

BEFORE THE SKAGIT COUNTY HEARING EXAMINER

FINDINGS AND RECOMMENDATION

Applicant: Skagit Land Trust

Address: P.O. Box 1017
Mount Vernon, WA 98274

File No: CU Open Space Land App#3-2018

Request: To transfer 16.42 acres from Current Use Farm and Agriculture to Current Use Open Space Land

Location: Portion of Lot 4 S/P #99-0030 in NW1/4 Sec. 10, T34N, R4E, and portion of NE1/4 Sec. 15, T34N, R4E, W.M.

Assessor's No: P24472 and P131293

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 Skagit Land Trust seeks to transfer 16.42 acres of land from Current Use Farm and Agriculture to Current Use Open Space Land.
2. The property is located south of Swan Road. It is adjacent to Nookachamps and near a planned restoration project to improve habitat within Trumpeter/Logan Creek. The legal description is Lot 4 S/P #99-0030 in NWW1/4 Sec.10, T34N, R4E, and portion of NE1/4 Sec. 15, T34N, R4E, W.M.
3. The property is part of the Barney Lake Conservation Area., It has been used as agricultural land but no longer meets the income requirements for such classification. The Conservation Area is managed to protect wetlands, salmon-bearing streams, forests and sustainable agricultural lands for the benefit of future generations. The aim is to protect natural conditions amidst an urbanizing landscape.
4. The new classification will conserve or enhance natural or scenic resources, protect streams, wetlands, and critical wildlife habitat, and retain natural state tracts of land.
5. P131293 is the subject to a North American Wetland Conservation Act permanent deed restriction and a Clear Valley Environmental Farm Covenant. The land classification sought is not inconsistent with these easements.
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.



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