

NOTICE OF RECEIPT OF CONDITIONAL USE APPLICATION

***Eight Unit Tiny Home Development - Small Inn
170 Sportsman Club Road***

Pursuant to the Forks Zoning Code, specifically FMC 17.85 and FMC 17.120, notice is hereby provided that the City has received an application for a conditional use permit (CUP). The application was submitted on 12 March 2026, and revised following questions by the City and resubmitted on 18 March 2026. Application will be the subject of a Conditional Use Permit Hearing and Decision by the Forks Planning Commission on 15 April 2026 as explained in the associated Notice of Meeting and Public Hearing. Application included the necessary SEPA checklist. The following information is provided regarding the application:

Applicant: Tom Tucker with permission of
the property owner (Corey Pearson)
713 Senz Road
Sequim, WA 98382

Location of Property: Three parcels with the larger, central parcel having the current address of 170 Sportsman Club Road

Legal Description Property: Proposed development would involve two of the following parcels:

Clallam County Parcel No. 132809430060
Having a short legal description of Tax Parcel No. 1692, except the eastern fifteen feet (15') of the northern half located in the SW 1/4 of the SE 1/4 of Section 9 being 0.9 acres in size; and,

Clallam County Parcel No. 132809430145
Having a short legal description of Tax Parcel No. 1000 in the SW 1/4 of the SE 1/4 of Section 9 being 2.9 acres in size; and,

Clallam County Parcel No. 132809430185
Having a short legal description of Tax Parcel No. 1013 in the SW 1/4 of the SE 1/4 of Section 9 being 1.0 acres in size.

All parcels are located in the SW 1/4 of the SE 1/4 of Section 9, Township 28 North, Range 13 West, W.M., in Clallam County, WA.

Project Description: With the permission of the current landowner (Corey Pearson), Tom Tucker is seeking a conditional use permit to construct/install eight individual units as short term rentals described below. In addition, the applicant is proposing a boundary line adjustment with the boundaries of the adjusted parcels based upon field surveying.

The proposal seeks to install eight units with each unit being approximately 11' x 38' in size and having approximately 385 sq. ft. of floor space totaling 3,080 sq. ft. for all structures to be situated in what is now the northeastern portions of the eastern two parcels (Parcel Nos. 132809430060 & 132809430145). See map attached to mailing and available online. Each unit would become a short-term rental, and the development has been identified as a small inn by

the applicant, see FMC 17.10.055, instead of an RV Overnight Parking Facility, see FMC 17.10.475. The basis for this distinction would be that the proposed eight units would be set in place subject to obtaining a City of Forks Building Permit versus spaces for the driving in and out of RVs..

The development will utilize an on-site septic system that is designed and approved by Clallam County Environmental Health. The proposed drain field for this septic system would be in the northeastern most portion of current Parcel No. 132809430060. This would also create a buffer between the proposed development and the neighboring residential use east of Parcel No. 132809430060. Water services are provided to all parcels by the City of Forks. Electrical services are available from Clallam County PUD. Telephone/Broadband are available through various providers. The applicant has indicated that a stormwater drainage system would be constructed as part of the development to capture and infiltrate stormwater runoff from the eight individual units. This stormwater drainage system would be designed for the proposed newly constructed gravel driveway and each unit's individual parking area.

The proposed boundary line adjustment would realign the shared boundary between the two parcels described above (Parcel Nos. 132809430060 & 132809430145). The proposed eight-unit development is to occur outside of the 150' ordinary high-water mark of Mill Creek, a Class Two Aquatic Conservation Habitat's buffer area for major development. The exact line of the adjusted boundary would be determined by a survey of the two parcels as well as the noted buffer area. That buffer area also incorporates both the floodway associated with Mill Creek and areas of designated AE Floodplains. The objective of the boundary line adjustment would be to legally redefine one parcel outside of any critical areas upon which the proposed CUP development would be placed. The other parcel, the larger of the two parcels, would then contain Mill Creek and its associated buffers. The applicant noted that the buffers may be reduced in some situations with appropriate compliance with the City's Critical Areas Ordinance (CAO). However, if such requests were to be made, the applicant will have to apply for the applicable CAO permits upon completion of the field survey.

All three parcels designated with one of the City's overlap zones, specifically moderate density commercial/moderate density residential (OL5). A small inn requires a conditional use permit.

Property is accessed from paved City streets with all units having both city water and sewer utilities installed, electrical provided by the PUD, and telecommunications access via CenturyLink.

