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HEARING EXAMINER

Creating Solutions for Our Future

**BEFORE THE HEARING EXAMINER
FOR THURSTON COUNTY**

In the Matter of the Application of) NO. 2019105335
)
City of Olympia) **Ward Lake Off-Leash Dog Park**
)
) FINDINGS, CONCLUSIONS,
For a Special Use Permit) AND DECISION
_____)

SUMMARY OF DECISION

The request for a special use permit to develop a 3.26-acre off-leash dog park at 2008 Yelm Highway SE is **GRANTED** subject to conditions.

SUMMARY OF RECORD

Request

The City of Olympia (Applicant) requested a special use permit (SUP) to develop a 3.26-acre off-leash dog park. The subject property is located at 2008 Yelm Highway SE in Olympia, Washington.

Hearing Date

The Thurston County Hearing Examiner conducted a virtual open record public hearing on the request on November 10, 2020. The record was held open for two business days through November 13, 2020 to allow any parties who had difficulty joining the meeting to submit written comments. There was no post hearing comment, and the record closed November 13, 2020.

Testimony

At the open record public hearing, the following individuals presented testimony under oath:

Scott McCormick, Associate Planner, Thurston County
Dawn Peebles, Thurston County Environmental Health Division
Arthur Saint, Thurston County Public Works Department
Laura Keehan, Parks Planning and Design Manager, City of Olympia (representing Applicant)
Neal Glassburn, Project Engineer (representing Applicant)

Steve Lykins

Exhibits

At the open record public hearing, the following exhibits were admitted into the record:

Exhibit 1 Community Planning and Economic Development Staff Report including the following attachments:

- A Notice of Public Hearing
- AA Zoning map
- B Master Application, submitted October 11, 2019
- C Special Use Permit Application, submitted October 11, 2019
- CC Narrative summary (revised)
- D Vicinity Map (revised / undated)
- E Revised Site plan, submitted May 2020
- F Notice of Application, dated January 3, 2020 with adjacent property owners list, dated December 19, 2019
- G Email from Laura Keehan to Amy Crass and Scott McCormick, dated January 28, 2020
- H Integrated Pest Management Plan (IPMP) (undated)
- I Memo from Amy Crass, Environmental Health, dated April 2, 2020
- J Memo from Arthur Saint, P.E. with Public Works, dated June 8, 2020
- K Comment email from Sarah White, dated January 22, 2020
- L Comment email from Jay Emry, dated January 22, 2020
- M Comment email from CB Bowers, dated January 21, 2020
- N Comment email from Kris Norelius, dated January 20, 2020
- O Letter from the Nisqually Tribe, dated January 7, 2019 (assumed to mean January 7, 2020)
- P Comments from the Squaxin Tribe, dated January 3, 2020

- Q Comments from the WA Dept. of Ecology, dated December 5, 2019
- R Comment letter from the Nisqually Tribe, dated November 21, 2019
- S Comments from the Squaxin Tribe, dated November 18, 2019
- T Email from Laura Keehan, dated October 9, 2020, regarding use of black slats in chain link fence
- U Email from Laura Keehan, dated October 14, 2020, and responses to comments from CB Bowers
- V Email from Laura Keehan, dated October 14, 2020, and response to comments from Jay Emry
- W Email from Laura Keehan, dated October 14, 2020, and responses to comments from Kris Norelius
- X Email from Laura Keehan, dated October 14, 2020, and responses to comments from Sarah White
- Y Enlarged 11 x 17 inch site plan

Exhibit 2 Public comments including:

- A Email from Sharonne O'Shea dated October 27, 2020
- B Email from Diane Utter dated October 28, 2020
- C Email from Sharonne O'Shea dated October 30, 2020
- D Email from Tim Baker dated November 8, 2020
- E Email from CB Bowers dated November 8, 2020
- F Email from Jamie Bostock dated November 8, 2020
- G Email from Randy Gray dated November 9, 2020
- H Email from Jay Emry dated November 9, 2020

