

NOTICE OF RECEIPT OF CONDITIONAL USE APPLICATION
Pacific Properties.
Recreational Vehicle Overnight Parking
Forks, Washington

Pursuant to the Forks Zoning Code, specifically FMC 17.85 and FMC 17.120, notice is hereby provided with regard to the fact that the City has received an application for a conditional use permit. The application was submitted by the applicant on 23 Jun 2019. Application included the necessary SEPA checklist. The following information is provided regarding the application:

Applicant: Pacific Properties, LLC
(Jim & Laura Decker, John & Linda McNulty)
P.O. Box 599
Forks, WA 98331

Location of Property: 291 North Forks Avenue (SR 101)

Legal Description Property: Lot 13, Block 1 of Howard's First Addition, located within the NW ¼ of the NW ¼ of the N ¼ of Sec. 9, T 28 N, R 13 W, W.M., Clallam County. Tax Id. Parcel 132809510176.

Project Description: Pacific Properties is seeking to develop up to a 10 lot recreational vehicle (RV) overnight parking facility. Each lot would provide only utility connections. See FMC 17.10.475(2). Property would also be shared with the existing shop that may be rented out for commercial uses. Seasonal uses of the property by food vendors or other vendors may also occur. Rental of designated parking locations would be limited to no more than sixty (60) days pursuant to the City code.

Property has city water, city sewer, and electrical provided by the PUD. Further, a commercial approach was developed for this lot in the past and is proposed to be used by the proponents in the development of the property.

Hearing Required and Public Comment: The Forks Zoning Code requires that a hearing on a conditional use permit be held after sufficient notice has been given to the public. Written comments may be filed up to and through out the actual hearing. Such comments should be sent to Mr. Fleck at the address noted below. Notice of public hearing is being disseminated along with this notice. The public hearing on this matter is scheduled for **Thursday, 1 Aug 2019 at 5:30 P.M.** in the City Council Chambers at Forks City Hall. The purpose of the hearing is to obtain information from nearby landowners regarding impacts or concerns they may have with this proposal.

Approval
and
Appeal
Process:

Within 21 days of the public hearing, the Forks Planning Commission may authorize the conditional use permit.

In reviewing a conditional use permit, the Forks Planning Commission may attach thereto such conditions regarding the location, character, and/or other features of the proposed use as the commission deems necessary in the public interest, in the interest of furthering the purpose of the Forks Zoning Code, and for the purpose of fulfilling the Forks Comprehensive Plan. These conditions must be stated in writing as part of the permit and must state the connection between the use, condition and public interest being invoked.

Appeal Process

The Forks Planning Commission shall report to the City Council its findings regarding an application for a conditional use permit within fifteen (15) days of its decision. Any affected party, including a member of the City Council may appeal the decision to the City Council within fifteen (15) days of the date of the decision of the Forks Planning Commission is issued.

The appeal shall be filed in writing with the city clerk on forms established for this purpose. Once a hearing time is established proper notification shall be given concerning time, place and purpose of such a hearing and shall be in conformance with FMC 17.135, *et al.* Upon receipt of the appeal the city clerk shall publicize and schedule a public hearing by the council.

The City Council within twenty-one (21) days of the close of the hearing shall affirm, reverse, remand, or modify (including attaching additional conditions) the decision of the Forks Planning Commission.

Individuals needing a copy of the application materials, or requiring additional information regarding this notice should contact Rod Fleck, City Attorney/Planner at 360/374-5412, ext. 245 or at 500 East Division, Forks, WA 98331.

The purpose of the public hearing regarding the Conditional Use Permit is to determine whether the Forks Planning Commission should approve or deny the permit application of Pacific Properties, LLC. In addition, the Planning Commission may attach requirements to the development as part of any approval of the Pacific Properties' application. Such conditions could involve the location, character, and/or other features of the proposed use as the commission deems necessary in the public interest, in the interest of furthering the purpose of the Forks Zoning Code, and/or for the purpose of fulfilling the Forks Comprehensive Plan. These conditions would be stated in writing as part of the permit and would state the connection between the use, condition and public interest being preserved or protected.

