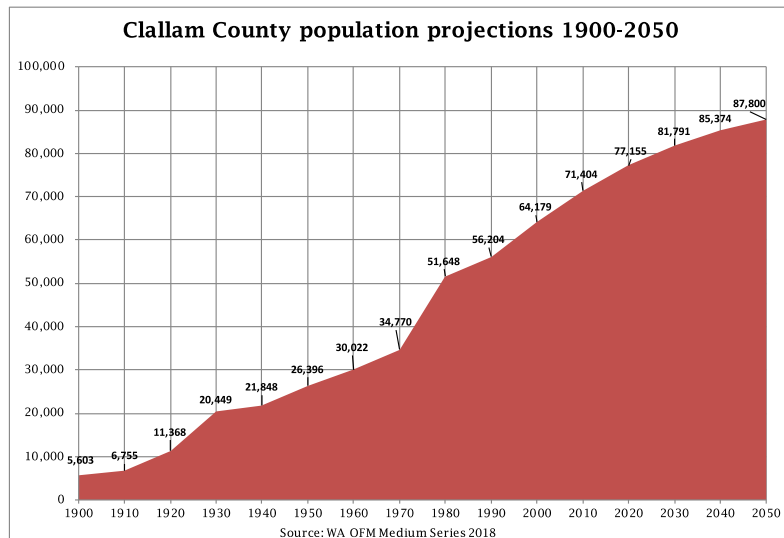


## 6. Land use

### Population

**Clallam County** - was created in 1854 from bordering Jefferson County. The county's name is derived from the Klallam or S'Klallam people who continue to play a significant role in the county. The Census counted 5,603 persons in Clallam County in 1900 and an estimated 77,155 persons in 2020.

The county population has gradually increased over the decades reflecting the impact of fishing, forestry, and agriculture industries, world wars, depressions, and the development of US-101. The average annual rate of growth, however, has gradually declined to 0.8% between 2010-2020.



**Forks** - Forks was an unincorporated community with its first post office established in 1884. The name was chosen for its

position between the Calawah and Bogachiel Rivers. It was officially incorporated on August 7, 1945. Forks is named after the forks in the nearby Bogachiel, Calawah, and Sol Duc rivers which join to form the Quillayute River.

Forks was once inhabited by the of the Quileute Nation, before entering into the treaty of 1855 and ceding land to the US government. A reservation was created at La Push pursuant to an executive order in 1889, the same year that Washington became a state. The phrase "prairie upstream" from Quileute language was translated and became the name Forks Prairie.

The 1910 Census counted 131 individuals living within the Forks precinct which had only 90 inhabitants in the 1900 census. By 1920, the community's population had reached 209 individuals. Five years after its incorporation in 1945, the town of Forks had a population of 1,120. The chart below shows the decadal growth for Forks since 1950.

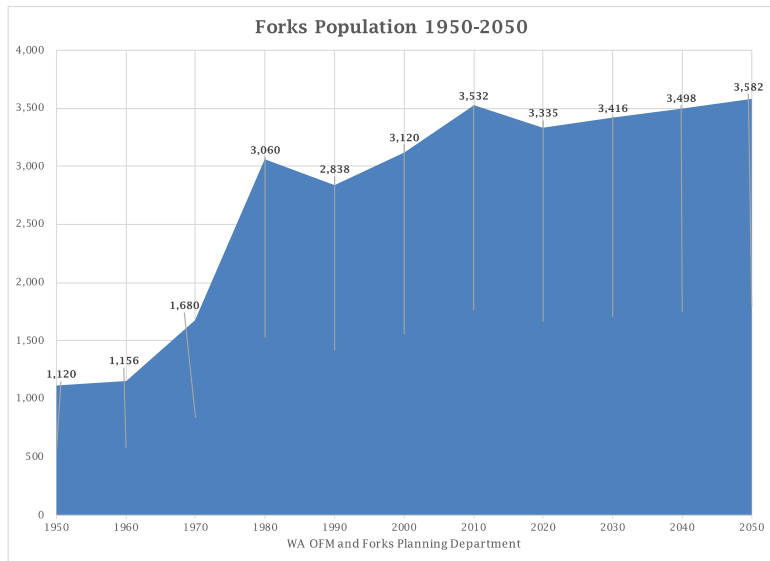
	Clallam County	Forks		Clallam County	Forks
1950	26,396	1,120	1940-1950	1.9%	
1960	30,022	1,156	1950-1960	1.3%	0.3%
1970	34,770	1,680	1960-1970	1.5%	3.8%
1980	51,648	3,060	1970-1980	4.0%	6.2%
1990	56,204	2,838	1980-1990	0.8%	-0.8%
2000	64,179	3,120	1990-2000	1.3%	1.0%
2010	71,404	3,532	2000-2010	1.1%	1.2%
2020	77,155	3,335	2010-2020	0.8%	-0.6%

