BEFORE THE SKAGIT COUNTY HEARING EXAMINER

FINDINGS AND RECOMMENDATION

Applicant:	Ryan and Tina Patrick
Address:	22684 Bulson Road Mount Vernon, WA 98274
File No:	C/U O/S F&A Conservation App #10-2017
Request:	To transfer 8.02 acres from Farm and Agriculture to the Current Use Open Space Farm and Agricultural Conservation Program.
Location:	Lot 2, Short Plat 74-77, being a portion of NE1/4SE1.4 Sec. 28, T33N, R4E. W.M. (Full description in Staff Report)
Assessor's Nos:	Portion of P117187
Public Hearing:	After reviewing the report of the Assessor's Office, the Hearing Examiner conducted a public hearing on May 24, 2017
Recommendation:	Approval

FINDINGS

1. Ryan and Tina Patrick request the transfer of 8.02 acres of land from Farm and Agriculture to the Current Use Open Space Farm and Agricultural Conservation program. The applicants are the owners of the property.

2. The property is adjacent to Bulson Road, being Lot 2 of Short Plat 74-77, a portion of NE1/4SE1/4 Sec. 28, T33N, R4E, W.M. The parcel number is P11787.

3. The property is traditional farmland classified under RCW 84.34.020 that does not presently meet the requirement for gross commercial agricultural income. Previously the land has been used as pasture for cattle and horses. Presently the property is used for growing grapes for wine.

4. The owners hope to continue growing grapes and to add cattle, chickens and fruit trees. The property has a high potential for returning to commercial agricultural use.

5. The Examiner admitted the exhibits submitted by Staff.

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

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
Wick Dufford, Hearing Examiner

Date: June 6, 2017

Copies transmitted to Applicant, Assessor, County Commissioners: June 6, 2017