Based on the record developed at the open record hearing, the Hearing Examiner enters the following Findings and Conclusions:

FINDINGS

1. The City of Olympia (Applicant) requested a special use permit (SUP) to develop a 3.26-acre off-leash dog park. The subject property is located at 2008 Yelm Highway SE in Olympia, Washington.¹ *Exhibits 1.B, 1.C, and 1.CC.*

¹ The legal description of the subject property is a portion of Section 36, Township 18 North, Range 2 West, W.M.; also known as Tax Parcel No. 12836130100. *Exhibit 1.*

2. The application was submitted on October 11, 2019 and determined to be complete for purposes of commencing project review on November 14, 2019. *Exhibits 1.B, 1.C, and 1.F.*
3. The subject property is within the Olympia Urban Growth Area and is zoned Residential 6-12 Dwelling Units per Acre (R 6-12). *Exhibits 1 and 1.AA.* The purpose of the R 6-12 zone is “[t]o accommodate single-family houses, duplexes and townhouses, at densities between six and twelve units per acre, in locations with frequent mass transit service (existing or planned).” *Thurston County Code (TCC) 23.04.020.B.5.* Community parks are allowed in the R 6-12 zone with SUP approval. *TCC 23.04.040, Table 4.01.*
4. The subject property is 9.14 acres in area and is located on the Ward Lake shoreline. The City of Olympia purchased the property in 2007, and since then the land has been used informally by members of the public as a dog park. There are single-family residences to the east and west of the subject property. *Exhibits 1, 1.E, and 2.B; Laura Keehan Testimony.*
5. The proposed 3.26-acre off-leash dog park would be divided into two sections, with 26,799 square feet designated for small dogs and 115,159 square feet designated for large dogs. Four-foot fencing would enclose the off-leash areas and separate the small dog area from the large dog area. Each area would have a double-gated entrance on an asphalt pad for visitors, and a park kiosk would be installed to post signs regarding rules, hours of operation, and parks department contact information. Amenities such as benches, a soft-surface walking path, and dog agility equipment may be provided. Existing six-foot fencing around the outer site perimeter and between the off-leash area and the Ward Lake shoreline would be completed so as to provide complete enclosure. No shoreline access from the dog park is proposed. *Exhibits 1.CC and 1.E; Laura Keehan Testimony.*
6. The County Code contains special use standards that are specific to parks. *TCC 23.04.060(20).* These require outdoor play areas to be sited and screened to protect the neighborhood from noise and other disturbances, food service facilities to be separately noted in the plans and considered by the Hearing Examiner, additional parking to be provided if there will be food service facilities or tournaments, and recreational facilities to only be approved if the facility would not have a significant adverse effect on the immediate neighborhood. *TCC 23.04.060.20.d*
7. The Applicant proposes to provide 100-foot buffers between most portions of the fenced off-leash areas and adjacent residential parcels. Black privacy slats would be added to existing perimeter chain link fencing where adjacent to residences to provide the screening required by the County’s landscaping ordinance at TCC 23.36.060. No new trees would be planted for screening because the site does not have water service and therefore irrigation of new plantings is not feasible. All existing trees would be retained. *Exhibits 1, 1.E, and 1.T.*

