



COUNTY COMMISSIONERS

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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. 2017103043
)	
Allen & Marijke Deutscher)	Our Place to Grow Daycare
)	
)	
)	FINDINGS, CONCLUSIONS,
For a Special Use Permit)	AND DECISION
)	

SUMMARY OF DECISION

The request for a special use permit to construct a 9,500 square foot child day care center with 25 parking spaces is **GRANTED** subject to conditions.

SUMMARY OF RECORD

Request

Allen and Marijke Deutscher (Applicant) requested a special use permit (SUP) to build and operate a 9,500 square foot child day care center and 25 associated parking spaces at 901 Marvin Road SE.

Hearing Date

The Thurston County Hearing Examiner conducted an open record public hearing on the request on February 27, 2018.

Testimony

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

Tony Kantas, Associate Planner, Thurston County
Dawn Peebles, Thurston County Environmental Health Division
Kevin Hughes, Thurston County Public Works Department
Robert Balmelli, PE, RB Engineering, representing the Applicant

Exhibits

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

EXHIBIT 1 Community Planning & Economic Development Department Staff Report including the following attachments:

Attachment a	Notice of Public Hearing
Attachment b	Master Application
Attachment c	Special Use Permit Application
Attachment d	Design Review Application
Attachment e	Notice of Application
Attachment f	2015 Aerial Vicinity Map
Attachment g	Zoning Map
Attachment h	Site Plan (three Pages)
Attachment i	Landscape Plan (three Pages)
Attachment j	Project Narrative
Attachment k	Design Pictures (16 Pages)
Attachment l	Determination of Non-Significance, issued January 30, 2018
Attachment m	Memorandum from Dawn Peebles, Environmental Health, January 29, 2018
Attachment n	Memorandum from Arthur Saint, Development Review Section, January 30, 2018
Attachment o	City of Lacey Sewer and Water Availability Letter
Attachment p	Letter from Washington State Department of Ecology, August 23, 2017
Attachment q	US Fish and Wildlife Service letter, November 2, 2016
Attachment r	Preliminary Integrated Pest Management Plan, dated November 2017

Attachment s	Geotechnical Investigation, dated May 30, 2017
Attachment t	Traffic Impact Analysis - Level 1, dated May 2017
Attachment u	Preliminary Drainage Report, dated May 2017

Based upon the record developed at the open record hearing, the Hearing Examiner enters the following findings and conclusions:

FINDINGS

1. The Applicant requested a special use permit (SUP) to build and operate a 9,500 square foot child day care center and 25 associated parking spaces at 901 Marvin Road SE.¹ *Exhibits 1, 1.B, 1.C, and 1.D.*
2. The subject property is a 1.38-acre panhandle lot located on the west side of Marvin Road SE. The property's frontage on Marvin Road SE is limited to the access driveway. The proposed development area would be set back from the street, behind the adjacent lot. This adjacent lot, which is south of the panhandle access and east of the development area, is also owned by the Applicant and is developed with a single-family residence. The approximately five-acre parcel to the south of both of the Applicant's parcels is also developed with a single-family residence. Parcels to the north and west are undeveloped. The subject property contains a shop building, which would be removed as part of the development proposal. *Exhibits 1, 1.F, and 1.H.*
3. The subject property and adjacent parcels are within the Lacey Urban Growth Area and share a High Density Residential (HD 12-24) zoning designation. *Exhibits 1 and 1.G.* One of the purposes of the HD 12-24 zone is to "guide development of residential areas in such manner as to encourage and plan for the availability of public services and community facilities such as utilities, police and fire protection, streets, schools, parks and recreation." *Thurston County Code (TCC) 21.18.010.F.* Child day care centers are allowed in the HD 12-24 zone with approval of a SUP, and provided they are consistent with the standards of TCC Chapter 21.65. *TCC 21.18.020.* Pursuant to TCC 21.65.030, child day care centers are required to comply with all building, fire safety, traffic safety, health code, setback, screening, landscaping, parking, signage, lot size, building size, and lot coverage requirements of the code. For child day care centers located within a residence, the regulations require separation between living areas and day care areas. *TCC 21.65.030.B and .030.C.* In this case, the child day care center would not be located within a residence. *Exhibits 1.C and 1.H.*
4. The proposed development would be consistent with the bulk standards of the HD 12-24 zone. The total impervious surface coverage after development would be 27,878 square feet, or 46% of the site area. The proposed building height of 21.5 feet would be substantially less than the 80-foot height allowed by the zoning ordinance. The

¹ The subject property is known as Tax Parcel Number 11814430400. *Exhibit 1.*

proposed building would be set back 60 feet from the rear (west) property line and at least 20 feet from the side property lines. *Exhibits 1.C and 1.D; TCC 21.18.040.*

