

City of Forks, Planning Department
Notice of preliminary approval of a Short plat Application
Wilma May Peterson Short Plat

Notice is hereby provided that on 28 May 2021, the City Planner did provide preliminary approval of a short plat of the property owned by Mrs. Wilma M. Peterson and said short plat will be called the Wilma May Peterson Short Plat. Said application was submitted and perfected with the receipt of payment on 22 April 2021. The applicant designated Dan Kousbaugh as their representative with regard to this application. Applicant's agent agreed to an extension of the time necessary to undertake this review. The initial review has indicated that a preliminary approval could be granted subject to the conditions noted with the reviewing criteria and analysis. Final approval of the plat will not take place until the conditions within the reviewing criteria and analysis have been affirmatively demonstrated to the City's Planning Department.

APPLICANT: Dan Kousbaugh as agent for Mrs. Wilma May Peterson, with assistance from Glynda Schaad, designated power of attorney, 219 Hawthorne Place, Port Angeles, WA 98362.

LOCATION: The two homes immediately east of the Miller Tree Inn addressed as 720 and 800 East Division Street located on the northwestern 1.0658 acres of the undivided homestead parcel having Tax Id. No. 132809140000.

DESCRIPTION OF PROPOSAL: The existing two houses were annexed into the City pursuant to Ordinance No. 652. Applicant is seeking a short plat to legally establish two lots as separate parcels that have been separate house sites as early as the 1940s and taxed as such but have been part of a much larger undivided homestead legacy parcel of 26.86 acres located to the southwest of the corner of East Division Street and Minnie Peterson Road. Lot 1, 720 East Division Street, contains the little white house and is proposed to be 0.4875 acres. Lot 2, 800 East Division, contains the single story home built in 1960 and serves as the applicant and her deceased husband's family home. Currently these two homes have been placed into the Tax Id No. 132809140000.

Property is zoned Moderate Density Commercial and is serviced by City water and PUD. Proposed lots will exceed minimum lot size requirements. Proposed will be served by existing on-site septic systems.

Lot 1 is associated with a portion of Peterson Creek that clips the southern corner of the proposed lot. Critical areas review has also occurred and applied to Lot 1.

**GENERAL
LEGAL**

DESCRIPTION: The northwestern 1.0658 acres of the undivided homestead parcel having Tax Id. No. 132809140000 located in the NE ¼ of the NE ¼ and in the SE ¼ of the NE ¼ of Section 9, T 28N, R13W, WM, in the City of Forks, Clallam County, Washington.

**APPEAL
PROCESS:**

Any decision of the City Attorney/Planner may be appealed to the City of Forks City Council. A copy of the entire decision is available by contacting Mr. Fleck at his office. Those wishing to appeal this decision must file with the Clerk of the City their written request for an appeal, pay any associated fees, as well as state specific fact-based reasons for the appeal. This appeal must be filed no later than Noon, 14 June 2021.

**RESPONSIBLE
OFFICIAL:**

William R. Fleck
City Attorney/Planner
500 East Division
Forks, Washington 98331
(360) 374-5412

Signed this 28th of May 2021.