

**Notice of Approval of
SPECIAL USE PERMIT**

**Vacation Rental
450 Merchants Road
Forks, WA 98331**

Project

Proponent: Nick and Holly Glenn
450 Merchants Road
Forks, WA 98331

Description of

proposal: Having taken a temporary position in Arkansas but articulating a strong expectation to return to Forks, Nick and Holly Glenn sought a special use permit, pursuant to the City's zoning code, to use as a short-term vacation rental their 1995 two story, three-bedroom, three-car garage, 2,330 sq. ft., single family residence. The property consists of the existing home on 5.3 acres and is zoned "Moderate Density Residential (R-3)." Vacation renters would utilize existing utilities associated with the home, as well as the existing parking facilities. House utilizes an existing on-site septic system. No changes are planned to the structure or utilities associated with this change in use.

**Location of
proposal:**

Parcel 12 of the Nelson Survey, found at V7 of Plats, Page 33, and located in the SW ¼ of the SW ¼ of Section 3, T 28 N, R 13 W, W.M., Clallam County, WA
Tax Id. No. 132803330120

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

Proposed

Project: Conversion of a single family residence into a vacation rental requires a special use permit which triggered the need for the State Environmental Policy Act (SEPA) review.

DETERMINATION

Property is a two-story single-family residence and as such could be rented out for periods longer than thirty days without any permit required. Proposal is to list the property for short term rentals when not in use by the owner. The impacts associated with that change in use would be similar to a family living on site. No modifications are being made to accommodate this proposed future use. Onsite parking is adequate for this use. Proposed use would not conflict with other activities in the neighborhood.

Also, it is worth noting that the State Supreme Court had also determined that short-term rentals were not inconsistent with single family residential use and was not considered commercial use. *Wilkinson v. Chiwawa Communities Ass'n*, 180 Wn.2d 241, 252-53, 327 P.3d 614, 620 (2014).

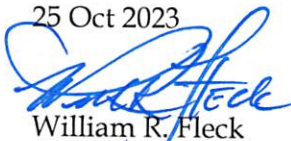
APPROVAL OF PROJECT

Notice is hereby given that the above referenced applicant was granted a special use permit for the use described in the project description. A special use permit was required for any vacation rental in a separate facility zoned Moderate Density Commercial. A determination was made that the proposed use would not conflict with the neighborhood's existing uses, nor result in hazards or adverse environmental impacts arising from the proposed special use.

A SEPA determination regarding this use in relationship to potential environmental factors has been made. Additional information can be found in the SEPA review and permit issued by 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.

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 conformance 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 Noon, 9 Nov 2023.

25 Oct 2023



William R. Fleck
Attorney/Planner

SEPA Rules - WAC 197-11-970

Determination of Non-Significance (DNS)

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500 East Division
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Proposed Project:

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Prior SEPA Documents:

None associated with this proposal.

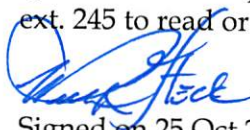
The Lead Agency has determined that the above items do not have a probable significant adverse impact based upon the proposed mitigation required above. An environmental impact statement (EIS) is not required under RCW 43.21C.030(2). This decision was made after the review of a complete environmental checklist and other information on file with the lead agency. This information is available to the public on request.

This DNS is issued under 197-11-340 (2); the lead agency will not act on this proposal for a period of 14 days from the date of issuance to allow for agency review and comment, as well as comments from the general public. Comments must be submitted to the City Planner at:

Rod Fleck, City Attorney/Planner
Forks City Hall
500 East Division
Forks, Washington 98331

Comments will be accepted up to Noon, 9 November 2023. The City will review said comments together to determine the impact upon the stated DNS. Submittal of comments is not the same as a written appeal of this determination, or asserting lead agency status. The City may not issue any other determination if the review of the comments does not alter the stated DNS.

You may appeal this determination no later than Noon, 9 November 2023, by filing a written appeal with the City Clerk of Forks at 500 East Division, Forks, Washington 98331. You should be prepared to make specific factual objections. The appeal must be received prior Noon. Contact Rod Fleck at 360/374-5412, ext. 245 to read or ask about the procedures for appeals.



Signed on 25 Oct 2023
William R. Fleck
Attorney/Planner