5. A minimum 15-foot width of Type 1 landscaping would be installed along the site perimeter in order to buffer the proposed use from surrounding residential properties. Landscaping would also be provided around the parking area and along portions of the building perimeter. County Planning Staff submitted that as proposed and with recommended conditions, the landscaping would comply with applicable landscaping standards, which are established in TCC Chapter 21.80. *Exhibits 1 (page 4) and 1.I.*
6. The project is subject to design review pursuant to TCC 21.70.030. The Applicant submitted a design review application and photographs of the proposed design, which were taken at an existing location of the same business and which the proposal would mimic. *Exhibit 1.K; Robert Balmelli Testimony.* The photographs show that the proposed design features and materials would be residential in character (i.e., dormer windows and shutters), consistent with guidelines to "ensure compatibility and integration of the development with the adjacent residential neighborhood." *TCC 21.70.090(F).* County Planning Staff reviewed the design application and submitted that with the recommended conditions of SUP approval (which address landscaping and lighting), the project would comply with applicable commercial design guidelines. *Exhibit 1 (pages 6, 10).*
7. Proposed hours of operation are from 6:00 am to 7:00 pm Monday through Friday. There would be ten employees and a maximum of 100 children on site. *Exhibit 1.C.*
8. After site development is complete, potential noise impacts would consist of children's use of outdoor play equipment during business hours. *Exhibit 1.C.*
9. The parking standard applicable to day care centers in the Lacey Urban Growth area is a minimum of one-half space and a maximum of one space per teacher and a minimum of one-half space and a maximum of one space per seven students. *TCC Table 21T.13.* The Applicant proposes 25 parking stalls, which is the maximum allowed for the use under the zoning ordinance. *Exhibit 1; Tony Kantas Testimony.*
10. The Applicant submitted a professionally prepared Level 1 traffic impact analysis, which estimated the project would generate 77 average weekday vehicle trips, including six PM peak hour trips. The Applicant would be required to mitigate traffic impacts by paying traffic impact fees. *Exhibit 1.T; Kevin Hughes Testimony of Mr. Hughes.*
11. The Applicant proposes to infiltrate stormwater runoff on-site, using pervious asphalt pavement for the new parking lot and driveway. Roof runoff would be tight lined into the storage rock section of the pervious paving. Perimeter sidewalk runoff would be dispersed. *Exhibits 1.J and 1.U.* A licensed engineering geologist evaluated the subsurface conditions at the site and determined that the site is suitable for infiltration. *Exhibit 1.S.*

12. City of Lacey water and sewer would be extended to the subject property from Pacific Avenue through the parcel to the south. The City confirmed that its water and sewer systems have capacity to serve the project. *Exhibits 1.J and 1.O.*
13. The septic drainfield serving the residence on the adjacent parcel to the east (owned by the Applicant) is on the subject property. This drainfield would be decommissioned, and the residence would be connected to the City sewer system. *Exhibit 1.M.*
14. The sanitary control radius for the well serving the residence on the adjacent parcel encumbers a portion of the subject property. While the residence would be connected to the City water system in conjunction with this project, the well would be retained for irrigation purposes. The County Environmental Health Division recommended a condition of approval prohibiting application or storage of potential sources of contamination within 100 feet of the well. *Exhibit 1.M.*
15. US Fish and Wildlife Service (USFWS) biologists conducted a site visit to determine potential impacts to the federally listed Mazama pocket gopher, and determined that the project is unlikely to result in a take of the species. *Exhibit 1.Q.*
16. The subject property is located within a Category 1 aquifer recharge area as defined by the Thurston County critical areas ordinance, and is also within a City of Lacey Group A public water system wellhead protection area. The Applicant prepared an integrated pest management plan (IPMP) to address potential sources of contamination to surface and groundwater. The County Environmental Health Division reviewed and approved the IPMP. *Exhibits 1.M and 1.R.*
17. According to comments submitted by the Washington Department of Ecology (DOE), the subject property is located in an area that might have been contaminated by heavy metals due to air emissions from the former Asarco smelter in north Tacoma, and “children are at especially high risk from direct exposure to contaminated soil.” *Exhibit 1.P (July 13 letter).* The DOE recommended that the Applicant be required to sample the soil and develop a soil remediation plan, if needed, prior to initiation of grading, filling or clearing. If soils are contaminated, DOE recommended that the site design include protective measures to isolate or remove contaminated soils from public spaces and children’s play areas. *Exhibit 1.P.*
18. The Thurston County Public Works Department reviewed the project for compliance with Thurston County Road Standards, City of Lacey Development Guidelines, and the Drainage Design and Erosion Control Manual and determined that the preliminary requirements have been satisfied. The Public Works Department recommended approval of the project subject to conditions. *Exhibit 1.N; Kevin Hughes Testimony.*
19. The County evaluated the project under the State Environmental Policy Act (SEPA) and issued a determination of non-significance (DNS) on January 30, 2018. *Exhibit 1.L.*

