AFTER RECORDING RETURN TO:
SKAGIT COUNTY HEARING EXAMINER
1800 CONTINENTAL PLACE
MOUNT VERNON, WA 98273

DOCUMENT TITLE: ORDER ON PRELIMINARY PLAT PL07-0465
                   PLAT OF *THE RESERVE AT OVERLOOK CREST*

HEARING OFFICER: SKAGIT COUNTY HEARING EXAMINER

APPLICANT: OVERLOOK CREST LLC

PARCEL NUMBERS: P29854, P104392, P30528, P29883, P29885, P29855, P107656,
                   P29886, P29999, P30527, P104391

LEGAL DESCRIPTION: The subject property is located north and east of Overlook Golf
Courses above Big Lake at 17523 SR 9; within portions of Sections 31 and 36, Township
34 North, Range 4 East, W.M., Skagit County, Washington.

Permits Plus Receipts dated: 3/21/2013

BEFORE THE SKAGIT COUNTY HEARING EXAMINER

Applicant:	Overlook Crest LLC c/o Rob Janicki 103 North Township Street Sedro-Woolley, WA 98284
Agent:	Devon Gilliland 103 North Township Street Sedro-Woolley, WA 98284
Request/File No:	Preliminary Plat approval for *"The Reserve at Overlook Crest"*, PL07-0465
Location:	North and east of Overlook Golf Course above Big Lake at 17523 State Route 9, within a portion of Secs 31 & 36, T34N, R4E & R5E, W.M.
Land Use Designation:	Rural Village Residential (RVR), Rural Resource (RRc) and Rural Reserve (RRv)
Summary of Proposal:	Preliminary approval of a Long Conservation and Reserve Development (Long CaRD) land division to create 106 residential lots on a 190-acre site with associated open space and infrastructure.
SEPA Compliance:	Mitigated Determination of Non-Significance (MDNS) published July 7, 2011.
Public Hearing:	February 27, 2013. Six members of the public testified. Planning and Development Services (PDS) recommended approval. The Examiner visited the site.
Recommendation:	The Hearing Examiner recommends approval, with conditions.
Commission Review:	This is a Level III application. The final decision shall be by the Board of County Commissioners after a closed record hearing.
Online Text:	The entire text of this recommendation can be viewed at www.skagitcounty.net/hearing examiner

1