



SAN JUAN COUNTY
DEPARTMENT OF COMMUNITY DEVELOPMENT

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**BEFORE THE HEARING EXAMINER
FOR SAN JUAN COUNTY**

**FINDINGS, DECISION AND CONDITIONS OF APPROVAL FOR
STONE KIAC LLC BUSINESS PARK
CONDITIONAL USE PERMIT**

S.J.C. DEPARTMENT OF
OCT 02 2019
COMMUNITY DEVELOPMENT

FILE NUMBER: LANDUSE-19-0077

OWNER/APPLICANT: STONE KIAC LLC C/O MYRON WILLIAMS
65 GILL LANE
FRIDAY HARBOR, WA 98250

AGENT: PLANNING AND PERMIT SERVICES LLC, C/O FRANCINE SHAW
PO BOX 868
FRIDAY HARBOR, WA. 98250

APPLICATION: CONDITIONAL USE PERMIT FOR A BUSINESS PARK USE ON A PROPERTY
LOCATED IN A 'RURAL GENERAL USE' (RGU) LAND USE DESIGNATION

LOCATION: SOUTHWEST OF THE FRIDAY HARBOR AIRPORT ALONG DANIEL LANE
ON SAN JUAN ISLAND

TAX PARCEL NUMBER: 352331007000

STAFF RECOMMENDATION: APPROVAL WITH CONDITIONS

SUMMARY OF DECISION: *APPROVED – SUBJECT TO CONDITIONS*

DATE OF DECISION: OCTOBER 1, 2019

I. INTRODUCTION

The applicant/property owner, Stone Kiac LLC (c/o Myron Williams) seeks Conditional Use Permit approval to develop and operate a business park on a 4.49-acre parcel located to the southwest of the Friday Harbor Airport along Daniel Lane, about 700 feet north of Cattle Point Road, on San Juan Island. The site is zoned Rural General Use (RGU). SJCC 18.30.040 allows for a variety of commercial and industrial uses in the RGU land use designation, and all of the uses proposed in this application are allowed through approval of the requested Conditional Use Permit. (*Staff Report, page 3*). The project was already subject to SEPA review, which culminated in issuance of a Mitigated Determination of Non-Significance (MDNS) in November of 2018 for the connected action associated with this project, specifically a clearing and grading permit. (*See Ex. 3, MDNS, and Ex. 2, Adoption of Existing Environmental Document form for this application*). No one opposed or appealed the MDNS that covers this project. (*Staff Report, pages 1 and 23*). All public notice requirements and comment periods were satisfied. Staff reviewed the application and determined that it conforms to applicable codes and policies, and merits approval, subject to conditions. Based on the record, the pending application satisfies applicable approval and review criteria and is approved, subject to conditions, as explained in this Decision.

II. CONTENTS OF RECORD

TESTIMONY AT PUBLIC HEARING:

All witnesses who spoke at the public hearing held on August 28, 2019 provided testimony under oath. Julie Thompson, the County's planner assigned to review the pending application, briefly summarized her review, proposed conditions, and recommendation of approval. The applicant's agent, Francine Shaw appeared at the public hearing, with her client, the applicant, Myron Williams for Stone Kiac LLC. They offered testimony supporting the analysis and conditions recommended in the Staff Report and answering questions from the Examiner regarding aspects of the project. No one appeared at the public hearing or submitted any written comments to question or oppose the requested permit. A digital recording of the public hearing and copies of all exhibits included in the record are maintained by the County and available for review under county public record policies.

EXHIBITS:

Staff Report, 25 pages, with attached Exhibits 1-21, as described and numbered on page 25 of the Staff Report. The complete list of exhibits described in the Staff Report is reprinted below:

