

BEFORE THE SKAGIT COUNTY HEARING EXAMINER

FINDINGS AND RECOMMENDATION

Applicant: Robert and Sandra Augir

Address: 2372 Bulson Road
Mount Vernon, WA 98273

File No: Current Use Open Space Application #004-2011

Request: To include 8.01 acres in the Current Use Open Space Program.

Location: West of Bulson Road, within a portion of Lot B, Short Plat 45-75,
within Sec. 33, T33N, R4E, W.M.

Assessor's No: Portion of P17733

Public Hearing: After reviewing the report of the Assessor's Office, the Hearing Examiner conducted a public hearing on February 8, 2012.

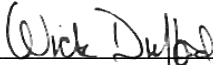
Recommendation: Approval

FINDINGS

1. On December 30, 2011, Robert and Sandra Augir filed an application for the inclusion of approximately 8.01 acres in the Current Use Open Space Program. The applicants own the property.
2. The property is located west of Bulson Road, within a portion of Lot B, Short Plat 45-75, within Sec. 33, T33N, R4E, W.M. The parcel contains 9.01 acres.
3. Fischer Creek traverses the property. Except for boardwalks, a bridge and fencing, the area to be designated open space is undeveloped.
4. The area serves as habitat for local wildlife. Photos of deer, bear and an eagle were submitted. Other mammals and birds have been observed. The applicants have a vegetation plan to enhance current habitat with native species and provide additional stream bank protection.
5. The preservation of this land would serve the open space objectives of conserving and enhancing natural resources, and protecting streams and wetlands.
6. The proposal is to put the property into the Current Use Open Space Program, minus a one-acre homesite.
7. The hearing was held after due notice. There was no public testimony and there were no written comments.
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: February 17, 2012

Copies transmitted to Applicant, Assessor's Office, County Commissioners: February 17, 2012