject operation which are still pending. The County provided no information on this subject.

ORDER

1. This matter is remanded to Planning and Development Services to investigate and report to the Examiner on whether animal cruelty charges by the County against the applicant are in fact pending.
2. If the Examiner is advised that such charges are being pursued by the County, the subject permit application shall be held in abeyance until the animal cruelty charges are resolved.

SO ORDERED this 9th day of December, 2009.



Wick Dufford, Hearing Examiner