

BEFORE THE SKAGIT COUNTY HEARING EXAMINER

FINDINGS AND RECOMMENDATION

Applicants: John C and Roberta K Hunter

Address: 5043 Wildlife Acres Lane
Sedro-Woolley, WA 98284

File No: C/U OS#2-2008

Request: To include approximately 9.20 acres in the Current Use Open Space Program.

Location: South and Southeast of Prairie Road within Sec. 34, T36N, R4E, W.M.

Assessor's No: Portion of P50663

Public Hearing: After reviewing the report of the Assessor's Office, the Hearing Examiner conducted a public hearing on August 27, 2008.

Recommendation: Approval

FINDINGS

1. John C. and Roberta K Hunter have filed an application for inclusion of approximately 9.20 acres in the Current Use Open Space Program. They are the owners of the property.

2. The property is located south and southeast of Prairie Road, within Sec 34, T36N, R4E., W.M. It is the south half of parcel #P50663. This portion of the parcel is about 10.1 acres in size. Space has been reserved for a residence and shop.

3. The parcel has been logged several times since 1910. Currently approximately 7 acres have been cleared for periodic pasture use. The southwest corner is forested. An unclassified stream runs north-south through the property.

4. The parcel is adjacent to several hundred acres of industrial forest owned by the Trillium Corporation. These acres are open for public pedestrian use. There is a trail from the subject property that ties into the forest land road network. The trail is primarily used by horsemen, through there are some hikers. Wildlife is abundant in the area.

5. The Open Space classification is sought to protect streams and water supply, enhance public recreation opportunities and enhance the value to the public of abutting forest land.

6. The proposed open space use appears to comply with RCW 84.34.020.

7. The Staff Report and Exhibits submitted by the Assessor's Office are incorporated herein.

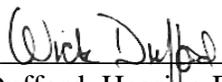
8. The hearing was held after due notice. There was no public testimony and there were no written comments.

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

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

RECOMMENDATION

The Examiner recommends approval of the application.



Wick Dufford, Hearing Examiner

Date: September 11, 2008

Date transmitted: September 11, 2008