

**City of Forks, Planning Department**  
Notice of preliminary approval of a Short plat Application

Thoma Short Plat

Notice is hereby provided that on 22 November 2023, the City Planner did provide preliminary approval of a short plat of the property owned by Sig Thoma and Pacific NW Products, LLC to be called the Thoma Short Plat. This application was received on 27 Oct 2023. 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:** Sig Thoma, Pacific NW Products LLC  
1015 Calawah Way  
Forks, WA 98331

**LOCATION:** Parcel to be divided is Parcel 6 of the Sherwood Forest West Large Lot Plat located west of the extension of Little John's Way.

**DESCRIPTION OF PROPOSAL:**

Divide the current 15.4 acre parcel located at the NW corner of Calawah Way and Merchants Road located behind the cedar mill that fronts Calawah Way. The division is part of a longer strategic approach to repurposing this property and would develop five lots as follows:

- Lot 1 0.50 acres
- Lot 2 0.52 acres
- Lot 3 0.52 acres
- Lot 4 0.58 acres
- Lot 5 13.29 acres

Lots 1-3 would utilize an undeveloped proposed right of way with the expectation that any subsequent division of Lot 5 would require a paved roadway meeting City standards. Lot 1, it should be noted, also has access along its eastern border to Merchants Way. Lot 4 would utilize an access easement from this 60' undeveloped right of way, in effect a private drive permitted by code. Lot 5 has access from Calawah Way and Merchants Road. All lots have had septic assessments undertaken. Properties would have access to City water services, and PUD electrical services. Lot 5 is associated with a water infiltration swale associated with the outflow of Calawah Way's ditching system that is over 50 years old. Property is zoned OL-5

**GENERAL** Tax Parcel No. 132803320005 as described in the deed A.F. #2006-1179239 and the

**LEGAL** Boundary Line Adjustment recorded in the Record of Surveys, Vol. 44,  
Pg. 75. Being

**DESCRIPTION:** located within the W ½ of the SW ¼ of Section 3, T 28N, R13W, WM, in  
the City of Forks, Clallam County, Washington.

**APPEAL** Any decision of the City Attorney/Planner may be appealed to the City  
of Forks City

**PROCESS:** 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 5 p.m., 8 December 2023

**RESPONSIBLE**

**OFFICIAL:** William R. Fleck, City Attorney/Planner  
500 East Division  
Forks, Washington 98331

**SIGNED:** William R. Fleck

**DATED:** 22 Nov 2023