



COUNTY COMMISSIONERS

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HEARING EXAMINER

Creating Solutions for Our Future

BEFORE THE THURSTON COUNTY HEARING EXAMINER

In the Matter of the Application of)	Project No. 2019100451
)	
Nielsen Pacific LTD)	Holroyd Nisqually Mine Phase 2
)	Five-Year Review
)	
For Five-year Review of)	FINDINGS, CONCLUSIONS, AND
<u>Holroyd Mine Phase 2</u>)	DECISION

SUMMARY OF DECISION

The request for approval of a five-year review of special use permit SUP-03-91, issued April 15, 1992 and amended by special use permit SUPT-010049 on August 24, 2001, authorizing the 130-acre gravel mining operation known as the Holroyd Nisqually Mine Phase 2, is **APPROVED** subject to conditions.

SUMMARY OF RECORD

Request

Nielsen Pacific LTD (Applicant) seeks approval of five-year review of the Holroyd Nisqually Mine Phase 2, which was authorized pursuant to SUP-03-91 on April 15, 1992 and amended pursuant to SUPT-010049 on August 24, 2001. Condition number 8 of the 1992 approval established a five-year review requirement. The subject mine phase is addressed as 1048 Old Pacific Highway in Thurston County, Washington.

Hearing Date

The Thurston County Hearing Examiner conducted a virtual open record public hearing on the request on September 28, 2021. The record was held open through September 30, 2021 to allow any members of the public having difficulty joining the virtual hearing to submit written comments, with time scheduled for responses from the parties. No post-hearing public comment was submitted, and the record closed on September 30, 2021.

Testimony

The following individuals submitted testimony under oath at the open record public hearing:

Holroyd Mine Five-year Review, No 2019100451
Thurston County Hearing Examiner
Findings, Conclusions, and Decision

Lacy Garner, Associate Planner, Thurston County
Dawn Peebles, Environmental Health Specialist, Thurston County
Arthur Saint, Civil Engineer, Thurston County Public Works
Kevin Hansen, Hydrogeologist, Thurston County
Stephen Neilsen, Applicant
David Troutt, Natural Resources Director, Nisqually Tribe
Joe Cushman, Planning Director, Nisqually Tribe

Exhibits

The following exhibits were admitted in the record of this matter:

Exhibit 1 Thurston County Community Planning & Economic Development Department Staff Report dated September 28, 2021, with the following attachments:

- A. Notice of Public Hearing
- B. Master and Special Use Applications (Five-Year Review), received January 24, 2019
- C. 2008 & 2012 Aerial Photos, Vicinity Map & Site Plans
- D. Notice of Application, mailed April 25, 2019
- E. Comment Memorandum from Dawn Peebles, Environmental Health, July 15, 2019
- F. Comment Memorandum from Arthur Saint, Public Works, March 22, 2021
- G. Comment email from Olympic Region Clean Air Agency, July 23, 2021
- H. HE Decision on Five-Year Review (Project 2013103837), dated June 16, 2014
- I. HE Decision on Five-Year Review (Project 2008102687), dated May 12, 2009
- J. HE Decision on Five-Year Review (Project 2003100090), dated November 25, 2003
- K. HE Decision on SUP-01-0049, dated August 24, 2001
- L. HE Decision on SUPT-97-0412, dated February 3, 1998
- M. HE Decision on SUP-03-91, dated April 15, 1992

Exhibit 2 Version of TCC 20.54.070(21) that was in effect at the time of the original application to which Phase 2 is vested

After considering the testimony and exhibits submitted at the open record hearing, the Hearing Examiner enters the following findings and conclusions:

FINDINGS

1. Nielsen Pacific LTD (Applicant) seeks approval of five-year review of the Holroyd Nisqually Mine Phase 2, which was authorized pursuant to SUP-03-91 on April 15, 1992 and amended pursuant to SUPT-010049 on August 24, 2001. *Exhibits 1, 1.B, 1.K, and 1.M.* Condition 8 of the 1992 approval established a five-year review requirement, as follows:

...[The special use permit] shall be reviewed by the Hearing Examiner five-years from the date of this decision and every five-years thereafter. At the time of such review, the Hearing Examiner may impose additional conditions upon the operation of the use if the Hearing Examiner determines it is necessary to do so to mitigate the impact of the use. At the time of the review, the Hearing Examiner may also terminate the use if the Hearing Examiner determines that conditions of approval have been violated or if the Hearing Examiner concludes that adverse impacts of the use cannot adequately be mitigated by existing or additional conditions of approval.