8. The proposed park would be open daily from dawn to dusk. These hours would be enforced by park rangers, who would open and close the main gate at dawn and dusk, 365 days per year. No lighting is proposed. No food service facilities or tournaments are proposed. *Exhibits 1.C and 1.CC; Laura Keehan Testimony.*
9. The park is expected to generate approximately 46 vehicle trips per day (23 inbound and 23 outbound). Park Staff would visit the site daily for routine maintenance, park monitoring, and emptying of garbage cans. *Exhibits 1 and 1.CC.*
10. Access to the site would be from Yelm Highway via an existing driveway that meets County standards. Near the entrance is a hammerhead that allows vehicles to turn around prior to reaching the park gate, and beyond the gate is the existing parking area. The only new impervious surfaces proposed are the two asphalt pads for the gates into the off-leash areas, each of which would be 100 square feet in area. *Exhibits 1.CC, 1.E, and 2.H; Arthur Saint Testimony; Laura Keehan Testimony.* The County Public Works Department reviewed the project for compliance with Thurston County Road Standards and the Drainage Design and Erosion Control Manual and determined that the preliminary requirements of those standards have been satisfied. Runoff from new impervious surfaces would be dispersed into the grass. Public Works recommended approval of the project, subject to conditions as outlined in a memorandum dated June 8, 2020. *Exhibit 1.J; Arthur Saint Testimony.*
11. The parking standards applicable to the Olympia Urban Growth Area do not include a minimum parking requirement for parks. *TCC 23.38.100, Table 38.01.* The existing lot has 12 parking stalls, including one with ADA signage. *Testimony of Laura Keehan and Neal Glassburn.*
12. The Applicant does not propose to provide a restroom on site. *Exhibit 1.G.*
13. The Applicant proposes to address potential water quality impacts associated with the park through an Integrated Pest Management Plan (IPMP) and a solid waste disposal plan, which the County Environmental Health Division has accepted as satisfying County requirements. Environmental Health Staff recommended approval of the project on condition that dog waste be collected as proposed and disposed of at a permitted solid waste facility. *Exhibits 1.I and 1.H; Dawn Peebles Testimony.*
14. Per the approved IPMP, no fertilizers, pesticides, or additional water would be applied to the site. Any bare areas would be seeded with grasses appropriate to the Pacific Northwest. Pesticides would only be used to address noxious weeds as determined by the Thurston County Weed Board when non-chemical methods are ineffective, or to address human health hazards. In such cases, the pesticide would be selected from a pre-approved list. *Exhibit 1.H.*
15. With respect to solid waste management, the Applicant proposes to provide dog waste bags and garbage cans on site. Park rules would be posted directing dog owners to pick up waste and place it in the cans. Olympia Parks Department Staff would visit the site

daily to empty the cans and to pick up any remaining waste. The waste would be disposed of at the Thurston County Waste Recovery Center. *Exhibits 1.CC and 1.H.*

16. The subject property is on Ward Lake. Because the fenced off-leash dog area would be more than 200 feet from the lake at its closest point, the use is not subject to review under the Shoreline Management Act. There are significant slopes and a large mature forested area between the proposed dog park location and the shoreline. *Exhibits 1, 1.E, and 1.F (see 2018 aerial photo).*
17. The proposal is exempt from review under the State Environmental Policy Act (SEPA). *Exhibit 1; TCC 17.09.055(E) and (F).*²
18. The Nisqually Indian Tribe and Squaxin Island Tribe commented that they have no issues of concern, but both requested to be notified if there are any inadvertent discoveries of archaeological resources or human burials. This request was incorporated into the recommended conditions of SUP approval. *Exhibits 1, 1.O, 1.P, and 1.R.*
19. Notice of the open record hearing was mailed to property owners within 500 feet of the site on October 22, 2020 and published in *The Olympian* on October 30, 2020. *Exhibits 1 and 1.A.*
20. Public comment on the application included concerns regarding odor, water quality impacts, traffic, parking, and noise. Adverse impacts associated with a former City dog park at a different location resulted in that park's closure. Public comment on the instant proposal included requests that existing trees be retained and additional trees be planted for screening and water quality, that park hours be enforced, that existing fencing be upgraded to provide a complete visual barrier, that large and small dogs be separated, that multiple small dog parks be established to avoid concentrating impacts at one location, and that a gate be provided off-site at the entrance to an adjacent residential driveway. With respect to the gate request, the entrance to the site is shared by a private driveway that runs along the western site boundary and serves the Emry residence. Although there is signage indicating the park location, Mr. Emry submitted that visitors use his driveway and requested that the Applicant be required to provide his private property with a gate. *Exhibits 1.K, 1.L, 1.M, 1.N, 2.A, 2.B, 2.D, 2.E, 2.F, and 2.H.* One member of the public testified in support of the proposal at the virtual public hearing, requesting that there be no lighting installed. *Steve Lykins Testimony.*
21. The Applicant addressed several of the issues raised in public comment through the proposed project design, which reflects lessons learned from the City dog park that was closed. A 100-foot buffer would be provided along most of the east and west sides of the enclosed off-leash area. Existing vegetation would be retained. Small and large dogs would be separated. The perimeter fencing would be completed and upgraded with privacy slats for a complete visual barrier. Hours would be enforced through gate opening and closing times. The Applicant plans to open a total of three dog parks across

