

BEFORE THE SKAGIT COUNTY HEARING EXAMINER

FINDINGS AND RECOMMENDATION

Applicant: William Budd and Barbara Denovan

Address: 5162 Edens Road
Anacortes, WA 98221

File No: CU Open Space Land App#29-2017

Request: To transfer 39.6 acres from Current Use Farm and Agriculture to Current Use Open Space Land

Location: S1/2NW1/4SW1/4 and N1/2SW1/4SW1/4 Sec. 1, T35N, R1E., W.M.

Assessor's No: P31126 and P31127

Public Hearing: After reviewing the report of the Assessor's Office, the Hearing Examiner conducted a public hearing on January 24, 2018.

Recommendation: Approval

FINDINGS

1. William Budd and Barbara Denovan seek to transfer 39.6 acres of land from Current Use Farm and Agriculture to Current Use Open Space Land..
2. The property is situated on Guemes Island and is the S1/2NW1/4SW1/4 and N1/2SW1/4SW1/4 Sec. 1, T35N, R1E, W.M.
3. The subject property is mostly flat and heavily forested. Many of the conifers appear to be in excess of 75 to 80 years old. Jim Denovan testified that the property is a family treasure that the entire family wishes to preserve.
4. The new classification would conserve natural resources, protect ponds and aquifers, protect soil resources and protect critical wildlife and native plant habitat. It would also preserve the visual quality along roadways.
5. Consistent with the new classification, the family would be free to remove invasive species, maintain existing primitive trails and manage the forest for carbon sequestration.

6 The hearing was held after due notice. There was no public testimony and there were no written comments.

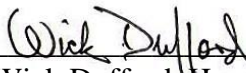
5. The Examiner admitted the exhibits submitted by Staff.

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

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

RECOMMENDATION

The Examiner recommends approval of the application.



Wick Dufford, Hearing Examiner

Date: February 15, 2018

Copies transmitted to Applicant, Assessor's Office and County Commissioners: February 15, 2018