

**BEFORE THE SKAGIT COUNTY HEARING EXAMINER**

**FINDINGS AND RECOMMENDATION**

**Applicants:** William and Rebecca Murray

**Address:** 16502 Walking M Lane  
Mount Vernon, WA 98273

**File No:** CUTR/OS#10-2008

**Request:** To transfer approximately 16.51 acres to the Current Use Open Space Program.

**Location:** Gunderson Road area, portion of Tract 13 of Survey “The Uplands” within Sec. 30, T34N. R5E., W.M.

**Assessor’s No:** Portion of P30456

**Public Hearing:** After reviewing the report of the Assessor’s Office, the Hearing Examiner conducted a public hearing on December 17, 2008.

**Recommendation:** Approval

## **FINDINGS**

1. William and Rebecca Murray seek to preserve approximately 16.51 acres of land through inclusion in the Current Use Open Space program. They are the owners of the property.

3. The property is a portion of the old Walking M Ranch off of Gunderson Road. It is a portion of Tract 13 of "The Uplands" survey within Sec. 30, T34N, R4E, W.M.

4. A wetland delineation was conducted and shows that the applicants' property is primarily a wetland with a Type 3 stream running along the northwest. The applicants have excluded some parts of the parcel from this application, including a home and barn area and portions of two roads.

5. A publicly funded fish habitat restoration project is underway on the property. The Skagit Fisheries Enhancement Group has undertaken a significant planting of native plants. The applicants have also engaged SKY Native Plant Nursery and obtained material from other local nurseries for additional native plantings. A custom native grass blend has been sown in the area disturbed during home construction.

6. The proposed open space will conserve and enhance natural resources, protect streams, promote soil and wetland conservation, enhance public recreation opportunities, enhance value to the public of abutting lands, and preserve visual quality.

7. The application appears to conform to the requirements of RCW 84.34.020.

8. The Staff Report and Exhibits submitted by the Assessor's Office are incorporated herein. The Assessor's Office noted that this application is unusually well done.

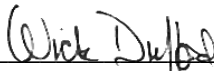
9. The hearing was held after due notice. There was no public testimony and there were no written comments.

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

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

**RECOMMENDATION**

The Examiner recommends approval of the application.

  
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Wick Dufford, Hearing Examiner

Date: January 7, 2009

Copies transmitted to Applicants: January 7, 2009