1. Request for review dated July 10, 2019;
2. Adoption of Existing Environmental Document dated July 10, 2019;

3. Mitigated Determination of Nonsignificance dated November 14, 2018;
4. SEPA Environmental Checklist dated October 2018;
5. Application materials dated June 18, 2019;
6. Sewage Design Application dated September 22, 2017;
7. Memo from Christine Coray, Public Works dated September 22, 2015 evaluating concurrency;
8. Legal description;
9. Statutory Warranty Deed AFN 1998-0129017 referencing easement;
10. Memo dated October 11, 2018 from Krista Davis, Stormwater Tech for SJC PW approving the SWMP;
11. Stormwater Management Report dated February 14, 2018;
12. Hearing Examiner decision dated October 25, 2005 approving a business park on a neighboring parcel;
13. Hearing Examiner decision dated July 11, 2016 approving a business park on a nearby property in the same neighborhood;
14. Staff report dated January 7, 2019 for the clearing and grading permit;
15. Portion of Table 8.2, Lot coverage impacts;
16. Legal ad dated July 10, 2019;
17. Verification of mailing and posting dated July 9, 2019;
18. Email from Jeff Sharp dated July 25, 2019;
19. Letter from Dept. of Ecology dated July 31, 2019 regarding water rights;
20. Permit receipt dated June 18, 2019; and
21. Table 6.4 Minimum Number of Parking Spaces Required for Different Land Uses.

III. APPLICABLE LAW

Jurisdiction.

Under SJCC 18.80.090(C), if a development application is processed as a Conditional Use Permit application, “the Hearing Examiner is the decisionmaker.” SJCC 18.80.100(C), captioned “Decisionmaking Authority”, provides that “[t]he hearing examiner has the authority to approve or deny conditional use permit ... applications, and to impose conditions of approval on such permits.”

Conditional Use Permit required for the commercial and industrial uses proposed in the Rural General Use land use designation.

There is no dispute that the site of the proposed business park is on a parcel of land designated by the County as Rural General Use and that SJCC 18.30.040 allows a variety of commercial and industrial uses in the RGU land use designation following approval of a Conditional Use Permit, specifically including uses described in the application materials.

Standards for Commercial and Industrial Uses; Criteria for CUP approval.

San Juan County's Unified Development Code includes specific standards that apply to all Commercial and Industrial uses, such as those identified and described in the application materials. Standards for Commercial uses are found in SJCC 18.40.110, and standards for Industrial uses are found in SJCC 18.40.280. The Criteria for approval of a Conditional Use Permit are found at SJCC 18.80.100(D).

Burden and Nature of Proof.

Under SJCC 18.80.040(B), "[t]he burden of proof is on the project permit applicant. The project permit application must be supported by evidence that it is consistent with the applicable state law, County development regulations, the Comprehensive Plan, and the applicant meets his burden of proving that any significant adverse environmental impacts have been adequately analyzed and addressed."

IV. ISSUE PRESENTED

Whether a preponderance of evidence demonstrates that the applicant has satisfied its burden of proof to meet the criteria for approval of the requested Conditional Use Permit?

Short Answer: Yes, subject to conditions.

V. FINDINGS OF FACT

1. Upon consideration of all the evidence, exhibits, testimony, codes, policies, regulations, and other information contained in the file, the undersigned Examiner issues the following findings, conclusions and Decision approving the requested Conditional Use Permit as set forth below.
2. Any statements in previous or following sections of this document that are deemed findings are hereby adopted as such, including without limitation the Introduction provided above.
3. The applicant submitted the pending application to the San Juan County Community Development & Planning Department on or about June 18, 2019. (*See Exhibits 5 and 20, application materials and permit fee receipt*). The application was deemed complete for purposes of review and vesting on or about June 20, 2019. (*Staff Report at page 3*).

4. As specified in the application materials and Staff Report at page 2, the Business Park project proposed in this application (“Project”) is limited in scale and characteristics as follows:

- Building 1, the westerly building, will be approximately 12,000 square feet in size and one-story in height. It will be a three-sided barn like structure with associated outdoor storage space to store and sell landscaping and other construction materials such as compost and sand to the public as well as contractors. All proposed uses must be among those that are authorized in the RGU land use designation via issuance of this requested Conditional Use Permit. *See SJCC 18.30.040.*
- Building 2, the easterly building, will also be approximately 12,000 square feet in size and one story in height. It is designed to house currently unidentified commercial and industrial land uses and will be leased for operation by others. The building may be divided internally into smaller units depending on the lessee’s special needs. Anticipated uses that may occupy the building include contractor’s offices and associated storage, business offices, personal services, and small retail outlets. All proposed uses must be among those that are authorized in the RGU land use designation via issuance of this requested Conditional Use Permit. *See SJCC 18.30.040.*

5. The Project also includes landscaping, fencing, screening, parking, and other design features described in the application materials and the Staff Report, intended to mitigate potential impacts on surrounding properties.

