

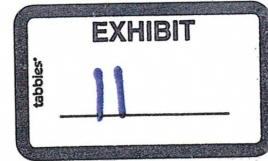


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**COMMUNITY PLANNING &
ECONOMIC DEVELOPMENT DEPARTMENT**

Joshua Cummings, Director

Creating Solutions for Our Future

MEMORANDUM

TO: Sharon Rice, Hearing Examiner
FROM: Leah Davis, Associate Planner
DATE: December 9, 2019
SUBJECT: Project 2019100758 Manke Reconsideration

October 22, 2019 Staff attended a public hearing for the subject project. The proposals included after-the-fact permitting for a stair tower on the beach, a retaining wall, a shop/garage, and a “home office/sanctuary” referred to by the contractor “the casita.” The proposal also included a future addition to the existing home. All unpermitted work and proposed development are within one or more critical areas and/or their buffers, as clearly outlined within the staff report.

Staff provided no recommendation to the hearing examiner for approval or denial of any portion of the project. Staff did provide a clear and concise analysis of all aspects of the proposal, and all reports submitted by professional consultants. This analysis was based primarily on the Critical Areas Ordinance (Thurston County Code Title 24) adopted by Thurston County.

For a comprehensive review, Thurston County Code Title 20 (zoning ordinance) was also analyzed. It was determined that the allowable impervious surface area had been exceeded. Applicant’s counsel refutes whether precipitation can infiltrate into an aquifer below the Ordinary High-Water Mark. This argument is deprived of practical significance, as the proposals cannot be granted based on Title 24.

Staff finds nothing in Counsel’s letter that indicates that the code was misapplied, and, therefore, has no further comments.