20. Notice of the open record hearing was mailed on February 12, 2018, published and posted on site in *The Olympian* on February 16, 2018. There was no public comment on the application. *Exhibits 1 and 1.A; Tony Kantas Testimony.*

CONCLUSIONS

Jurisdiction

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

Criteria for Review

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. With conditions of approval, the proposed use at the proposed location would comply with applicable laws and plans, including the special use standards for day care centers, the Lacey Urban Growth Area design standards, the Drainage Design and Erosion Control Manual, the Thurston County Sanitary Code, the State Environmental Policy Act, and the Endangered Species Act. Conditions are needed to ensure that state soil

remediation requirements are satisfied, if applicable. *Findings 3, 4, 5, 6, 11, 12, 13, 14, 15, 16, 17, 18, and 19.*

2. The use would comply with the general purposes and intent of the HD 12-24 zone and with applicable open space, lot, setback and bulk standards. The child day care center would support future higher-density residential development in the area and would result in City utilities being extended to the site and to the adjacent residential property. The proposed building and site design would comply with applicable zoning standards. *Findings 2, 3, 4, 5, 6, 9, 12, 13, and 14.*
3. With conditions, the project would be appropriate in the location for which it is proposed.
 - a. With conditions, 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. The proposed hours of operation (ending at 7:00 pm) would be compatible with nearby residential development. The building would comply with applicable design standards and would be screened by proposed new vegetation. Traffic impacts would be mitigated through payment of impact fees. The critical aquifer recharge area would be protected through the IPMP. There would be adequate parking on-site. The possible soil contamination from the former Asarco smelter is a potential threat to public health with respect to children playing outdoors. The conditions of this decision require soil testing and remediation, if warranted. *Findings 7, 8, 9, 10, 16, and 17.*
 - b. With the conditions identified by the Public Works and Public 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 10, 11, 12, 13, 14, and 18.*

DECISION

Based on the preceding findings and conclusions, the request for a special use permit to construct a 9,500 square foot childcare facility with 25 parking spaces at 901 Marvin Road SE is

GRANTED subject to the following conditions:

Public Works Recommended Conditions:

1. The proposed roadway in concept and design shall conform to the Road Standards and the City of Lacey standards and development guidelines.
2. A construction permit shall be acquired from the Thurston County Public Works – Development Review Section prior to any construction.
3. Access for the project is via a State Route and is subject to WSDOT conditions. An Access Connection Permit (ACP) will be needed for the driveway work. The ACP will

be processed through the WSDOT Olympic Region by contacting Dale Severson at 360-357-2736.

4. The storm water management system shall conform to the Drainage Design & Erosion Control Manual.
5. All drainage facilities outside of the County right-of-way shall remain private and be maintained by the developer, owner and/or the property owners association.
6. Stormwater runoff shall be controlled through all phases of the project by facilities designed to control the quality and quantity of discharges and shall not alter nor impact any existing drainage or other properties.
7. The proposed water and sewer system shall be designed in accordance with the standards and specification of the respective utility purveyor. All water and sewer plans are subject to review and acceptance by the respective utility purveyor.
8. Proposed utility work within the Thurston County Right of Way shall conform to the Road Standards and Chapter 13.56 Thurston County Code. These standards do not address specific city design requirements but rather only items such as restoration of the County right of way and traffic control.
 - a. Placement of utilities within the County right of way will require a Franchise Agreement with Thurston County pursuant to Title 13.56 TCC. This agreement shall be executed with Thurston County prior to final approval.
 - b. Please note all utilities placed parallel to and within the pavement structure are required to rebuild a minimum of half the road, to include grinding and replacement of a minimum of 0.20 feet of asphalt concrete pavement.
9. Per Thurston County Resolution 14820, traffic impact fees shall be paid prior to issuing any building permits associated with this project.
10. No work shall take place until a construction permit has been issued by Thurston County Public Works – Development Review Section.
11. Development within the City of Lacey urban growth boundary requiring review by both Thurston County and the corresponding city jurisdiction shall be designed to the more stringent standards of the two jurisdictions.
12. The proposed grading or site work shall conform to Appendix J of the International Building Code, Title 14.37 of the Thurston County Code and Drainage Design & Erosion Control Manual.

