



SKAGIT COUNTY HEARING EXAMINER

EXHIBIT LIST – OVERCREST APL2025-0005

EXHIBIT:	DESCRIPTION:	DATE FILED:
1.	Appeal Form BP21-0785 Application to Appeal - Sanford, Koopmans, Wittendorf – 4/23/2025	
2.	Appeal Form BP21-0785 Application to Appeal Edelstein – 4/23/2025	
3.	Consolidated Appeal Attachments	
	A. Appel Attachment A- Answers to Questions – 4/24/2025	
	B. Appeal Exhibits	
	(0) Table- Indicating 15 Exhibits	
	(1) Ex. 1 Letter of Dr. Horner w/ Multiple Exhibits – 11/19/2025	
	(2) Ex. 2-WSU Article, Dated Jan.2023	
	(3) Ex. 3-WA Dept of Ecology Article, Dated Jan.2023	
	(4) Ex. 4-Pictures of Construction, Undated	
	(5) Ex. 5-an Email of Edelstein to nwroets@ecy.wa.gov – 12/31/2025	
	(6) Ex. 6-an Email of Koopman's to pdsenforcement@co.skagit.wa.us , pds@co.skagit.wa.us – 2/1/2025	
	(7) Ex. 7-Ecology Inspection Report – 1/9/2025	
	(8) Ex. 8-Skagit County, Ecology Inspection Required	
	(9) Ex. 9-Inspection Worksheet – 2/21/2025	
	(10) Ex. 10-Images from Drone – 12/24/2025	
	(11) Ex. 11-Approved Civil Plans, Phase 1 – 7/11/2025	
	(12) Ex. 12-Approved Stormwater Site Plan, Phase 1 – 7/11/2025	
	(13) Ex. 13-Approved Civil Plans, Phase 1 – 3/25/2025	
	(14) Ex. 14-Approved Drainage Report – 3/28/2025	
	(15) Ex. 15-Appellants' Resumes	
4.	County Exhibit of Receipt – 5/14/2025	
5.	Pre-Hearing Conference Order – 5/13/2025	
6.	Building Permit Revision Application – 5/23/2025	
7.	Report of Horner, dated 5/12/2025 – 5/23/2025	
8.	Pamphlet: Maintaining Your Neighborhood Stormwater Facilities – 5/23/2025	
9.	Stormwater Wet Pond and Wetland Management Guidebook, dated Feb.2009 - 5/23/2025	

10. Applicant's Motion to Dismiss – 5/29/2025
 - A. Ex. A-Correspondence, various dates
 - B. Ex. B-Declaration of Palewicz – 5/28/2025
 - C. Motion to Dismiss
11. Applicant's Pre-Hearing Memo – 5/29/2025
12. Appellant's Pre-Hearing Memo – 5/30/2025
13. Appellant's Motion to Bifurcate – 5/30/2025
14. Department's Pre-Hearing Memo – 5/30/2025
15. Second Pre-Hearing Order – 6/6/2025
16. Corrected 2nd15 -Corrected Prehearing Order_APL.2025.005_Overlook Crest - 6.6.25 – 6/6/2025
17. Appellants Response to Applicant's Motion to Dismiss – 6/9/2025
18. Koopmans Certification Correspondence – 6/9/2025
19. Apl 2025-0005 Appellant's Request to Revision to Second Prehearing Order Corrected – 6/9/2025
20. Applicant's Response to Motion to Bifurcate – 6/9/2025
21. Appellants Rebuttal to Applicants Reply...Motion to Dismiss 06.11.2025 – 6/11/2025
22. Appellants Rebuttal to Applicants Reply...Motion to Dismiss 06.11.2025 – 6/11/2025
23. Applicant's Reply to Appellants' Response to Motion to Dismiss - Filed 6-11-25 – 6/11/2025
24. Order on Motion to Bifurcate – 6/16/2025
25. Order on Motion to Revise 2nd Prehearing Order – 6/19/2025
26. Appellant Edelstein's Motion for Summary Judgement – 6/21/2025
27. Order on Motion to Dismiss – 6/23/2025
 - A. Corrected order on Motion to Dismiss – 6/24/2025
28. Order on Motion for Summary Judgement – 6/23/2025
29. Appellant Edelstein's Motion of Clarification and Other Relief – 6/27/2025
30. Corrected Order on Motion to Dismiss - 6/27/2025
31. Order on Motion to Clarify and Toll – 6/27/2025
32. Appellants joint Request for Reconsideration – 7/7/2025
 - A. Declaration of Koopman – 7/7/2025
 - B. Appellants Statement in Support of Reconsideration – 7/7/2025
33. County Response to Motion for Reconsideration – 7/18/2025
34. Applicants' response to motion for reconsideration – 7/18/2025
35. Order on Appellants request to reconsider – 7/22/2025
36. Notice of Appearance/ association by Schermetzler – 6/21/2025

37. Letter: Request for Pre Hearing Conference – 6/21/2025

- A. Order granting petition from Skagit Superior Court – 6/3/2025**

38. NOA Loring Advising – 7/6/2025

39. 3rd Pre. Hearing Conference Order – 7/6/2026

40. 3rd Pre Hearing Memo – 7/14/2026

41. Edelstein Pre Hearing Memo – 7/14/2026

42. PDS Updated Pre Hearing Memo – 7/14/2026

43. Post Conference Order – 07/17/2026

44. BP21-0785

- A. Mitigated Determination of No significance & Notice of Decision (July 5, 2011)**
- B. Skagit County Resolution R20130097 (April 16, 2013) (Approval of Preliminary Plat)**
- C. Hearing Examiner Recommendation of Approval of Preliminary Plat (March 19, 2013)**

45. BP21-0785

- A. Grading Permit Application (Aug. 30, 2021)**
 - Updated SEPA Checklist (Aug. 30, 2021)**
- B. Letter from B. Black (PDS) to C. Veldman (RJ Group) re: Request for additional information for Grading Permit application #BP21-0785 (Nov. 3, 2021)**
- C. Letter from C. Veldman (RJ Group) to B. Black (PDS)) re: Response to SEPA Comments Received on the Reserve at Overlook Crest Grading Permit Application BP21-0785 (Nov. 3, 2021)**
- D. Mitigated Determination of No significance & Notice of Decision (Dec. 14, 2021)**