² TCC 17.09.055(E) exempts from review the construction of a parking lot designed for 30 vehicles, and TCC 17.09.055(F) exempts any landfill or excavation of up to 500 cubic yards. No grading is proposed. *Exhibit 1.CC.*

the City, which would have the effect of ensuring impacts are not concentrated in one location. No lighting is proposed. *Testimony of Laura Keehan and Scott McCormick; Exhibits 1.U, 1.V, 1.W, and 1.X.*

22. With respect to traffic and parking, the Applicant submitted - and Planning Staff agreed - that the number of parking stalls would serve to limit the number of visitors to the site. *Exhibit 1.W.* The presence of soils potentially providing habitat for the Mazama pocket gopher limits the Applicant's ability to expand the parking lot. There is no on street parking available in the vicinity. *Exhibit 1; Scott McCormick Testimony.* Applicant representatives expressed surprise upon hearing that people confuse the park entrance with the driveway, and noted that signage located on the fence before the gate would indicate which way to enter the park. The Applicant objected to Mr. Emry's request for a gate at his driveway because the request was not included as a condition of the City's purchase of the property and, as the location of the driveway next to the park is not unique and the Applicant has never installed a gate on private property before, the Applicant does not want to set an expensive precedent. *Laura Keehan Testimony.*
23. With respect to water quality impacts, the County Environmental Health Specialist does not consider the proposed use to be a water quality risk due to the lawn grass covering the dog park area, the significant distance between the fenced area and the lake (approximately 300 feet), and the amount of mature vegetation between the fenced area and the lake. Dogs would not have access to the slope leading down to the shoreline. The Environmental Health Specialist considers the anticipated volume of dog urine within the grass areas to be less of a water quality concern than adjacent septic systems. *Dawn Peebles Testimony; see also Exhibits 1.E and 1.V.*
24. After hearing all testimony, including the concerns expressed in public comment and Applicant responses, Planning Staff recommended approval of the SUP with conditions. *Exhibit 1; Scott McCormick Testimony.* The Applicant waived objection to the recommended conditions. *Laura Keehan Testimony.*

CONCLUSIONS

Jurisdiction

The Hearing Examiner has jurisdiction to decide special use permit applications under Sections 2.06.010 and 23.48.020 of the Thurston County Code.

Criteria for Review: Special Use Permit

The Hearing Examiner may approve an application for a special use permit only if the following general standards set forth in TCC 23.48.030 are satisfied:

- A. Plans, Regulations, Laws. The proposed use at the specified location shall comply with the Olympia Joint Plan, and all applicable federal, state, regional, and Thurston County laws or plans.
- B. Underlying Zoning District. The proposed use shall comply with the general purposes and intent of the applicable zoning district regulations and subarea plans. Open space, lot,

setback and bulk requirements shall be no less than that specified for the zoning district in which the proposed use is located unless specifically provided otherwise in this chapter.

