

**Notice of Approval of
SPECIAL USE PERMIT**

**Buonpane Tiny Home Addition
creating a three unit multi family facility**

Project

Proponent: Giancarlo & Debra Buonpane
520 F Street
Forks, WA 98331

Description of

proposal: Installation of a third residence in the form of a stand-alone "tiny home" approximately 400-500 sq. ft. in size containing utilities (electrical, water, sewer, and other amenities) that would then be used as a rental dwelling. Property is zoned as an overlap zone of Moderate Density Commercial/Moderate Density Residential and a multi-family facility of three to nine single family residential units requires the completion of a special use permit. Property is on both the City water and sewer systems.

Location of proposal:

475 Bogachiel Way
Tax Parcel Nos. TX#1644 & 1944 located within the SE ¼ of the NW ¼ of Section
9, T 28 N, R 13 W, Clallam County, WA
Tax Id. No. 132809230125

Lead Agency Rod Fleck, City Attorney/Planner
City Planning Department, City of Forks
500 East Division
Forks, Washington 98331

Proposed

Project: Installation of a third single-family residential unit on a 2.36 acre lot that currently has two separate single-family residences. New residence will be approximately 400-500 sq. ft. in total size and be able to provide all utility needs of rental tenants. A special use permit triggered the need for the State Environmental Policy Act (SEPA) review.

APPROVAL OF PROJECT

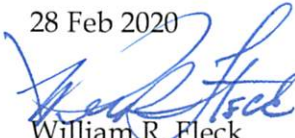
Notice is hereby given that the above referenced applicant was granted a special use permit for the use described in the project description. Property is in an overlap zone of Moderate Density Commercial/Moderate Density Residential and a multi-family facility of three to nine single-family residential units requires the completion of a special use permit and a SEPA determination. A determination was made that the proposed use would not conflict with the neighborhood's existing uses, nor result in hazards or adverse impacts.

These conditions can be found in the SEPA review and permit document of the City Planner. A copy of this is attached to those mailed this notice, and those reading the printed version of this may obtain a copy from Mr. Fleck at the number below.

APPEAL PROCESS

Any affected party may appeal the decision to the Forks Planning Commission within 14 days of the date of the decision by the Planning Director. The appeal shall be filed in writing with the City Planning Director. The appeal must state the name and address of the appealing party. In addition, the appeal must state the specific problems that the proposed use would have with regard to the public interest; the creation of nuisances, hazards, and other adverse impacts; and/or, the lack of conformity between the proposed development and the comprehensive plan. The appealing party must sign the appeal. In addition, the \$100 fee plus the \$100 notice publication/notice deposit (the actual amount would be billed to the appellant) needs to be paid at the time of the appeal. Appeal must be filed prior to 5 p.m., 16 March 2020.

28 Feb 2020



William R. Fleck
Attorney/Planner