

**NOTICE OF SPECIAL MEETING  
AND PUBLIC HEARING  
(Corrected and Emailed to Media 28 Feb 2025)**

Forks Planning Commission  
5 March 2025, 5:15 P.M.  
City Council Chambers  
(with probable ZOOM option or only on ZOOM format)  
Forks City Hall  
500 East Division

***Rainforest Mobile Home Park  
1205 South Forks Avenue, Forks  
Hotel/Motel/Inn – 14 Units***

Notice is hereby provided that the Forks Planning Commission will hold a public hearing as part of a specially called meeting to consider the Conditional Use Permit application from Rainforest Mobile Home Park, LLC and Evergreen Development, LLC (Via Karla Boughton – Cross Sound Consulting).

A brief summary of the application, see the attached Notice of Application for additional details, is that the proponents are seeking to redevelop 14 units of the existing 28 space Rainforest Mobile Home Park into short-term/vacation rentals. Such a redevelopment would meet the Forks Zoning Code’s definition of a “motel/hotel/inn.” One unit is associated with an on-site manager, and there is also a separate building that would be used for storage/laundry purposes associated with the propose redevelopment.

While not part of the CUP, and relying upon nonconforming use provisions within other codes, the proponents will be installing 15 small sized long-term rental units to the south of the proposed CUP use. That other non-CUP redevelopment does have aspects that involve nonconforming use components of the City’s Wetland and Critical Areas Codes.

Notice of the application for the Conditional Use Permit is attached. The meeting shall be held on 5 March 2025 at 5:15 p.m. in the City Council Chambers within City Hall and/or by ZOOM as noted above. ZOOM registration links will be posted on the City’s website on or about 28 February 2025. The agenda for the meeting shall be:

- I. Call meeting to order and approval of agenda
- II. Conditional Use Application Rainforest Mobile Home Park, 1205 South Forks Avenue, Forks - Hotel/Motel/Inn – 14 Units.<sup>1</sup>
  - a. Public Hearing
    1. Staff report regarding procedure, SEPA, and City staff concerns (if any)
    2. Presentation by the Applicant or its designated representative
    3. Reading into the record of written comments submitted to the Planning Commission
    4. Public comments from those in attendance
    5. Questions and answers from the Commission
  - b. Deliberations and decision of the Commission (if any)
- III. Adjournment

The purpose of the public hearing regarding the Conditional Use Permit is to determine whether the Forks Planning Commission may need to attach any conditions to the permit noted above. Such conditions could involve the location, character, and/or other features of the proposed use as the commission deems necessary

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<sup>1</sup> Corrected to have the agenda reflect that the project being considered is the one described elsewhere throughout the document.

in the public interest, in the interest of furthering the purpose of the Forks Zoning Code, and/or for the purpose of fulfilling the Forks Comprehensive Plan. These conditions would be stated in writing as part of the Commission's approval of the permit and would state the connection between the use, condition and public interest being preserved or protected.

WRITTEN COMMENTS WILL BE ACCEPTED BY THE FORKS PLANNING DIRECTOR UP TO AND TO THE CLOSE OF THE PUBLIC HEARING ON 5 March 2025. Address all such comments to Rod Fleck, City Attorney/Planner, 500 East Division, Forks, WA 98331. Comments may be delivered to City Hall at 500 East Division during the course of regular business hours. All written comments must be received by the City Planner prior to the close of the public hearing on 5 March 2025. Copies of the Application, associated materials, and the SEPA Checklist can be obtained from Mr. Fleck. A SEPA determination will be issued in the very near future.

Individuals requiring special accommodations to participate in this hearing should contact Mr. Fleck at 360/374-5412, ext. 111 so that such accommodations can be arranged prior to the hearing. Individuals with questions regarding this notice, and its attachment, should contact Mr. Fleck at the number above.