Source: Washington State Office of Financial Management (OFM).

### Population allocations

The Washington State Office of Financial Management (OFM)

forecasts state population every 4 to 6 years with which to anticipate economic trends and strategies, and to provide counties with the population projections to be used in Growth Management Act (GMA) city allocation.



In May 2024 Clallam County issued the Countywide Planning Policies (CPP) for population and housing allocations for urban growth areas based on OFM county projections and the impacts of recent Housing Bills HB 1220 and Climate HB 1181.

Population	2020	2045	Growth	Total	% rate
Forks	3,335	3,812	477	14.3%	5.0%
Forks UGA	1,302	1,350	48	3.7%	0.5%
Forks total	4,637	5,162	525	10.2%	
Rural	38,670	40,293	1,623	17.0%	4.2%
County total	77,155	86,700	9,545	12.4%	

Source: Washington State Office of Financial Management (OFM) Middle Series, December 2022, and Clallam County

Clallam County is expected to increase population from 77,155 persons in 2020 to 86,700 persons by 2045 or by 9,545 additional persons or by 12.4%. At least 83.0% of the population increase is allocated to occur in urban growth areas (UGAs) in the county.

Forks city is allocated to increase from 3,335 persons in 2020 to 3,812 persons in 2045 or by 477 additional people or 14.3% or by 5.0% per year and the Forks UGA from 1,302 person in 2020 to 1,350 persons in 2045 or by 3.7%. Forks city and UGA will increase from 4,637 persons in 2020 to 5,162 persons in 2045 or by 525 persons or 10.2% equaling 6.0% of all county population by 2045.

### Urban growth area (UGA)

The Forks Urban Growth Area (Forks UGA) includes the lands to which Forks may feasibly provide future urban services and those surrounding areas that directly impact conditions within the city limits.

The Forks UGA boundary was based on environmental constraints, the concentrations of existing development, the existing infrastructure and services, the need for flexibility in location of new development, and the location of designated commercial forestlands. New development requiring urban services should be in the Forks UGA. Water, stormwater facilities, utilities, telecommunication lines, and local roads should be extended to development in these areas.

Zoning district acreage	City	UGA	Total
IP, I: Industrial	159.8	0.0	159.8
C-1: Low density commercial	51.1	0.0	51.1
C-2: Mod density commercial	487.2	18.9	506.1
C-3: High density commercial	136.3	0.0	136.3
R-1: Very low-density resident	486.9	1,779.2	2,266.1

R-2: Low density resident	430.0	57.8	487.8
R-3: Moderate density resident	594.6	6.4	601.0
R-4: High density residential	19.2	174.1	193.3
PL: Public land	37.9	0.0	37.9
CF: Commercial forest	0.0	184.9	184.9
<b>Total</b>	<b>2,403.0</b>	<b>2,221.3</b>	<b>4,624.3</b>

The following inventory is based upon a parcel-based GIS inventory of the city and unincorporated lands within the Forks UGA.