*Exhibit 1.M, page 10.*¹ Holroyd Nisqually Mine Phase 2 is addressed as 1048 Old Pacific Highway in Thurston County, Washington. *Exhibit 1.*

2. The Phase 2 mine is located on the south side of Reservation Road. The Holroyd Nisqually Mine Phase 1 is north of Reservation Road, across from the subject property. Parcels to the east contain forestland, railroad right-of-way, a large farming operation, and a private lake and campground. South of the site is forest and farmland, and west of the site is farmland. At the time of original permitting, the site was situated approximately 4,000 feet from the City of Olympia's McAllister Springs pumping station, which provided drinking water for the City, and was within an aquifer sensitive area. The City has since relocated its wellfield. The subject property is within a designated Mineral Resource Area. *Exhibits 1 and 1.C; Lacy Garner Testimony.*
3. The subject property is zoned Rural Residential - One Dwelling Per Five Acres (RR-1/5). Mineral extraction activities are a permitted use in the RR-1/5 zone upon special use permit approval, subject to approval of a mining reclamation plan by the Washington Department of Natural Resources. *Exhibit 1, page 2; Thurston County Code (TCC) 20.54, Table 17; TCC 20.54.070(21)(c).*
4. The Holroyd Nisqually Mine (Phase I, north of Reservation Road) is the second oldest gravel mine in Washington, predating all County regulations that control mining activity. Phase I is a vested mine that is not required to comply with current County mineral extraction standards, including setback and buffer requirements. Unrelated to the current request, the County is reviewing an application for a vertical expansion of the Phase I mine. *Exhibit 1; see also David Troutt Testimony.*

¹ Since then, Thurston County has codified a five-year review requirement for mineral extraction in TCC 20.54.070(21)(e). See Exhibit 2 for the version of TCC 20.54.070(21) that was in effect at the time of the original application.

5. The subject operation, Phase 2 of the Holroyd Nisqually Mine, was approved on April 15, 1992 through special use permit SUP-03-91. Condition 8 of the decision required the mine to undergo review by the Hearing Examiner every five-years. On February 3, 1998, the first five-year approval of Phase 2 was issued (SUPT-97-0412). Its approval was based on the determination that the operation then underway was in compliance with the conditions of original permit approval (SUP-03-91) and with the requirements of the County's then-in-effect Mineral Extraction Ordinance, TCC Chapter 17.20, adopted June 28, 1993. *Exhibits 1, 1.M, and 1.L.*
6. On August 24, 2001, a new special use permit (SUPT 010049) amending the two previous permits (SUP-3-91 and SUPT 97-0412) was approved, which transferred approximately 10 acres of land from the approved Phase II mining plan south of Reservation Road to vested Phase I gravel mine north of Reservation Road. The amendment was requested in conjunction with a Thurston County Roads Department project that realigned Reservation Road. *Exhibits 1 and 1.K.*
7. Condition 5 of the permit approving Phase 2 (SUP-03-91) required a 100-foot vegetated buffer from site rights-of-way along Old Pacific Highway and Reservation Road. There was no setback requirement imposed on Phase I north of Reservation Road. Realigned Reservation Road, associated with the 2001 amendment, encroached about fifty feet into the required 100-foot buffer within Phase 2. Condition B of the 2001 special use permit amendment (SUPT 010049) required the Applicant to construct a 50-foot wide, 10-foot tall, vegetated berm on both sides of the realigned Reservation Road as an alternative mitigation measure. The Applicant completed all buffer, landscaping, and berm requirements adjacent to Reservation Road. *Exhibits 1, 1.K, and 1.M.*
8. Three subsequent five-year reviews have been requested by the Applicant and approved by the County Hearing Examiner: Project 2003100090 on November 25, 2003, Project 2008102687 on May 12, 2009, and Project 2013103837 on June 16, 2014. *Exhibits 1, 1.H, 1.I, and 1.J.*
9. At the time of its initial approval (SUP-03-91), the subject mine was reviewed for compliance with the requirements of the State Environmental Policy Act (SEPA). A mitigated determination of significance (MDNS) was issued January 24, 1992, which became final on February 10, 1992. The instant five-year review is exempt from further review pursuant to SEPA. *Exhibits 1 and 1.M.*
10. The initial Phase 2 permit contained 21 conditions requiring: 1) compliance with all applicable regulations; 2) restrictions on on-site equipment; 3) site access restrictions; 4) construction of an eight-foot tall berm around the perimeter for noise mitigation purposes; 5) a 100-foot wide buffer along public rights-of-way with landscaping to reduce off-site views of operations; 6) a 100-foot setback from non-frontage property boundaries; 7) restriction to the one existing access off Old Pacific Highway into the existing (Phase 1) mine; 8) indefinite term of approval but required five-year review; 9) low intensity lighting that is shielded to prevent glare; 10) permits from and compliance with the requirements of the Olympia Air Pollution Control Authority; 11) dust control