6. The application materials and the Staff Report both summarize County Comprehensive Plan policies and development regulations that generally recognize the need for commercial and industrial uses on sites that can be adequately served with necessary access, water, sewer, and fire protection, among other things, and where such commercial and industrial uses will not adversely affect surrounding properties, or can be designed or conditioned to avoid negative impacts. Evidence in the record shows that there are only 59 parcels and 309.24 acres of Rural General Use land on San Juan Island. (*Ex. 5, application materials, at page 5, Detailed Project Description, background information*).

7. Currently, there are already two business park development projects approved in 2005 and then in 2016 for parcels located north of the current Project site, both of which were approved and conditioned to minimize potential impacts, including those related to the neighboring Friday Harbor Airport. (*See Exhibits 12 and 13*). The Conditions for the most recent business park approval address issues that are similar to many presented in this application. At the public hearing, the applicant’s agent indicated a willingness to accept appropriate conditions derived from the 2016 business park permit approval, where the same applicant, Myron Williams, was involved, but under a different LLC entity. Based on testimony and questions at the public hearing, the Examiner has modified conditions of approval to include new language intended to ensure that future uses do not present undue risks like chemical leaks, fires, explosions, general airport operational hazards, and the like. Given that the adjacent business park approval was not appealed and stands as issued, the pending business park application should be held to the same or similar standards and requirements.

8. Access to the Project will be from the parcel directly to the north, not from Daniel Lane. Two driveways will extend to the south from the neighboring site. (*Staff Report, page 3; Ex. 5, Application materials, Planning Map stamped received by SJCo DCD on June 20, 2019; Ex. 11,*

Storm Water Management Report, attached copy of proposed site plan, sheet 2 of 2). At the time the application materials were submitted, the applicant acknowledged that an access easement would be needed from the property owner to the north, identified as Avalon, LLC, but noted that Avalon was in the process of purchasing the Project site addressed by this permit. If Avalon purchases the Project site, no access easement will be necessary. *(Ex. 5, Application materials, Project Description on page 1 of 23).* In any event, the primary access route to the closest public roadway, Cattle Point Road, will be via Daniel Lane, a private road, which the applicant/parcel owner has an easement to use. *(Staff Report, at page 6).* An additional condition of approval is warranted to require the applicant to submit proof of participation in a binding maintenance agreement, or that others are fully responsible for all maintenance, that will ensure that Daniel Lane is regularly maintained to comply with applicable County standards for private roads serving the number and types of uses presented in this instance.

9. Water service will be provided by an existing Group B water system that will be expanded to increase the water storage capacity from 4 to 10 thousand gallons. Sewer service will be handled by a new on-site community septic system described in Ex. 6. *(Staff Report, page 3).*

10. The Staff Report confirms that applicable notice and comment requirements were all satisfied, and that no one submitted comments opposing the requested permit.

11. The Project was already subject to SEPA review, which culminated in issuance of a Mitigated Determination of Non-Significance (MDNS) in November of 2018 for the connected action associated with the development, specifically a clearing and grading permit. *(See Ex. 3, MDNS, and Ex. 2, Adoption of Existing Environmental Document form for this application).* No one opposed or appealed the MDNS that covers this project. *(Staff Report, pages 1 and 23).* The SEPA checklist fully disclosed future plans to seek conditional use permit approval for a speculative commercial use of the site, with two buildings substantially similar to those identified in the application materials, described as about 12,000 sq.ft. each. *(Ex. 4, SEPA Checklist, at page 2, item 7, and at page 8, item 11).*

12. Water, sewer, and other utility services needed to support the proposed Business Park will all be required to comply with applicable regulations and policies regarding such aspects of the Project. This Conditional Use Permit does not and should not be read or construed to relieve the applicant's need to comply with development regulations or utility service requirements associated with any aspect of the Project.

13. The Staff Report and the applicant's detailed Project Description and Regulatory Analysis included in the Record as part of Exhibit 5, both credibly explain how the proposal has been designed, or can be conditioned, to satisfy all applicable policies or performance standards for the proposed Business Park found in: the County's Comprehensive Plan *(Staff Report, pages 3 and 4)*; Aquifer recharge protection regulations *(Staff Report, pages 4 - 6)*; General standards for Commercial Development *(Staff Report, pages 6-7)*; Standards for Industrial uses *(Staff Report, pages 7-8)*; Airport hazard prevention regulations *(Staff Report, pages 21-23)*; and how the project can be designed or conditioned to satisfy other applicable county development regulations addressing setbacks, parking, landscaping, financial guarantees, and lighting. *(Staff Report, pages 8-*

21). Except as modified in this Decision, the Examiner adopts all statements of fact and findings included in the Staff Report as Findings of Fact supporting this Decision and Conditions of Approval set forth below.