## Industrial land use

Industrial Park (IP) and Industrial (I) zones reserve space for manufacturing, mineral resource, warehousing, and other activities in an Industrial Park Zone (IP) that includes the area in and about the Forks Industrial Park and Industrial General (I) of all other areas designated as industrial within the city and UGA.

The combined industrial zones designate 159.8 acres or 6.7% of all land in the city and 159.8 acres or 3.5% of all land in the city and UGA in total. The land that is available for development less acreage already developed for industrial use (4.4 acres of 2.8% of industrial zoned), in public use, not buildable, in other uses, and critical areas is 47.8 acres or 29.9% of all industrial zoned land.

<b>Industrial land use zones</b>	<b>City</b>	<b>UGA</b>	<b>Total</b>
Acreage in I and IP zones	159.8	0.0	159.8
Less fully developed industrial	-4.4	0.0	-4.4
Less in public use	-78.1	0.0	-78.1
Less not buildable	-0.0	0.0	-0.0
Less in other uses	-15.2	0.0	-15.2
Less critical areas, not suitable	-14.3	0.0	-14.3
<b>Total additional development</b>	<b>47.8</b>	<b>0.0</b>	<b>47.8</b>

The Forks Industrial Park was conceived to encourage the development of a timber manufacturing industry within the Forks UGA. More jobs are expected because of the recent efforts to recreate an operating lumber mill with a kiln drying component. Due to the Endangered Species Act (ESA) related activities of the 1990s, and subsequent harvesting restrictions in the commercial forest acreage base, many wood products industries shut down during the following decades.

## Commercial land use

Commercial zones (C) within the city include a low density (C-1), moderate density (C-2), and high density (C-3) designations distinguished by the size of the parcels, types of allowed or conditional uses, and location adjacent to residential zones.

**C-1: Low density commercial and moderate and high density residential** - allows nonconflicting space for commercial uses or that may require large amounts of land. C-1 zone also allows single-family and duplex residential as permitted use, 3-9 unit multifamily as special use, and 10+ unit multifamily as conditional use. An example of this zone would be the Zepeda Road area located north of Bogachiel Way and the airport.

**C-2: Moderate density commercial and moderate and high density residential** - preserves adequate area for commercial uses requiring relatively small amounts of land and that acts as a transition between residential and high commercial areas. C-2 zone also allows single-family residential as permitted use, duplex and 3-9 unit multifamily as special use, and 10+ unit multifamily as conditional use. An example of this zone would be the areas of Andersonville, the Newton Mill/Elks Lodge portions of Merchant Road, and the airport.

**C-3: High density commercial and high density residential** - designates areas within which specified commercial activities can be concentrated that will serve as a focal point for local citizens, but that will limit disruption of nearby residential activities. C-3 zone also allows single-family and duplex residential as permitted

use, 3-9 unit multifamily as special use, and 10+ unit multifamily as conditional use. The best example of this type of zone would be the portions of US-101 between Tillicum Park and Forks Outfitters.

The combined commercial zones designate 159.8 acres or 28.1% of all land in the city and 203.8 acres or 9.2% of all land in the UGA, and 878.4 acres or 19.0% of all land in the city and UGA. The land that is available for development less acreage already developed for commercial use (43.1 acres or 29.4% of all commercial zoned), in public use, not buildable, in other uses, and critical areas is 258.1 acres or 29.4% of all commercial zoned land.

Commercial land use zones	City	UGA	Total
Acreage in C-1, C-2, C-3 zones	674.6	203.8	878.4
Less fully developed commercial	-43.1	0.0	-43.1
Less in public use	-213.7	0.0	-213.7
Less not buildable	-0.1	0.0	-0.1
Less in other uses (1)	-130.3	-184.9	-315.2
Less critical areas, not suitable	-48.2	0.0	-48.2
<b>Total additional development</b>	<b>239.2</b>	<b>18.9</b>	<b>258.1</b>

(1) Includes 184.9 acres in Commercial Forest.