- C. Location. No application for a special use shall be approved unless a specific finding is made that the proposed special use is appropriate in the location for which it is proposed. This finding shall be based on the following criteria:
1. Impact. The proposed use shall not result in substantial or undue adverse effects on adjacent property, neighborhood character, natural environment, traffic conditions, parking, public property or facilities, or other matters affecting the public health, safety and welfare. However, if the proposed use is a public facility or utility deemed to be of overriding public benefit, and if measures are taken and conditions imposed to mitigate adverse effects to the extent reasonably possible, the permit may be granted even though said adverse effects may occur.
 2. Services. The use will be adequately served by and will not impose an undue burden on any of the improvements, facilities, utilities, or services existing or planned to serve the area.

Conclusions Based on Findings

1. As conditioned, the proposed use at the proposed location would comply with applicable laws and plans, including the special use standards for parks, Thurston County Road Standards, the Drainage Design and Erosion Control Manual, the Thurston County Sanitary Code, the critical areas ordinance, the Shoreline Management Act, and the State Environmental Policy Act. With respect to the special use standards, with the buffer and fence improvements proposed, the use would be sited and screened in a manner that would protect the neighborhood from noise and other disturbances. *Findings 3, 6, 7, 8, 10, 13, 16, 17, 21, 22, 23, and 24.*
2. The use complies with the general purposes and intent of the R 6-12 zone and with applicable open space, lot, setback, and bulk standards. The proposal has been designed for compatibility with surrounding residential land uses. No structures are proposed other than fencing and a kiosk. *Findings 3, 5, 7, 8, and 21.*
3. With conditions, the proposed use is appropriate in the location for which it is proposed.
 - a. As conditioned, the use would not result in substantial or undue adverse effects on adjacent property, neighborhood character, natural environment, traffic conditions, parking, public property or facilities, or other matters affecting the public health, safety and welfare. Although public comment indicates that off-leash dog parks can have adverse effects on adjacent property, the Applicant has designed the project to ensure that these effects are not substantial or undue. The use would be limited to daylight hours, as ensured by Parks Staff opening and closing the gate daily 365 days per year.

Dog waste would be picked up and disposed of daily. Buffering and screening would be provided. No lighting would be installed. The natural environment and public health would be protected through the proposed waste management plan, the IPMP, and the siting of the off-leash area a significant distance from the lake. The use is not expected to generate a significant volume of traffic. On-site parking is provided. The conditions of approval address protection of archaeological resources. With respect to the gate, the Applicant is not required to provide off-site gates on private property. The neighboring property owner is free to install gates and/or signage of his own, and to take other measures indicating that the entrance to his driveway is private property. *Findings 4, 5, 7, 8, 9, 11, 13, 14, 15, 18, 20, 21, 22, and 23.*

- b. With the conditions identified by the Public Works and Environmental Health departments, the use would be adequately served by and would not impose an undue burden on any of the improvements, facilities, utilities, or services existing or planned to serve the area. *Findings 9, 10, 11, 12, 13, 14, 15, and 23.*

DECISION

Based on the preceding findings and conclusions, the request for a special use permit to develop a 3.26-acre off-leash dog park at 2008 Yelm Highway SE as described herein is **GRANTED** subject to the following conditions:

Public Health and Social Services Department Conditions:

1. All dog waste shall be collected as outlined in the project narrative, or more often if needed, and properly disposed of at a permitted solid waste facility.

Community Planning and Economic Development Conditions:

2. Outdoor play areas shall be sited and screened to protect the neighborhood from noise and other disturbances which would pose a nuisance for occupants of adjoining residences. Black slats shall be added to the existing black, six-foot-high chain link fence where adjacent to single family residences in order to meet screening requirements.
3. If contamination is suspected, discovered, or occurs during the proposed action, testing of the potentially contaminated media must be conducted. If contamination of soil or groundwater is readily apparent, or is revealed by testing, Ecology must be notified. Contact the Environmental Report Tracking System Coordinator at (360)407-6300.
4. Erosion control measures must be in place prior to any clearing, grading, or construction. These control measures must be effective to prevent stormwater runoff from carrying soil and other pollutants into surface water or storm drains that lead to waters of the state. Sand, silt, clay particles, and soil will damage aquatic habitat and are pollutants.

