

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#4-2018

Request: To transfer 2.46 acres from Current Use Farm and Agriculture to Current Use Open Space Land

Location: Portion of NW1/4NE1/4 South of Hwy 17A Sec. 7, T35N, R8E, W.M.

Assessor's No: P43497

Public Hearing: After reviewing the report of the Assessor's Office, the Hearing Examiner conducted a public hearing on March 14, 2018.

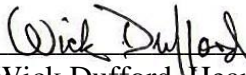
Recommendation: Approval

FINDINGS

1. The Skagit Land Trust seeks to transfer 2.46 acres of land from Current Use Farm and Agriculture to Current Use Open Space Land.
2. The legal description is: portion of NW1/4NE1/4 South of Highway 17A Sec. 7, T35, N, R8"E, W.M.
3. The property, part of the Hum Field Conservation Area, It has been used as agricultural land but no longer meets the income requirements for such classification. The plan is to maintain it hereafter as an area providing fish and wildlife habitat and connecting to other protected lands. The property will be open to low impact public access
4. The new classification will conserve natural and scenic resources, protect streams and wetlands, preserve the visual quality along highways, and enhance the value of neighboring natural areas.
5. The land is the subject of a Conservation Easement held by the Skagit County Farmland Legacy Program with a purpose to assure its retention predominantly in its natural conditions
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