

BEFORE THE SKAGIT COUNTY HEARING EXAMINER

FINDINGS AND RECOMMENDATION

Applicant: David Pemberton

Address: 18318 Periwinkle Lane
Mount Vernon, WA 98274

File No: Current Use Open Space #001-2011

Request: To transfer a 21.5 acre parcel from Farm and
Agriculture to the Current Use Open Space Program.

Location: NE1/4SE1/4 Sec 5, T33N, R5E, W.M.

Assessor's No: P17913

Public Hearing: After reviewing the report of the Assessor's Office, the Hearing
Examiner conducted a public hearing on June 22, 2011.

Recommendation: Approval

FINDINGS

1. David Pemberton requests the transfer of property from Farm and Agriculture to the Current Use Open Space Program. The applicant owns the property.

2. The property is located in the NE1/4SE1/4 Sec. 5, T33N, R5E, W.M. The parcel number is P17913.

3. Rudimentary structures have been present on the property for many years. Roads, paths and small plots for the structures occupy a portion of the property. The remainder is unobstructed open space.

4. Approximately 1/4 of the parcel is occupied by a large bog system and wetlands. None of the onsite wetlands are associated with a stream. The wetland areas provide habitat for numerous animal species, and water quality functions, as well as flood and stormwater control. Runoff from the property is tributary to Walker Creek/Nookachamps Creek.

5. The preservation of this land would conserve and enhance natural resources, protect streams and water supply, promote soil and wetland conservation and enhance the value of neighboring open space.

6. The proposal is to put the parcel into the Current Use Open Space Program, minus buildings and roads.

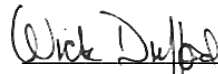
7. The hearing was held after due notice. There was no public testimony and there were no written comments.

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: June 29, 2011

Copies transmitted to Applicant: June 29, 2011