Any discharge of sediment-laden runoff or other pollutants to waters of the state is in violation of Chapter 90.48 RCW, Water Pollution Control, and WAC 173-201A, Water

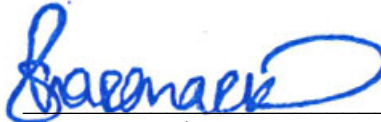
Quality Standards for Surface Waters of the State of Washington and is subject to enforcement action.

5. All grading and filling of land must utilize only clean fill.
6. The existing natural site-obscuring trees and vegetation shall be maintained.
7. In the case of inadvertent discovery of archaeological resources or human burial, the applicant and/or contractor must immediately stop work and contact the Washington Department of Archaeology and Historic Preservation at (360)586-3067.
8. All development shall be in substantial compliance with the approved site plan. Any expansion or alteration this use will require approval of a new or amended special use permit. Community Planning and Economic Development will determine if any proposed amendment is substantial enough to require hearing Examiner approval.
9. Per request by the Squaxin Indian Tribe, an Inadvertent Discovery Plan (IDP) shall be on site during fence installation.

Public Works Conditions:

10. The conditions as outlined in the approval memo from Public Works dated June 8, 2020 (Exhibit 1.J) shall be met.

DECIDED November 25, 2020.



Sharon A. Rice
Thurston County Hearing Examiner

THURSTON COUNTY
PROCEDURE FOR RECONSIDERATION AND APPEAL
OF HEARING EXAMINER DECISION TO THE BOARD

NOTE: THERE MAY BE NO EX PARTE (ONE-SIDED) CONTACT OUTSIDE A PUBLIC HEARING WITH EITHER THE HEARING EXAMINER OR WITH THE BOARD OF THURSTON COUNTY COMMISSIONERS ON APPEALS (Thurston County Code, Section 2.06.030).

If you do not agree with the decision of the Hearing Examiner, there are two (2) ways to seek review of the decision. They are described in A and B below. Unless reconsidered or appealed, decisions of the Hearing Examiner become final on the 15th day after the date of the decision.* The Hearing Examiner renders decisions within five (5) working days following a Request for Reconsideration unless a longer period is mutually agreed to by the Hearing Examiner, applicant, and requester.

The decision of the Hearing Examiner on an appeal of a SEPA threshold determination for a project action is final. The Hearing Examiner shall not entertain motions for reconsideration for such decisions. The decision of the Hearing Examiner regarding a SEPA threshold determination may only be appealed to Superior Court in conjunction with an appeal of the underlying action in accordance with RCW 43.21C.075 and TCC 17.09.160. TCC 17.09.160(K).

A. RECONSIDERATION BY THE HEARING EXAMINER (Not permitted for a decision on a SEPA threshold determination)

1. Any aggrieved person or agency that disagrees with the decision of the Examiner may request Reconsideration. All Reconsideration requests must include a legal citation and reason for the request. The Examiner shall have the discretion to either deny the motion without comment or to provide additional Findings and Conclusions based on the record.
2. Written Request for Reconsideration and the appropriate fee must be filed with the Resource Stewardship Department **within ten (10) days of the written decision**. The form is provided for this purpose on the opposite side of this notification.

B. APPEAL TO THE BOARD OF THURSTON COUNTY COMMISSIONERS (Not permitted for a decision on a SEPA threshold determination for a project action)

