

BEFORE THE SKAGIT COUNTY HEARING EXAMINER

FINDINGS AND RECOMMENDATION

Applicant: Monte and Luanne Geerdes

Address: 18650 Skagit City Road
Mount Vernon, WA 98273

File No: CU Open Space Land App#21-2017

Request: To transfer 11.85 acres from Current Use Farm and Agriculture to Current Use Open Space Farm and Agricultural Conservation.

Location: Portion of Government Lot 5, Sec 1, T33N, R3E, W.M.

Assessor's Number: Portion of P15245

Public Hearing: After reviewing the report of the Assessor's Office, the Hearing Examiner conducted a public hearing on August 9, 2017.

Recommendation/Date: Approval – 09/01/2017

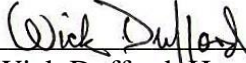
FINDINGS

1. Monte and Luanne Geerdes seek to transfer 11.85 acres from Current Use Farm and Agriculture to Current Use Open Space Farm and Agricultural Conservation.
2. The property lies along Skagit City Road within a portion of Government Lot 5, Sec. 1, T33N, R1E, W.M.
3. The property was previously used for raising dairy replacement cattle and is now used for rescue horses. It does not meet the income requirements for the Farm and Agriculture classification.
4. In the future, the intent is to use the land for raising beef cattle. The property has not been irrevocably devoted to a use inconsistent with agricultural uses and has a high potential for returning to commercial agriculture.
5. The hearing was held after due notice. There was no public testimony and there were no written comments.
6. The Examiner admitted the exhibits submitted by Staff.

7. The Examiner finds that the property meets the definition of the classification sought.
8. The Staff recommends approval. The Examiner concurs with Staff.

RECOMMENDATION

The Examiner recommends approval of the application.



Wick Dufford, Hearing Examiner

Date: September 1, 2017

Copies transmitted to Applicant, Assessor and County Commissioners: September 1, 2017