Commercial uses are scattered throughout the Forks UGA with a concentration in the central business district located along both sides of Forks Avenue (US-101) in the central part of the. A mini mall was created in the US-101 corridor that ~~has~~ facilitated the development of new business. There is a need for more parking to provide residents and tourists with easier access to the central business district.

The unincorporated UGA has commercial uses scattered throughout with a large number located along Merchant Road east and the northeast of the city.

Forks commercial uses serve the UGA, northwest Jefferson County, and to a limited extent Clallam Bay, La Push, and Neah

Bay. Tourism is an increasingly important industry, as evidenced by the heavy concentration of hotels and restaurants in Forks central business district.

The Forks Zoning Code incorporates a series of “overlay” zones that allow for mixed use and varying degrees of densities of land use. The Zoning Code allows the owner to use the least restrictive building code requirements, provided however, that land uses used in the overlay must be permitted in each land use zone. For example, in a C-1 Light Commercial, R-3 Medium Residential overlay Zone, if the desired land use is “permitted” in one zone but “conditional” in the other, the owner developer **has** to comply with the conditional use requirements

## Public land use

The purpose of the Public lands (PL) zone is to create a specific zoning designation for those lands owned by public entities located within the city, and within those parts of the UGA subject to future annexation. The objective is to reduce uncertainty as to which part of the zoning code applies to projects undertaken on public land.

Public land use zone	City	UGA	Total
Acreage in PL zone	37.9	0.0	37.9
Less fully developed public use	-1.4	-0.0	-1.4
Less in public use	-32.1	-0.0	-32.1
Less not buildable	-0.0	-0.0	-0.0
Less in other uses (1)	-3.0	-0.0	-3.0
Less critical areas, not suitable	-0.1	-0.0	-0.1
<b>Total additional development</b>	<b>1.3</b>	<b>0.0</b>	<b>1.3</b>

The public land zone designates 37.9 acres or 1.6% of all land in the city and 0.8% of all land in the city and UGA in total. The land that is available for development less acreage already developed for public use (33.5 acres of 88.4% of public zoned), not buildable, in other uses, and critical areas is 1.3 acres or 3.4% of all public zoned land.

## Residential land use

Besides allowing residential uses in the C-1, C-2, and C-3 commercial zones, Forks zoning also provides housing uses within 4 residential (R) zones.

**R-1: Very low density residential** – includes properties that currently have little or no infrastructure in place but were placed into the UGA in 1991. The R-1 zone density and lot size requirements consider the existing undeveloped nature of the property. When infrastructure is expanded these areas will be rezoned accordingly.

R-1 parcels must be at least 5 acres in size, permit single-family and duplex, and conditionally allow mobile home parks. Examples of R-1 very low density residential include the commercial forest to the west of Andersonville, the southwestern portions of the UGA, and portions of property between Merchant Road and Elk Valley along the Calawah River.

**R-2: Low density residential** – includes some existing rural amenities related to agricultural uses of property inside city limits as well as properties that may annex to the city in the future. R-2 zoning permits single-family and duplex, and conditionally allows 3-9-unit structures, 10+ unit structures, and mobile home parks. Examples of R-2 low density residential include the eastern portions of Division Street and portions of Bogachiel Way between Page Road and Valley View.

**R-3: Moderate density residential** – permits single-family and duplex, specially allows 3-9-unit structures, and conditionally allows 10+ unit structures and mobile home parks. An example of R-3 moderate density residential includes the areas of Terra Eden/Sherwood Forest and the Mansfield Additions

**R-4: High density residential** – provides a diversity of housing types and permits single-family and duplex, specially allows 3-9-unit structures, and conditionally allows 10+ unit structures and mobile home parks. The R-4 zone is limited to areas that are serviced by the city water system and a state approved sewer

system. An example of R-4 high density zone includes the residential areas on both sides of US-101 (Rhody Avenue, Blackberry, etc.).