and truck washing to prevent tracking off-site; 12) restriction to one sign limited to 32 square feet in area; 13) replanting trees and ground cover during reclamation; 14) retention of stormwater on the final site; 15) restriction of maximum slopes at reclamation; 16) submittal of a revised contour map; 17) compliance with State of Washington noise standards in WAC 173-060; 18) off-street parking for employees and visitors; 19) no mining within the aquifer; 20) compliance with the approved site plan; and 21) compliance with conditions of approval. *Exhibit 1.M.*

11. The first five-year review (SUPT97-0412) imposed seven conditions of approval: 1) ongoing compliance with the conditions of the initial permit; 2) submittal of a revised site plan per condition 5 of SUP-03-91 and the subsequently adopted mineral extraction ordinance; 3) annual inspection by County staff; 4) Applicant submission to the County of notice of all gravel truck driver speeding infractions every six months; 5) mud flaps for all trucks on-site; 6) a requirement that the Applicant wash Coleman Road (Kuhlman Road)² twice daily; and 7) that operations comply with RCW 46.61.655(3). *Exhibit 1.L.*
12. The amended gravel mining special use permit (SUPT 010049) issued in August 2001 contained seven conditions requiring: A) compliance with the previous two permits except to the extent that the condition requiring the 100-foot buffer from Reservation Road was superseded by this approval; B) requirement for a 50-foot wide, 10-foot tall berm along both sides of Reservation Road; C) a landscape plan depicting a visual buffer from mining operations from Reservation Road, specifically requiring planted areas to provide sight-obscuring vegetation within three years; D) prohibition against removal of gravel and vegetation within the 100-foot setback in Phase 2; E) replacement of any trees and shrubs removed along road frontages; F) compliance with the mineral extraction ordinance; and G) submittal of a copy of the DNR-approved reclamation plan prior to extraction of minerals within the amended area. *Exhibit 1.K*
13. The 2003 five-year review approval (Project No. 2003100090) imposed 10 conditions. The first six were essentially repeated from the former special use permit amendment (SUPT 010049). The remaining conditions required: G) future increase in activities on-site to comply with the mineral extraction ordinance; H) preparation of a hydrogeologic report and a ground water monitoring plan prior to any future mining into the ground water table; I) preparation of a noise study prior to any future intensification of site activities; and J) obtaining a building permit to relocate the conveyor belt over Reservation Road. *Exhibit 1.J.*
14. The 2009 five-year review approval (Project 2008102687) imposed eight conditions, which repeated previous conditions with some slight modifications: A) compliance with the previous permits; B) compliance with mineral extraction ordinance; C) five-year review required within five-years the approval was final; D) compliance of any future increase in activities with mineral extraction ordinance; E) preparation of a hydrogeologic report and a ground water monitoring plan prior to any future mining into the ground water table; F) determination by the Thurston County Environmental Health

² See Exhibit 1.H, page 6.