14. Credible and un rebutted evidence in the record establishes that the applicant has met its burden to satisfy the criteria for approval of a Conditional Use Permit, found in SJCC 18.80.100(D)(1-10). (*Staff Report, pages 20-23*).

15. Based on the Record, the undersigned Examiner finds that the applicant's proposal is very limited in size and scale, so it can be designed or can be conditioned to conform with all applicable county development regulations. Accordingly, it merits approval, with conditions to ensure that the size/scale of the use will not result in adverse impacts on surrounding properties. If the proposal is to be expanded beyond the general size and scale of the Project described in the application materials, or modified to include uses that are not substantially similar to those described in the application materials and the Staff Report, a new Conditional Use Permit or other land use approvals will be required.

VI. CONCLUSIONS of LAW

1. Based on the Findings as summarized above, the undersigned examiner concludes that the proposed Conditional Use Permit for a new Business Park as described in the application materials and Staff Report can be designed, conditioned, developed and operated in a manner that conforms to all applicable land use requirements, without generating adverse impacts. Upon reaching such findings and conclusions as noted above, the CUP application meets the standards necessary to obtain approval by the County.

2. The Department's recommended conditions of approval as set forth in the Staff Report are reasonable, supported by the evidence, and capable of accomplishment. Each and every condition is adopted and incorporated herein by reference, except as modified below. As the applicant's agent agreed at the public hearing, the Examiner has added additional conditions of approval requiring additional reviews by the Fire Marshall or other appropriate officials at the time of subsequent Building Permit applications, to assure that uses and materials associated with any future occupant(s) do not pose hazards to adjacent properties and uses, including without limitation the neighboring Friday Harbor Airport.

3. Any Finding or other statements in previous or following sections of this document that are deemed Conclusions are hereby adopted as such.

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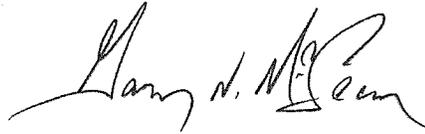
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VII. DECISION

Based upon the preceding Findings of Fact and Conclusions of Law, evidence presented through the course of the open record hearing, all materials contained in the record, and the Examiner's site visit, the undersigned Examiner APPROVES the requested Conditional Use Permit for the Stone Kiac LLC business park with commercial and industrial uses allowed in the RGU land use designation through issuance of such permit, subject to the attached Conditions of Approval.

ISSUED this 1st Day of October, 2019

A handwritten signature in black ink, appearing to read "Gary N. McLean". The signature is fluid and cursive, with a large initial "G" and "M".

Gary N. McLean
Hearing Examiner

CONDITIONS OF APPROVAL

***Stone Kiac LLC c/o Myron Williams
Conditional Use Permit***

***for a Business Park
along Daniel Lane, SE of Friday Harbor Airport on San Juan Island
(Tax parcel number 352331007000)***

File No. LANDUSE-19-0077

1. This Conditional Use Permit authorizes development of a Business Park on TPN 352331007000, that shall comply with all applicable development regulations and codes in effect at the time complete application materials are submitted for subsequent permits or approvals necessary for any aspect of the project.

2. The Business Park Project (“Project”) authorized by this permit shall be developed and operated in substantial conformance with the preliminary site plan, analysis, elements, features, and mitigation measures addressed in the Staff Report, particularly on page 2, and the application materials, limited in scale and to specific uses as follows:

- Building 1, the westerly building, will be approximately 12,000 square feet in size and one-story in height. It will be a three-sided barn like structure with associated outdoor storage space to store and sell landscaping and other construction materials such as compost and sand to the public as well as contractors. All proposed uses must be among those that are authorized in the RGU land use designation via issuance of this requested Conditional Use Permit. *See SJCC 18.30.040.*
- Building 2, the easterly building, will also be approximately 12,000 square feet in size and one story in height. It is designed to house currently unidentified commercial and industrial land uses and will be leased for operation by others. The building may be divided internally into smaller units depending on the lessee’s special needs. Anticipated uses that may occupy the building include contractor’s offices and associated storage, business offices, personal services, and small retail outlets. All proposed uses must be among those that are authorized in the RGU land use designation via issuance of this requested Conditional Use Permit. *See SJCC 18.30.040.*
- The Project also includes landscaping, fencing, screening, parking, and other design features and requirements described in the application materials and the Staff Report, intended to mitigate potential impacts on surrounding properties. Except as otherwise provided elsewhere in these conditions, the Director shall have full discretion and authority to determine the timing that any required landscaping, fencing, screening, parking spaces, stormwater control measures or other design features are installed/constructed/completed before or following occupancy of any building developed after issuance of this permit.
- The preliminary site plan for the approved business park is depicted in the “Planning Map for Daniel Lane Commercial Development,” stamped received by the SJCo Dept. of Community Development on June 20, 2019, included in the record as part of Exhibit 5, the application materials.

3. The approved business park shall comply with all applicable provisions of the San Juan County Code, whether or not such provisions are enumerated or referenced in the application materials, proposed site plans, in the Staff Report or in this Decision. The burden is on the applicant to show compliance with applicable provisions of the SJCC at every stage of development. Tenancies that propose uses other than commercial and industrial uses expressly allowed in the RGU land use designation via issuance of this Conditional Use Permit may be subject to additional land use permits, possibly including a new conditional use permit.
4. The applicant shall comply with all professional report conclusions and recommendations submitted in connection with the SEPA review conducted for this project and this Conditional Use Permit process, as approved and or modified by the County.
5. The Applicant shall be responsible for consulting with state and federal agencies, and tribal entities with jurisdiction (if any) for applicable permit or other regulatory requirements. Approval of a this conditional use permit does not limit the applicant's responsibility to obtain any required permit, license or approval from a state, federal, or other regulatory body. Any conditions of regulatory agency permits/licenses/approvals shall be considered conditions for this project.
6. Any building permit application submitted for development and construction of any aspect of the project shall include information sufficient for the Department to adequately review plans for commercial, industrial, public and institutional facilities for conformance with the requirements of the County's groundwater protection regulations found in SJCC 18.35.080(D). To facilitate this review, the applicant shall provide a list of the quantities and types of chemicals that will be/may be used on site, proposed spill containment plans, and a plan for disposal of waste materials.
7. No use shall be made of equipment or material that produces unreasonable vibration, noise, dust, smoke, odor, or electrical interference to the detriment of adjoining property.
8. Per SJCC 18.40.280(A), for industrial uses, retail sales and services incidental to a principally permitted use are allowable, provided:
 - a. The operations are contained within the main structure which houses the primary use;
 - b. Retail sales occupy no more than 15 percent of the total building square footage;
 - c. No retail sales or display of merchandise occurs outside the structure; and
 - d. All products offered for retail sales on the site are manufactured, warehoused, or assembled on the premises.
9. If lighting is provided, it shall be designed to minimize direct illumination of abutting properties and adjacent streets.
10. The required landscaping shall be installed no later than three months after issuance of a certificate of occupancy for the project or project phase. However, the time limit for compliance may be extended to allow installation of such required landscaping during the next appropriate planting season. A financial guarantee shall be required prior to issuance of the certificate of occupancy, if landscaping is not installed and inspected prior to occupancy.

11. Failure to complete work or correct deficiencies in accordance with a financial guarantee agreement and approved plans shall be cause for the County to draw on the financial guarantee to stabilize the site and/or complete the work. In addition to direct costs for the work, the County may withdraw funds to cover administrative costs. Prior to taking action, the County shall give the property owner written notice by both first class mail and certified mail.

12. Financial guarantees shall not be released until the actions guaranteed by the agreement have been completed and demonstrated to function. When completed, the qualified professional and property owner shall provide the department with written approval of the project, and the department will conduct an inspection to verify that it has been completed according to approved plans. The time period for completion may be extended by written agreement of the applicant and director. If it is anticipated that improvements will be completed over a period of time, separate financial guarantees should be provided so they may be released as components of the project are approved. Partial releases from a single financial guarantee are not permitted.