Residences developed at greater than 1.0 dwelling unit per 0.5 acre are located throughout the city, interspersed with housing developments including Sherwood Forest, Terra Eden, Ford Park, and the Mansfield Addition. Intense residential development located outside of city limits is adjacent to northeast Forks along Calawah Way and Merchant Road. Significant residential development is also located along Bogachiel Way west to the Valley View area. Duplexes are interspersed throughout the UGA, with a concentration in the Thomas Third Addition and Elk Creek Loop.

There are relatively few dwelling units in the city at a density of less than 1.0 dwelling unit per 0.5 acre. The greatest concentration are located west of Ford Park between Calawah Way and Division Street where a series of subdivisions are composed of lots a little greater than 0.5 acre in area. The Mansfield Additions, located in the southwest portion of the city, and the unincorporated areas of the Forks UGA contain dwelling units in this classification that are scattered throughout that area.

The combined residential zones designate 1,540.6 acres or 64.1% of all land in the city and 2,202.4 acres or 99.1% of all land in the UGA and 3,743.0 acres or 80.9% of all land in the city and UGA in total. The land that is available for development less acreage already developed for residential use (452.0 acres of 12.1% of residential zoned), in public use, not buildable, in other uses, and critical areas is 2,415.7 acres or 64.5% of all residential zoned land.

Residential land use zones	City	UGA	Total
Acreage in R-1, R-2, R-3, R-4	1,540.6	2,202.4	3,743.0
Less fully developed residential	-211.8	-240.2	-452.0
Less in public use	-144.4	-15.1	-159.5
Less not buildable	-0.1	-1.5	-1.6
Less in other uses (1)	-28.5	-23.9	-52.4

Less critical areas, not suitable	-223.0	-438.8	-661.8
<b>Total additional development</b>	<b>932.8</b>	<b>1,482.9</b>	<b>2,415.7</b>

(1) includes 184.9 acres in Community Forest.

### Remaining residential buildable capacity

Forks city limits include 454.9 adjusted net suitable acres, the UGA 723.0 acres, and the town and UGA total 1,177.9 acres that are developable when 35% infrastructure and 25% market reduction requirements are considered.

Forks city limits can support an additional 2,637 persons, the UGA 4,192 persons, or the town and UGA total 6,829 people if the net suitable acres are built to existing maximum allowance and current person per household characteristics are included.

The city's 5,972 population capacity is 2,160 more persons, and the town and UGA total 11,466 population capacity is 6,304 more persons than Clallam County's 2045 allocation requirement of 5,162 persons.

<b>Development capacity</b>	<b>City</b>	<b>UGA</b>	<b>Total</b>
<b>Net acreage for dvpmnt</b>	<b>932.8</b>	<b>1,482.9</b>	<b>2,415.7</b>
Less 35% site infrastrct (1)	-326.4	-519.0	-845.4
Less 25% mkt reduction (2)	-151.5	-240.9	-392.4
<b>Adjusted net acres suitable</b>	<b>454.9</b>	<b>723.0</b>	<b>1,177.9</b>
Average du/acre (3)	2.18	2.18	2.18
<b>Potential dwelling units</b>	<b>992</b>	<b>1,576</b>	<b>2,568</b>
Average household size (4)	2.66	2.66	2.66
<b>Additional population</b>	<b>2,637</b>	<b>4,192</b>	<b>6,829</b>
2020 population	3,335	1,302	4,637
<b>Total population capacity</b>	<b>5,972</b>	<b>5,494</b>	<b>11,466</b>
2045 allocation	3,812	1,350	5,162
<b>Surplus capacity</b>	<b>2,160</b>	<b>4,144</b>	<b>6,304</b>

(1) Allowance for streets, sidewalks, and utilities where the property has not been improved for development.

(2) Includes an average assessment of land that will not be made available in the marketplace for acquisition and development where landowner may prefer existing development character, or the owner or heirs are not available for sale.

(3) Average maximum allowable density in residential zones.

(4) Average household size per 2018-2023 American Community Survey (ACS).