Director whether a noise study would be required in the event of future intensification of site uses; G) preparation of a handling, storage, and spill response plan in the event future changes in use call for maintenance and repair of any vehicles on-site; and H) approval of a public water supply and septic systems in the event of any future building additions to site improvements. *Exhibit 1.I.*

15. The 2014 five-year review approval (Project 2013103837) imposed nine conditions, seven of which were substantially the same as conditions contained in the previous five-year review. Of the conditions that varied from the previous approval, one specified that any future expansion of the mine or intensification of mining activities may require a hydrogeologic report and ground water monitoring plan, and the other specified that it is the Applicant's responsibility to comply with applicable state and federal permit requirements. *Exhibits 1.H and 1.I.*
16. The site has been actively mined since the last five-year review. Mining activity has not breached the water table. No permanent structures have been placed on the site that would trigger requirements for water and sewage disposal requirements. The operation is regularly inspected by the Department of Natural Resources and remains in compliance with DNR requirements. Consistent with the conditions of the original permit approval, access points are secured by locked gates and signs have been installed. All required buffers are maintained. The County has not received noise complaints. *Testimony of Stephen Nielson and Kevin Hansen; Exhibit 1.E.*
17. Thurston County Public Works Staff submitted comments on the proposal indicating that the use complies with applicable drainage and road standards. Public Works recommended approval of the five-year review. *Exhibit 1.F.*
18. Thurston County Environmental Health Division Staff submitted that, based on its review, the use remains in compliance with permit conditions and recommended approval. *Exhibit 1.E; Dawn Peebles Testimony.*
19. The Olympic Region Clean Air Agency (ORCAA) submitted comments confirming that the Applicant has registered with the agency, has appropriate permits, and undergoes routine inspections. Since no physical modifications are proposed, no permitting requirements are triggered by the five-year review. *Exhibit 1.G.*
20. Thurston County Planning Staff reviewed the mining operation for compliance with the conditions of the previous special use and five-year review approvals and determined that it complies. With respect to the timing of the current review relative to the last one (the time period between the reviews exceeds five-years), the Applicant timely submitted the current application on January 24, 2019. Issues outside of the Applicant's control, including County staff turnover and pandemic-related delays, resulted in the September 2021 hearing date. For the present five-year review, Staff recommended conditions of approval that are substantially the same as the conditions of the 2014 approval, except that the conditions clarify that the version of the Mineral Extraction Ordinance that applies to the use is the one that was in effect at the time of the original special use

approvals. The Mineral Extraction Ordinance was last amended in December of 2020. *Exhibits 1, 1.B, and 1.H; Lacy Garner Testimony.*

21. Notice of the public hearing was sent to all property owners within 2,600 feet of the site and other interested parties on September 14, 2021, published in The Olympian on September 17, 2021, and posted on the County's website on or about September 10, 2021. *Exhibits 1 and 1.A.*
22. Public comment on the application included concerns from representatives of the Nisqually Tribe that mine activities could adversely affect domestic wells on at least two tribally-owned properties in the vicinity, including across Pacific Highway from the mine. These properties include the Talley Farm, a seven acre parcel across Pacific Highway from the mine, which will become a community garden addressing issues of food sovereignty and self-sufficiency. The Nisqually tribe has also purchased the nearby Nisqually Valley Grocery. Tribal representatives testified that the mine has been a good neighbor ("pretty easy to communicate with") and that tribe members have worked there. These comments acknowledged that the concern is more urgent in relation to proposed vertical expansion of Phase 1, which is not under consideration in the instant proceedings. *Testimony of David Troutt and Joe Cushman.* In response, County Staff submitted that there are no wells downgradient and within 500 feet of the Phase 2 site. While the identified truck haul route does pass adjacent to tribal properties and could be a source of concern for water quality regarding falling debris or soil on truck tires, existing conditions of approval address these concerns. *Kevin Hansen Testimony.*
23. Planning Staff recommended approval of the instant five-year review subject to conditions. *Exhibit 1; Lacy Garner Testimony.* The Applicant representative waived objection to the recommended conditions. *Stephen Nielson Testimony.*