1. Appeals may be filed by any aggrieved person or agency directly affected by the Examiner's decision. The form is provided for this purpose on the opposite side of this notification.
2. Written notice of Appeal and the appropriate fee must be filed with the Community Planning & Economic Development Department **within fourteen (14) days of the date of the Examiner's written decision**. The form is provided for this purpose on the opposite side of this notification.
3. An Appeal filed within the specified time period will stay the effective date of the Examiner's decision until it is adjudicated by the Board of Thurston County Commissioners or is withdrawn.
4. The notice of Appeal shall concisely specify the error or issue which the Board is asked to consider on Appeal, and shall cite by reference to section, paragraph and page, the provisions of law which are alleged to have been violated. The Board need not consider issues, which are not so identified. A written memorandum that the appellant may wish considered by the Board may accompany the notice. The memorandum shall not include the presentation of new evidence and shall be based only upon facts presented to the Examiner.
5. Notices of the Appeal hearing will be mailed to all parties of record who legibly provided a mailing address. This would include all persons who (a) gave oral or written comments to the Examiner or (b) listed their name as a person wishing to receive a copy of the decision on a sign-up sheet made available during the Examiner's hearing.
6. Unless all parties of record are given notice of a trip by the Board of Thurston County Commissioners to view the subject site, no one other than County staff may accompany the Board members during the site visit.

C. STANDING All Reconsideration and Appeal requests must clearly state why the appellant is an "aggrieved" party and demonstrate that standing in the Reconsideration or Appeal should be granted.

D. FILING FEES AND DEADLINE If you wish to file a Request for Reconsideration or Appeal of this determination, please do so in writing on the back of this form, accompanied by a nonrefundable fee of **\$750.00** for a Request for Reconsideration or **\$1,041.00** an Appeal. Any Request for Reconsideration or Appeal must be **received** in the Building Development Center on the second floor of Building #1 in the Thurston County Courthouse complex no later than 4:00 p.m. per the requirements specified in A2 and B2 above. **Postmarks are not acceptable.** If your application fee and completed application form is not timely filed, you will be unable to request Reconsideration or Appeal this determination. The deadline will not be extended.

* Shoreline Permit decisions are not final until a 21-day appeal period to the state has elapsed following the date the County decision becomes final.



Project No. _____
Appeal Sequence No.: _____

☐ Check here for: **RECONSIDERATION OF HEARING EXAMINER DECISION**

THE APPELLANT, after review of the terms and conditions of the Hearing Examiner's decision hereby requests that the Hearing Examiner take the following information into consideration and further review under the provisions of Chapter 2.06.060 of the Thurston County Code:

(If more space is required, please attach additional sheet.)

☐ Check here for: **APPEAL OF HEARING EXAMINER DECISION**

TO THE BOARD OF THURSTON COUNTY COMMISSIONERS COMES NOW _____
on this _____ day of _____ 20____, as an APPELLANT in the matter of a Hearing Examiner's decision
rendered on _____, 20____, by _____ relating to _____

THE APPELLANT, after review and consideration of the reasons given by the Hearing Examiner for his decision, does now, under the provisions of Chapter 2.06.070 of the Thurston County Code, give written notice of APPEAL to the Board of Thurston County Commissioners of said decision and alleges the following errors in said Hearing Examiner decision:

Specific section, paragraph and page of regulation allegedly interpreted erroneously by Hearing Examiner:

1. Zoning Ordinance _____
2. Platting and Subdivision Ordinance _____
3. Comprehensive Plan _____
4. Critical Areas Ordinance _____
5. Shoreline Master Program _____
6. Other: _____

(If more space is required, please attach additional sheet.)

AND FURTHERMORE, requests that the Board of Thurston County Commissioners, having responsibility for final review of such decisions will upon review of the record of the matters and the allegations contained in this appeal, find in favor of the appellant and reverse the Hearing Examiner decision.

STANDING

On a separate sheet, explain why the appellant should be considered an aggrieved party and why standing should be granted to the appellant. This is required for both Reconsiderations and Appeals.

Signature required for both Reconsideration and Appeal Requests

APPELLANT NAME PRINTED _____

SIGNATURE OF APPELLANT _____

Address _____

Phone _____

Please do not write below - for Staff Use Only:

Fee of ☐ \$750.00 for Reconsideration or \$1,041.00 for Appeal. Received (check box): Initial _____ Receipt No. _____
Filed with the Community Planning & Economic Development Department this _____ day of _____ 20____.