

BEFORE THE SKAGIT COUNTY HEARING EXAMINER

FINDINGS AND RECOMMENDATION

Applicant: Ethel Nystrom

Address: 12999 Satterlee Road
Anacortes, WA 98221

File No: CU O/S F&A Conservation App #24-2017

Request: To transfer 5.59 acres from Current Use Farm and Agriculture to Current Use Open Space Farm and Agricultural Conservation.

Location: Railroad to Anacortes Lot 17-22 Block 28, Lots 11-22, N1/2 of vacated 6th Avenue Block 29 and Lots 11-16, S1/2 vacated 6th Avenue Block 30, together with the North 318 feet, of NW1/4NE1/4NW1/4 Secs. 4 & 9, T34N, R2E, W.M. less 1 acre tract and house.

Assessor's Numbers: Portion of P60848 and P20192

Public Hearing: After reviewing the report of the Assessor's Office, the Hearing Examiner conducted a public hearing on November 15, 2017.

Recommendation/Date: Approval. December 11, 2017.

FINDINGS

1. Ethel Nystrom seeks to transfer 5.59 acres from Current Use Farm and Agriculture to Current Use Open Space Farm and Agricultural Conservation.

2. The property is within Secs 4 and 9, T34N, R2E, W.M. The complete property description is set forth on the preceding page.

3. The property was been use for grazing cattle but currently is used for pasture, a small orchard and a garden plot. It does not now meet the income requirements for the Farm and Agriculture classification.

4. In the future, the intent is to use the land for livestock – cattle or horses. The property has not been irrevocably devoted to a use inconsistent with agricultural uses and has a high potential for returning to commercial agriculture.

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

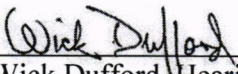
6. The Examiner admitted the exhibits submitted by Staff.

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, Hearing Examiner

Date: December 11, 2017

Copies transmitted to Applicant, Assessor and Commissioners: December 11, 2017.