

**BEFORE THE SKAGIT COUNTY HEARING EXAMINER**

**FINDINGS AND RECOMMENDATION**

**Applicant:** Skagit Land Trust

**Address:** 1010 S. 3d Street  
Mount Vernon, WA 98273

**File No:** CU Open Space Land App#6-2018

**Request:** To transfer 38.08 acres from Current Use Farm and Agriculture to Current Use Open Space Land

**Location:** Portion of NE ¼ Sec. 14, T35N, R5E, W.M.

**Assessor's No:** P121411

**Public Hearing:** After reviewing the report of the Assessor's Office, the Hearing Examiner conducted a public hearing on March 14, 2018.


**Recommendation:** Approval

## **FINDINGS**

1. The Skagit Land Trust seeks to transfer 38.08 acres of land from Current Use Farm and Agriculture to Current Use Open Space Land. The land trust owns the property.
2. The location is along Minkler Road near its intersection with SR 20. The legal description is: portion of NE1/4, Sec. 14, T35N, R5E, W.M. Parcel No.121411.
3. The property, part of the Minkler Lake Conservation Area, contains both field and forest. It was used as agricultural land by the previous owner, but no longer meets the income requirements for such classification. The plan is to maintain it hereafter as an area providing fish and wildlife habitat and a quiet setting for people to enjoy.
4. The subject property will be open to low impact public access, including waterfowl hunters, while serving as a scenic backdrop for area residents and travelers.
5. The new classification will conserve natural and scenic resources, protect streams and wetlands, preserve the visual quality along highways, and enhance recreation opportunities. The classification will also promote conservation principles through use of the parcel as an outdoor Conservation Classroom site.
6. The land is the subject of a Salmon Recovery Funding Board Deed of Right to use the land for salmon recovery purposes.
7. The hearing was held after due notice. There was no public testimony and there were no written comments.
8. The Examiner admitted the exhibits submitted by Staff.
9. The Examiner finds that the property meets the definition of the classification sought.
10. The Staff recommends approval. The Examiner concurs with Staff.

**RECOMMENDATION**

The Examiner recommends approval of the application.

  
\_\_\_\_\_  
Wick Dufford, Hearing Examiner

Date: March 26, 2018

Copies transmitted to Applicant, Assessor's Office and County Commissioners: March 26, 2018

Attachment: Staff Report and Exhibits