

BEFORE THE SKAGIT COUNTY HEARING EXAMINER

FINDINGS AND RECOMMENDATION

Applicant: Robert and Ann Raish

Address: 15253 Josh Wilson Road
Burlington, WA 98233

File No: C/U Open Space F&A Conservation, App#13-2016

Request: To transfer 39 acres from Current Use Farm and Agriculture to Current Use Open Space Farm and Agriculture Conservation.

Location: NE1/4SW1/4 Sec. 27, T35N, R3E, W.M., except the following described tract of land; Beginning at the southwest corner of the NE1/4SW1/4, thence north 440 feet to the point of beginning; thence east 360 feet; thence north 120 feet; thence west 360 feet; thence south 120 feet to the point of beginning.

Assessor's No: Portion of P34860

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 25, 2017.

FINDINGS

1. Robert and Ann Raish seek to transfer 39 acres from Current Use Farm and Agriculture to Current Use Open Space Farm and Agricultural Conservation.
2. The property's location is: NE1/4SW1/4 Sec. 27, T35N, R3E, W.M., except the following described tract of land: Beginning at the southwest corner of the NE1/4SW1/4, thence north 440 feet to the point of beginning; thence east 360 feet; thence north 120 feet; thence west 360 feet; thence south 120 feet to the point of beginning.
3. Improvements on the property include a house and two barns. The property was formerly used for a horse breeding business. Currently there are riding trails and pasture. The property does not now meet the requirement for gross commercial agricultural income.
4. The plan is to resume a horse related business starting in 2017 and to grow, harvest and sell hay. 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 25, 2016

Copies transmitted to Applicant, Assessor, County Commissioners: January 25, 2016