

BEFORE THE SKAGIT COUNTY HEARING EXAMINER

CORRECTED

FINDINGS AND RECOMMENDATION

Applicant: Skagit Land Trust
PO Box 1017
Mount Vernon, WA 98273

Current property owner:

Matthew Williams
8555 Copper Lane
Sedro Woolley, WA 98284

File No: C/U O/S #02-2015

Request: To transfer 13.03 acres from Designated Forest Land to Current Use Open Space.

Location: North of Sedro Woolley on Copper Lane; within portions of the SW ¼ and the NW ¼ of Section 14, Township 35N, Range 4 East, W.M., Skagit County, Washington

Parcel Nos: P36619, P36548, P131261

Public Hearing: After receiving the report of the Assessor's Office, the Hearing Examiner conducted a public hearing on November 18, 2015. The Assessor's staff recommended approval.

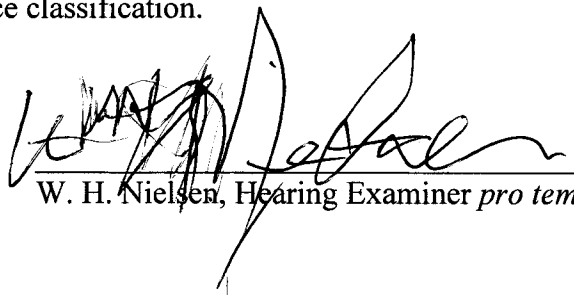
Recommendation: Approval

FINDINGS OF FACT

1. The application was filed on behalf of Skagit Land Trust. The property has since been transferred to Matthew Williams who wishes to pursue the application. The homesite of 1.45 acres is not part of the application.
2. The property consists of 13.03 acres described as portions of the NW ¼ and the SW ¼ of Sec 14, T35N, R4E, W.M.
3. The request was incorrectly submitted to the Hearing Examiner as a transfer from Current Use Farm and Agricultural to the Current Use Open Space classification. The transfer as corrected is submitted as Designated Forest to the Current Use Open Space classification.
4. In 1999 owner Hildegard Kretschmer placed a conservation easement on the property. The property was bequeathed to Skagit Land Trust in 2014 upon Ms. Kretschmer's passing. Over the last 15 years the property has been managed to preserve the natural integrity of the mature native forest and seasonal stream/riparian area that flows into Wollard Creek.
5. The property was transferred from Skagit Land Trust to Matthew D. Williams on or about October 28, 2015. Mr. Williams is in full agreement with the guidelines set in place by Skagit Land Trust.
6. The hearing was held after proper notice, including the correct designation. There was no public testimony and there were no written comments.
7. The Examiner finds that the property meets the requirements of the classification sought.
8. The Assessor staff recommends approval. The Examiner concurs with staff.

RECOMMENDATION

The Examiner recommends approval of the application transferring from Designated Forest Land to the Current Use Open Space classification.



W. H. Nielsen, Hearing Examiner *pro tem*

Date: May 18, 2016

Copies transmitted to Applicant: May 18, 2016