

BEFORE THE SKAGIT COUNTY HEARING EXAMINER

FINDINGS AND RECOMMENDATION

Applicant: Patricia Hamilton

Address: 17846 Colony Road
Bow, WA 98232

File No: C/U O/S F&A Conservation, App#15-2016

Request: To transfer 27.55 acres from Current Use Farm and Agriculture to Current Use Open Space Farm and Agriculture Conservation.

Location: SE1/4SE1/4, east of county road, except the south 40 feet and N1/2, also except the west 280 feet thereof, Sec. 24, T36N, R3E, W.M. together with S1/2 Gov't Lot 4, except the south 40 feet, Sec. 19, T36N, R4E, WM.

Assessor's No: Portion of P48223 and P49456

Public Hearing: After reviewing the report of the Assessor's Office, the Hearing Examiner conducted a public hearing on December 7, 2016,

Recommendation/Date: Approval. January 18, 2017.

FINDINGS

1. Patricia Hamilton seeks to transfer 27.55 acres from Current Use Farm and Agriculture to Current Use Open Space Farm and Agricultural Conservation.
2. The property's location is: SE1/4SE1/4, east of county road, except the south 40 feet and the north 1/2, also except the west 280 feet thereof, in Sec. 24, T36N, R3E, W.M. together with S1/2 Gov't Lot 4, except the south 40 feet in Sec. 19, T36N, R4E, W. M. It is a portion of P48223 and P49456.
3. The property is traditional farmland currently classified under RCW 84.34. Previously the land was used for cattle pasture until the lake was put in. Currently the land is being used for pasture for horse riding and training. The property does not now meet the requirement for gross commercial agricultural income.
4. There is a high potential for the property to return to the Current Use Farm and Agriculture Program in the current decade.
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: January 18, 2017

Copies transmitted to Applicant, Assessor, County Commissioners: January 18, 2017