### Essential public facilities siting process

Essential public facilities are determined by the state Office of Financial Management (OFM) in accordance with GMA provisions. When essential public facilities are proposed city appoints an advisory Citywide Site Evaluation Committee (CSEC) composed of citizen members selected to represent a broad range of interest groups and expertise including an individual with technical expertise relating to the type of facility. The CSEC develops siting criteria for the proposed project and identifies, analyzes, and ranks potential project sites under the following considerations:

- Existing city standards for siting such facilities.
- Existing public facilities and the effect on the community.
- The relative potential for reshaping the economy, environment, and the community character.
- The location of resource lands or critical areas.
- Essential public facilities should not be located beyond the UGA unless self-contained and do not require the extension of urban governmental services.

### Goals and policies

#### LU GOAL 1 - Conserve and protect water resources.

**LU Policy 1.1** - Retain any existing publicly owned open surface water systems in a natural state and undertake programs to rehabilitate any degraded conditions.



**LU GOAL 2 - Land use regulation should respect private property rights and only compromise such rights when (1) highly significant objectives essential to the public health, safety or welfare cannot be attained in any other manner, or (2) the other beliefs expressed herein cannot be furthered in any other manner.**

**LU Policy 2.1** - Comprehensive Plan and Zoning map designations allow for more land than is necessary to accommodate projected development to account for market availability and choice.

**LU Policy 2.2** - Ample space should be provided for commercial development along US-101 to allow for development of tourism activities.

**LU Policy 2.3** - Comprehensive Plan map designations and amendments should allow for maximum flexibility in development standards.

**LU Goal 3 - Development should be encouraged and facilitated by land use regulation that is simple, user friendly, and inexpensive in application for both government and property owners.**

**LU Policy 3.1** - All land use permitting processes consolidated as much as possible.

**LU Policy 3.2** - Brochures in easy-to-understand language should be prepared to explain the permitting process to permit applicants.

**LU Policy 3.3** - Unnecessary public hearings and public notification requirements will not be incorporated into land use regulation. Public hearings and notice requirements are kept at a minimum in land use permitting processes.

**LU Goal 4 - The rural character should be encouraged but not mandated by legislative bodies.**

**LU Policy 4.1** - Zoning and permitting legislation continue to permit current levels of agriculture within the UGA to protect substantial, as well as historic farms.

**LU Policy 4.2** - If a landowner's property value or use is reduced by virtue of land use regulation, the City of Forks and Clallam County endorse any efforts by Forks UGA residents to obtain compensation from state or federal agencies that require such regulation. Regulations that reduce the value or use of private property should be minimized and landowners be fully compensated for any such regulation.

**LU Policy 4.3** - Impacts on capital facilities considered and mitigated when consistent with the other policies when land use regulation is formulated and implemented.

**LU Policy 4.4** - Identify legal mechanisms whereby large developments can be held responsible for impact fees without placing a similar burden on moderate (\$1 million or 30 people) development. Large development projects can strain municipal services to the detriment of other users and large developments should mitigate these impacts.

**LU Policy 4.5** - Land uses segregated by comprehensive plan and zoning classifications into generally defined and flexible residential, commercial, and industrial areas are a desirable means of preventing incompatible adjacent land uses and stabilizing property values.

