

Stiles (P36885) Chronology

- April 25, 1977 Contract Rezone R-77-002. Request by Pierson/Regency Investment Corp. to rezone approximately 10.4 acres. Contract limits rezone to a 1000 foot arc of the intersection of the centerline of I-5 and Cook Rd., limits uses to highway oriented commercial and requires connection to water and sewer, and other provisions. *Note: Resulting C-LI area corresponds to shaded area in Figure 1, Map A, below.*
- June 24, 1977 Regency Investment Corporation acquires Pierson property (AF number illegible, Vol 713, Page 472).
- July 7, 1977 Sewer service agreement between Regency Investment (William A. Stiles, Jr., secretary) and Whatcom Water District No.12 (now Samish Water District), Resolution No. 109 (property described in Exhibit “A” portion of Applicant Exhibit K and mapped by Skagit County (Figure 1) and the Samish Water District (Figure 2)).
- November 1, 1977 Regency Investment acquires McKee property (AF 869025)
- February 25, 1980 Interlocal agreement with Whatcom Water District No. 12 (AF 8003180022; Applicant Exhibit J). Agreement is with Regency Investment Corp. for service to 10.2 acres as follows:
- | | |
|------------------------------|------------|
| 150 Unit Motel | 19,500 G/D |
| Commercial Bldg., 20K sq.ft. | 5,000 G/D |
| Service Station | 1,000 G/D |
- May 5, 1982 Letter of sewer service availability to Bicentury Realty indicating final payment made on Sewer Service Agreement #860976. Includes May 3, 1982 letter to Planning Commission indicating availability (to same property described in Res. No. 109 above).
- July 27, 1982 S/P 22-82, two-lots (former Pierson property), by Regency Investment (AF 8207290006). See Applicant Exhibit F.
- May 17, 1990 Boundary line adjustment, Regency Investment, creates 3 parcels south of 1000’ arc line (AF 9005240082).
- May 23, 1990 Regency Investment conveys parcels south of 1000’ arc line to Skagit Escrow Automated Systems (SEAS) (See Applicant Exhibit G). *[Note: Applicant asserts that this conveyance (to Stile’s southern neighbor) reserves utilities to Stiles’ property (see Exhibit “B” portion of Applicant Exhibit G)].*
- April 25, 1994 Regency Investment conveys to William A. Stiles, Jr. and Betty M. Stiles a portion of Lot B (of S/P 22-82), and a portion of area lying north of the 1000’ radius (AF 9404250055).
- December 14, 1994 Easements granted on properties south of 1000’ arc line. (AF 950126001). Addresses sewer, but only on properties south of Stiles

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	(P36885). Addresses drainage across western portion of Stiles' property, adjacent to freeway.
January 4, 1995	Texaco station built on P36909 (Lot 3 of 2005 BLA). Building permit issued to Fast Break Enterprises, current owner.
May 1, 1997	First GMA Comprehensive Plan adopted.
August 17, 1999	Interim Ordinance No. 17535. Identified area within 1000' of I-5 & Cook Rd. as study area for possible RFS based on logical outer boundaries, but placed moratorium on further building permits.
July 24, 2000	RFS Zoning approved on properties (portion) south of Stiles Ordinance No. 17938 and subsequent Hearings Board Order (WWGMHB Case No. 00-2-0049c).
December 26, 2000	Resolution No. 18138 establishes vesting of development proposed in 1982 short plat and 1977 contract rezone, allowing for a 150-unit motel, a 20,000 sq.ft. retail building, a restaurant, and a gas station (existing as of January, 1995). Note: the resolution overturns H.E. decision affirming Planning's Administrative Decision that development was not vested. Appeal of H.E. decision filed to BCC by James and Nancy Duffy, who owned Texaco station.
December 13, 2002	Espresso stand built on P36908.
September 3, 2003	Bob's Burgers and Brew built on P36908. Building Permit Issued to Fast Break Enterprises. Current owner is JJMD Investments.
January 28, 2004	Easement granted by JJMD Investments to PUD for utility access across commercial properties. (AF 200401280031) Note: Easement includes Stiles' p-number, and seems to grant access to and across his property, but Stiles is not a signatory to the agreement. Stiles' relationship to JJMD unknown.
April 20, 2005	3-lot Binding site plan (PL04-0916), Fast Break Enterprises, creating: P36909 – Currently Texaco station (January 4, 1995) P122695 – Currently Jack-in-the-Box (June 25, 2007) P122694 – Currently Marriot/Fairfield Inn (April 13, 2006)
April 13, 2006	Marriot/Fairfield Inn built on P122694 (Lot 1 of 2005 BLA). Building permit issued to Sycan B Corp. Current owner is Burfair, LLC.
June 25, 2007	Jack in the Box built on P122695 (Lot 2 of 2005 BLA). Building permit issued to Fast Break Enterprises, current owner.