13. In order to verify that all uses, tenant equipment, chemicals, and materials proposed to be located at the approved business park are fully compatible with the adjacent Friday Harbor Airport facility and operations, before any building permit application is submitted to the County for construction of any buildings authorized by this permit, the applicant/developer/tenant shall complete and submit appropriate documentation and information to the FAA and the Fire Marshall's Office for review and approval by each entity, confirming that both FAA and Fire officials consider all proposed business park uses, equipment, chemicals and materials to be compatible with the Friday Harbor Airport. Changes in uses or major aspects of operations or on-site materials, chemicals and the like, proposed by tenants or prospective tenants will trigger the need for a supplemental review and approval by the FAA and the Fire Marshall to confirm such use or aspects of operations, materials, chemicals or the like is/are compatible with airport operations and safety considerations. Any requirements or mitigation measures imposed by the FAA or the Fire Marshall shall be deemed conditions of approval for this Conditional Use Permit. Written documentation confirming approval by the FAA and the Fire Marshall shall be submitted as part of any building permit or change of use application required by the Director or county codes.

14. Further, the applicant shall contact the Federal Aviation Administration prior to the time a building permit application is submitted to verify the proposed structures are of an appropriate height that will not adversely impact flight operations at the airport. Such written verification shall be submitted with the building permit application.

15. No searchlight, beacon light, or other glaring light shall be used, maintained, or operated within the approach, transitional, or horizontal zones of the airport in such a way as to cause a visual hazard to normal aircraft operations.

16. All owners/tenants shall comply with the terms of any applicable maintenance agreement for the maintenance, repair, and improvement of Daniel Lane, as currently written or as may be required by the Public Works Director as a condition of approving any subsequent building permit for any phase of the approved Project.

17. The applicant and all future business park owners and tenants shall comply with all federal, state, and county safety, fire, structural, storage, and disposal standards regarding use of chemicals, industrial solvents, or other noxious or hazardous substances.

18. Approval of a Group B water system, or upgrades to the existing Group B Community Water System discussed in the Staff Report, shall be obtained from the San Juan County Health and Community Services Department and any other entity with jurisdiction over the system, prior to issuance of a certificate of occupancy for any building constructed in the Business Park. A copy of all necessary approvals shall be submitted to the San Juan County Department of Community Development (DCD).

19. The on-site septic system designed and sized to serve the entire Business Park, in substantial conformance with the Sewage Design Application dated Sept. 22, 2017 (Ex. 6), shall be installed, operational, inspected and approved by the San Juan County Health and Community Services Department prior to issuance of a certificate of occupancy for any building constructed in the Business Park. Written proof of such approval must be submitted to DCD.

20. Written confirmation shall be obtained from the San Juan County Fire Marshal that fire protection is adequate for any and all uses proposed to occupy any part of buildings in the business park prior to occupancy. A copy of such proof shall be submitted to DCD. Any occupancy or inventory limits for specific types of materials or chemicals, or special fire protection measures imposed by the Fire Marshall, shall be deemed conditions of approval for this permit.

21. The mitigation measures imposed in the SEPA MDNS issued and adopted for this project (Ex. 3), including without limitation all provisions of the Stormwater Management Plan, are all incorporated herein by this reference as conditions of approval for this permit.

22. This permit shall be null and void if any condition enumerated herein cannot be satisfied, including without limitation approval of the water or on-site septic systems needed to serve the business park.

23. Upon determination by the Director of DCD that any condition listed above has been violated, following issuance of a Notice of Violation, the Director may, in addition to her other code enforcement remedies, revoke this conditional use permit.

EFFECTIVE DATE, APPEALS, VALUATION NOTICES

Hearing Examiner decisions become effective when mailed or such later date in accordance with the laws and ordinance requirements governing the matter under consideration. SJCC 2.22.170. Before becoming effective, shoreline permits may be subject to review and approval by the Washington Department of Ecology, pursuant to RCW 90.58.140, WAC 173-27-130 and/or SJCC 18.80.110.

Decisions of the Hearing Examiner are final and not subject to administrative appeal to the San Juan County Council, unless the County council has adopted, by ordinance, written procedures for the discretionary review of such decisions. See Section 4.50 of the San Juan County Home Rule Charter and SJCC 2.22.100.

Depending on the subject matter, this decision may be appealable to the San Juan County Superior Court or to the Washington State Shorelines Hearings Board. State law provides short deadlines and strict procedures for appeals and failure to timely comply with filing and service requirements may result in dismissal of any appeal. See RCW 36.70C and RCW 90.58. Persons seeking to file an appeal are encouraged to promptly review appeal deadlines and procedural requirements and confer with advisors of their choosing, possibly including a private attorney.

Affected property owners may request a change in valuation for property tax purposes, notwithstanding any program of revaluation.