CONCLUSIONS

Jurisdiction

The Hearing Examiner has jurisdiction to conduct five-year reviews of mineral extraction operations pursuant to Sections 2.06.010 and 20.54.070(21)(e) of the Thurston County Code. Condition 8 of SUP-03-91 requires Hearing Examiner five-year review of the subject mineral extraction operation.

Criteria for Approval

Condition No. 8 of SUP-03-91 states as follows:

...[The special use permit] shall be reviewed by the Hearing Examiner five-years from the date of this decision and every five-years thereafter. At the time of such review, the Hearing Examiner may impose additional conditions upon the operation of the use if the Hearing Examiner determines it is necessary to do so to mitigate the impact of the use. At the time of the review, the Hearing Examiner may also terminate the use if the Hearing Examiner determines that conditions of approval have been violated or if the Hearing Examiner concludes that adverse impacts of the use cannot adequately be mitigated by existing or additional conditions of approval.

Conclusions Based on Findings

1. No evidence was offered in the record that demonstrates that the Phase 2 operation is out of compliance with the conditions of the prior approvals. *Findings 5, 6, 7, 8, and 10 through 23.*
2. No impacts have been identified through the five-year review process that would require additional mitigation. The conditions of this five-year approval incorporate past requirements to remain in compliance with prior approvals, relevant ordinances, and agency permit requirements and to submit additional documentation when expansion or intensification is proposed, buildings are added, or on-site vehicle or equipment maintenance is proposed. Mining into the water table (which has not occurred) would trigger the need for additional hydrogeologic analysis. Such analysis would address concerns regarding the impact of mining on area wells. *Findings 9, 15, 16, 17, 18, 19, 20, 22, and 23.*

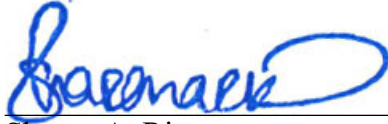
DECISION

Five-year review of the 130-acre gravel mine known as the Holroyd Nisqually Mine Phase 2 is **APPROVED** subject to the following conditions:

- A. All mining activity must continue to be in compliance with the conditions established through SUP-3-91, SUP 97-0412, SUPT 010049, Project No. 2003100090, Project No. 2008102687, and Project No. 2013103837.
- B. The operation of the gravel mine shall remain in compliance with the Thurston County Mineral Extraction Ordinance, Chapter 17.20, as was in place at time of original SUP approvals.
- C. Another five-year review shall be required within five-years of the date this review approval becomes final.
- D. It is the Applicant's responsibility to be in compliance with all applicable state and federal agency permit requirements, including and not limited to the Olympic Region Clean Air Agency and the Washington State Department of Natural Resources.
- E. Any future increase in activities on this site will be reviewed with respect to all applicable requirements of the Thurston County Code Title 17.20 Mineral Extraction Ordinance.
- F. Any future expansion of the mine and/or intensification of mining activities may require a hydrogeologic report and ground water monitoring plan be developed for this site.
- G. Any future expansion of the mine and/or intensification of the mining activities may require a detailed noise study and noise monitoring plan be developed for this site.

- H. Future proposals to add buildings may require an approved public water supply and approved on-site sewage systems.
- I. Any future proposals for a shop or for activities that will involve extensive on-site maintenance or repair of vehicles and equipment will require development and approval of a hazardous materials storage, handling, disposal, and spill response plan.

DECIDED October 14, 2021.



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 **\$777.00** for a Request for Reconsideration or **\$1,054.00** 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 ☐ \$777.00 for Reconsideration or \$1,054.00 for Appeal. Received (check box): Initial _____ Receipt No. _____
Filed with the Community Planning & Economic Development Department this _____ day of _____, 20____.