WRITTEN COMMENTS WILL BE ACCEPTED BY THE FORKS PLANNING DIRECTOR UP TO AND TO THE CLOSE OF THE PUBLIC HEARING ON 1 Aug 2019. Address all such comments to Rod Fleck, City Attorney/Planner, 500 East Division, Forks, WA 98331. Comments may be delivered to City Hall at 500 East Division during the course of regular business hours. All written comments must be received by the City Planner prior to the close of the public hearing on 1 Aug 2019. Copies of the Application or SEPA Checklist can be obtained from Mr. Fleck.

Individuals requiring special accommodations to participate in this hearing should contact Mr. Fleck at 360/374-5412, ext. 245 so that such accommodations can be arranged prior to the hearing. Individuals with questions regarding this notice, and its attachment, should contact Mr. Fleck at the number above.

**NOTICE OF MEETING
AND PUBLIC HEARING**

Forks Planning Commission
Thursday, 1 Aug 2019
5:30 P.M.
City Council Chambers
Forks City Hall
500 East Division

***Conditional Use Permit
Pacific Properties.
Recreational Vehicle Overnight Parking***

Notice is hereby provided that the Forks Planning Commission will hold a public hearing as part of its regular meeting to consider the Conditional Use Permit application of Jim & Laura Decker, John & Linda McNulty doing business as Pacific Properties, LLC, to create no more than 10 designated overnight RV parking stalls at 291 North Forks Avenue. The proposed designated parking stalls would provide utility hook ups only. The property's existing shop would remain as a commercial rental. Portions of the property could also be used on a seasonal basis by food or other commercial vendors. Notice of the application for the Conditional Use Permit is attached. The meeting shall be held on 1 Aug 2019 at 5:30 p.m. in the City Council Chambers within City Hall. The agenda for the meeting shall be:

- I. Call meeting to order and approval of agenda
- II. Conditional Use Application of Pacific Properties seeking to develop up to ten lots for RV Overnight Parking.
 - a. Public Hearing
 1. Staff report regarding procedure, SEPA, and City staff concerns (if any)
 2. Presentation by the Applicant or its designated representative
 3. Reading into the record of written comments submitted to the Planning Commission
 4. Public comments from those in attendance
 5. Questions and answers from the Commission
 - b. Deliberations and decision of the Commission (if any)
- II. Other business of the Commission.

The purpose of the public hearings regarding the Conditional Use Permit is to determine whether the Forks Planning Commission may need to attach any conditions to the permit noted above. Such conditions could involve the location, character, and/or other features of the proposed use as the commission deems necessary in the public interest, in the interest of furthering the purpose of the Forks Zoning Code, and/or for the purpose of fulfilling the Forks Comprehensive Plan. These conditions would be stated in writing as part of the permit and would state the connection between the use, condition and public interest being preserved or protected.

WRITTEN COMMENTS WILL BE ACCEPTED BY THE FORKS PLANNING DIRECTOR UP TO AND TO THE CLOSE OF THE PUBLIC HEARING ON 1 Aug 2019 Address all such comments to Rod Fleck, City Attorney/Planner, 500 East Division, Forks, WA 98331. Comments may be delivered to City Hall at 500 East Division during the course of regular business hours. All written comments must be received by the City Planner prior to the close of the public hearing on 1 Aug 2019. Copies of the Application or SEPA Checklist can be obtained from Mr. Fleck.

Individuals requiring special accommodations to participate in this hearing should contact Mr. Fleck at 360/374-5412, ext. 245 so that such accommodations can be arranged prior to the hearing. Individuals with questions regarding this notice, and its attachment, should contact Mr. Fleck at the number above.

**NOTICE OF
RESCHEDULED MEETING
AND PUBLIC HEARING**

Forks Planning Commission
Wednesday, 28 Aug 2019
5:30 P.M.
City Council Chambers
Forks City Hall
500 East Division

***Conditional Use Permit
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Due to a lack of quorum at the advertised meeting of 1 Aug 2019, this matter has been rescheduled for Wednesday, 28 Aug 2019. Agenda and materials may be found online at www.forkswashington.org under the NOTICE tab of the website.