13. When all construction/improvements have been completed, the Applicant shall contact the Thurston County Public Works – Development Review Section at 786-5214 for a final inspection.
14. This approval does not relieve the Applicant from compliance with all other local, state and/or federal approvals, permits, and/or laws necessary to conduct the development activity for which this permit is issued. Any additional permits and/or approvals shall be the responsibility of the Applicant. One permit that may be required is a Construction Stormwater Permit from the Washington State Department of Ecology. Information on when a permit is required and the application can be found at: <http://www.ecy.wa.gov/programs/wq/stormwater/construction/permit.html>. Any additional permits and/or approvals shall be the responsibility of the Applicant.
15. Once the planning department has issued the official approval, a construction permit application shall be submitted along with a complete set of construction drawings and the final drainage and erosion control report to Thurston County Public Works – Development Review Section for review and acceptance.
16. PRIOR to construction, the Applicant shall:
 - a. Pay outstanding construction review and inspection fees*
 - b. Receive erosion and sediment control permit
 - c. Have the erosion and sediment control inspected and accepted
 - d. Receive a construction permit
 - e. Schedule a pre-construction conference with county staff.* The current fee schedule can be found online at <http://www.co.thurston.wa.us/permitting/fees/fees-home.html> or contact Ruthie Padilla with the Thurston County Public Works – Development Review Section by phone at 360-867-2050, or by e-mail at padillr@co.thurston.wa.us.
17. Prior to receiving final approval from this department, the following items shall be required:
 - a. Completion of all roads and drainage facilities.
 - b. Final inspection and completion of all punch list items.
 - c. Record drawings submitted for review and acceptance. The record drawings shall include street names and block numbers approved by Addressing Official.
 - d. Receive and accept Engineer's Construction Inspection Report Form (Appendix I-C, Volume I of the Drainage Design and Erosion Control Manual).
 - e. Receive and accept Maintenance Agreement Form (Appendix I-E, Volume I of the Drainage Design and Erosion Control Manual).
 - f. Execute an agreement with financial security for the maintenance and operation of the drainage facilities in accordance with Thurston County Code 15.05.040.
 - g. Completion of required frontage improvements.
 - h. Completion of required signing and striping.
 - i. Payment of any required permitting fees.

- j. Payment of any required mitigation fees.

Health Department Recommended Conditions:


- 18. There shall be no potential sources of contamination applied or stored within 100 feet of the neighboring irrigation well.
- 19. Prior to release of the building permit, the existing on-site sewage system serving Tax Parcel 11814430401 must be properly abandoned per Article IV of the Thurston County Sanitary Code. An abandonment permit is required with copies of abandonment documentation from a licensed on-site sewage system pumper.
- 20. Prior to final building occupancy approval, written confirmation of final water and sewer construction approval from the City of Lacey must be submitted to this office.

Planning Recommended Conditions:

- 21. The attached landscape plan is approved with the following amendments and conditions:
 - A. All landscaping must be irrigated in accordance with TCC 21.80.080.
 - B. All landscaping and irrigation must be installed prior to final land use approval. In the event that weather conditions prevent installation of all landscaping, a performance assurance may be submitted to Thurston County in accordance with TCC 21.80.090. In no case may the Applicant delay performance for more than 180-days after final building permit approval.
 - C. Prior to final landscape approval, a maintenance assurance device for a period of one year shall be submitted to the County. The maintenance assurance device must equal at least twenty percent of the replacement cost of the landscape materials (TCC 21.80.080(C)).
- 22. Lighting shall be designed and shall function in a manner, which shields direct light onto adjoining streets and properties.
- 23. Construction activity shall be limited to the hours of 7:00 am to 7:00 pm to minimize associated noise. All activities onsite shall fully comply with noise limitations outlined in WAC 173-60.
- 24. All development on the site shall be in substantial compliance with the approved site plan, approved landscape amendments, and conditions. Any expansion or alteration of this use will require review and approval. The Community Planning & Economic Development Department will determine if any proposed amendment is substantial enough to require a new permit.
- 25. The proposed use must comply with the noise standards of the Thurston County Code Chapter 10.36 and Washington Administrative Code (WAC) Chapter 173-58.

26. The Applicant shall comply with the July 13, 2017 Washington State Department of Ecology letter (Exhibit 1.P) regarding testing the on-site soils and potential remediation of those soils as they relate to the Tacoma Smelter Plume. Specifically, no site development permits will be issued without (a) soil sample analysis showing contaminants do not exceed MTCA cleanup levels or (b) a “no further action” determination from the Department of Ecology indicating that remediation plans were successfully implemented. Contaminated soils must be isolated or removed from proposed children’s play areas.
27. The owner/operator shall be responsible for maintaining an orderly appearance of the property and shall be responsible for the care and maintenance of all installed landscaped areas. All required yards, parking areas, storage areas, operation yards and other open uses on the site shall be maintained at all times in a neat and orderly manner.

DECIDED March 13, 2018.



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 **\$688.00** for a Request for Reconsideration or **\$921.00** 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 ☐ \$688.00 for Reconsideration or \$921.00 for Appeal. Received (check box): Initial _____ Receipt No. _____
Filed with the Community Planning & Economic Development Department this _____ day of _____, 20____.