

City of Forks, Planning Department
Notice of preliminary approval of a Short plat Application
Clear River Development 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 Peter and Hailey Houtrouw from their appointed agent Conner Nielson. The short plat will be called the Clear River Development Short Plat. Said application was submitted and perfected with the receipt of payment on 3 May 2021. 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: Conner Nielson as the appointed agent of owners Peter & Hailey Houtrouw, P.O. Box 102, Forks WA 98362.

LOCATION: 231 Blackberry Avenue. Consisting of a lot of approximately 0.28 acres that currently has two homes under construction on it authorized pursuant to Ord. No. 650. Tax Id. No. 132809510200.

DESCRIPTION OF PROPOSAL: Division of an existing lot in half creating two lots 100' x 62.5'. Original survey for Howard's First Addition established the width of the property at 100', however, utilizing modern survey techniques the lot is 99.89' wide. This would be slight less than an inch of the required 100' width. City is utilizing the original width of the original plat for consideration of this review.

Property is zoned Moderate Density Commercial and is serviced by City water and sewer services with power provided by the PUD. Proposed lots exceed the minimum lot size requirements.

**GENERAL
LEGAL**

DESCRIPTION: That portion of Lot 1, Block 2 of Howard's First Addition consisting of approximately 0.28 acres having Tax Id. No. 132809510200 located in the NE ¼ of the NW 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) 374-541

Signed this 28th of May 2021