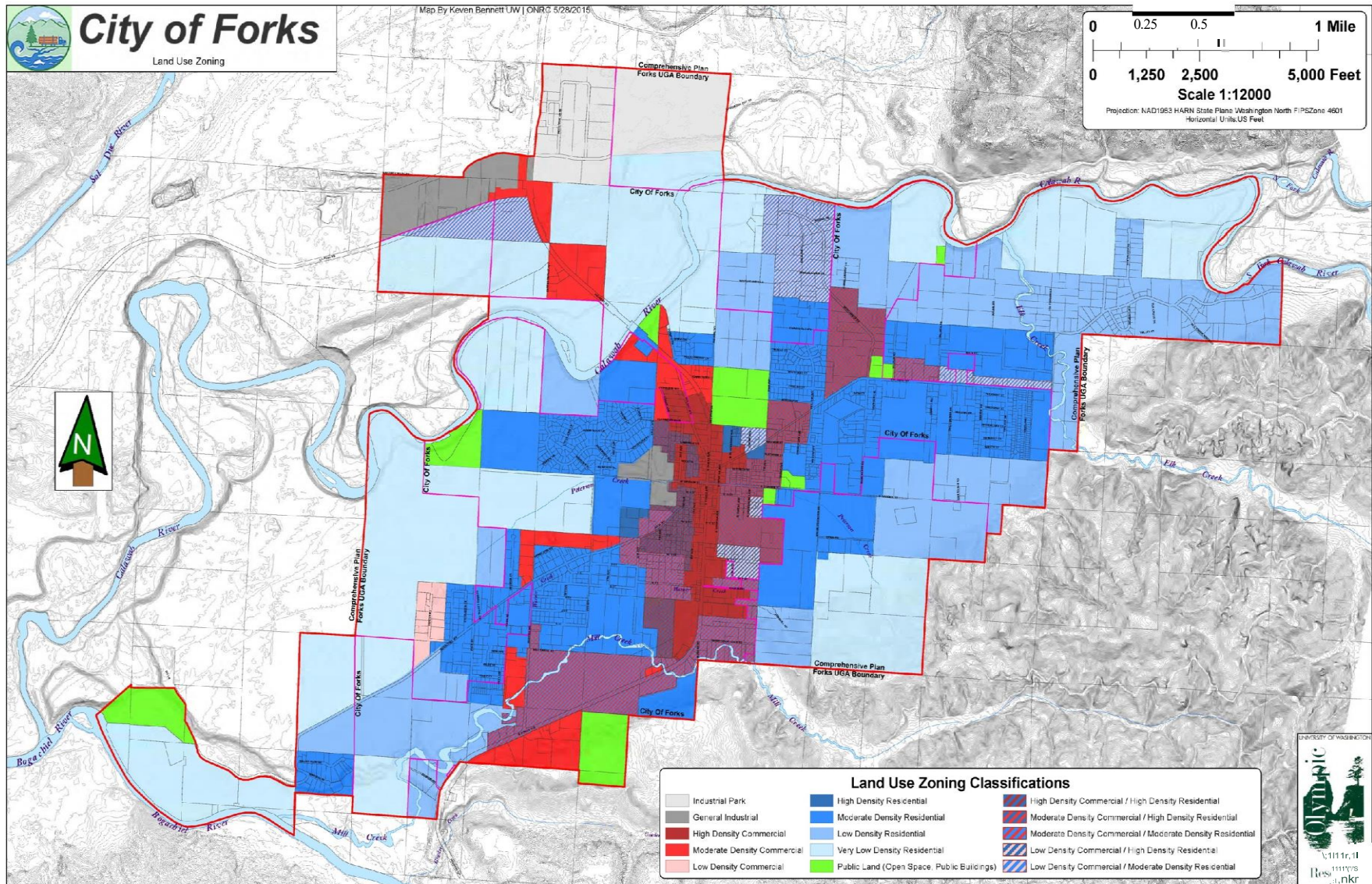
**LU Policy 4.6** - Home-based industries are an essential part of the economic vitality of the planning area and permitted in all zoning classifications to the extent compatible with surrounding land uses and where such uses do not create significant disruption to adjoining uses.

**LU Policy 4.7** - A review of a requested rezone will consider the impact on preexisting adjacent land uses to be a part of the rezone process.

**LU Policy 4.8** - Partner with the Quileute Tribe, Washington State's Department of Archaeology and Historic Preservation, and Clallam County to identify historical resources that can be plotted and recorded in a comprehensive inventory of buildings, structures, and sites within the UGA that have intrinsic educational, cultural, heritage, and economic value.

**LU Policy 4.9** - Develop incentives, without imposing penalties, for property owners who maintain stewardship of historical lands, sites, and structures.





## Forks Washington Buildable Lands Analysis Inputs

### Zoning