Hearing
Required
and Public
Comment:

The Forks Zoning Code requires that a hearing on a conditional use permit be held after sufficient notice has been given to the public. Written comments may be filed up to and throughout the actual hearing. Such comments should be sent to Mr. Fleck at the address noted below. Notice of public hearing is being disseminated along with this notice. The public hearing on this matter is scheduled for **Wednesday, 15 April 2026 at 5:15 P.M.** in the City Council Chambers at Forks City Hall. The purpose of the hearing is to obtain information from nearby landowners regarding impacts or concerns they may have with this proposal.

Approval
and
Appeal

Process: Within 21 days of the public hearing, the Forks Planning Commission may authorize the conditional use permit.

In reviewing a conditional use permit, the Forks Planning Commission may attach thereto such conditions regarding the location, character, and/or other features of the proposed use as the commission deems necessary in the public interest, in the interest of furthering the purpose of the Forks Zoning Code, and for the purpose of fulfilling the Forks Comprehensive Plan. These conditions must be stated in writing as part of the permit and must state the connection between the use, condition and public interest being invoked.

Appeal Process

The Forks Planning Commission shall report to the City Council its findings regarding an application for a conditional use permit within fifteen (15) days of its decision. Any affected party, including a member of the City Council may appeal the decision to the City Council within fifteen (15) days of the date of the decision of the Forks Planning Commission is issued.

The appeal shall be filed in writing with the city clerk on forms established for this purpose. Once a hearing time is established proper notification shall be given concerning time, place and purpose of such a hearing and shall be in conformance with FMC 17.135, *et al.* Upon receipt of the appeal the city clerk shall publicize and schedule a public hearing by the council.

The City Council within twenty-one (21) days of the close of the hearing shall affirm, reverse, remand, or modify (including attaching additional conditions) the decision of the Forks Planning Commission.

Individuals needing a copy of the application materials, or requiring additional information regarding this notice should contact Rod Fleck, City Attorney/Planner at 360/374-5412, ext. 111 or at 500 East Division, Forks, WA 98331.

The purpose of the public hearing regarding the Conditional Use Permit is to determine whether the Forks Planning Commission should approve or deny the permit application submitted by Tom Tucker. In addition, the Planning Commission may attach requirements to the development as part of any approval of the Tucker's application. Such conditions could involve the location, character, and/or other features of the proposed use as the commission deems necessary 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 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 15 April 2026. 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 15 April 2026. Copies of the Application or SEPA Checklist can be obtained from Mr. Fleck. SEPA determination will be forthcoming.

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.

**NOTICE OF MEETING
AND PUBLIC HEARING**

Forks Planning Commission
15 April 2026, 5:15 P.M.
City Council Chambers
Forks City Hall
500 East Division

***Eight Unit Tiny Home Development - Small Inn
170 Sportsman Club Road***

Notice is hereby provided that the Forks Planning Commission will hold a public hearing as part of its regular meeting to consider the Conditional Use Permit application from Tom Tucker, with permission of the property owner (Corey Pearson).

With the permission of the current landowner (Corey Pearson), Tom Tucker is seeking a conditional use permit to construct/install eight individual units as short term rentals briefly described below and in more detail in the accompanying Notice of the receipt of the application for a Conditional Use Permit. As part of the proposed development, the applicant is proposing a boundary line adjustment with the boundaries of the adjusted parcels based upon field surveying.

The proposal seeks to install eight units with each unit being approximately 11' x 38' in size and having approximately 385 sq. ft. of floor space totaling 3,080 sq. ft. in the northeastern portions of the eastern two parcels (Parcel Nos. 132809430060 & 132809430145). See map attached to mailing and available online. Each unit would become a short-term rental, and the development has been identified as a small inn by the applicant, see FMC 17.10.055, instead of an RV Overnight Parking Facility, see FMC 17.10.475. The basis for this distinction would be that the proposed eight units would be set in place subject to obtaining a City of Forks Building Permit. Development would occur outside of the buffer associated with Mill Creek, which is a Class II Aquatic Conservation Habitat. The proposed boundary line adjustment would place the entire proposed development into a newly aligned parcel outside of this buffer.

Parcels associated with the proposed development are accessed from a paved City street, can access city water, would require the construction of a Clallam County Environmental Health permitted commercial on-site septic system, electrical provided by the PUD, and telecommunications access via CenturyLink and other providers

Notice of the receipt of the application for the Conditional Use Permit is attached. The Planning Commission will consider this application as part of its regularly scheduled meeting to be held on 15 April 2026 at 5:15 p.m. in the City Council Chambers within City Hall and/or by ZOOM as noted above. ZOOM links will be posted on the City's website prior to the 15 April 2026 hearing. That portion of the agenda associated with this application is as follows:

Conditional Use Application of Tom Tucker for for the construction, installation, and operation of an eight-unit small inn

Public Hearing, Deliberations, and Decision on the Tucker's CUP Application

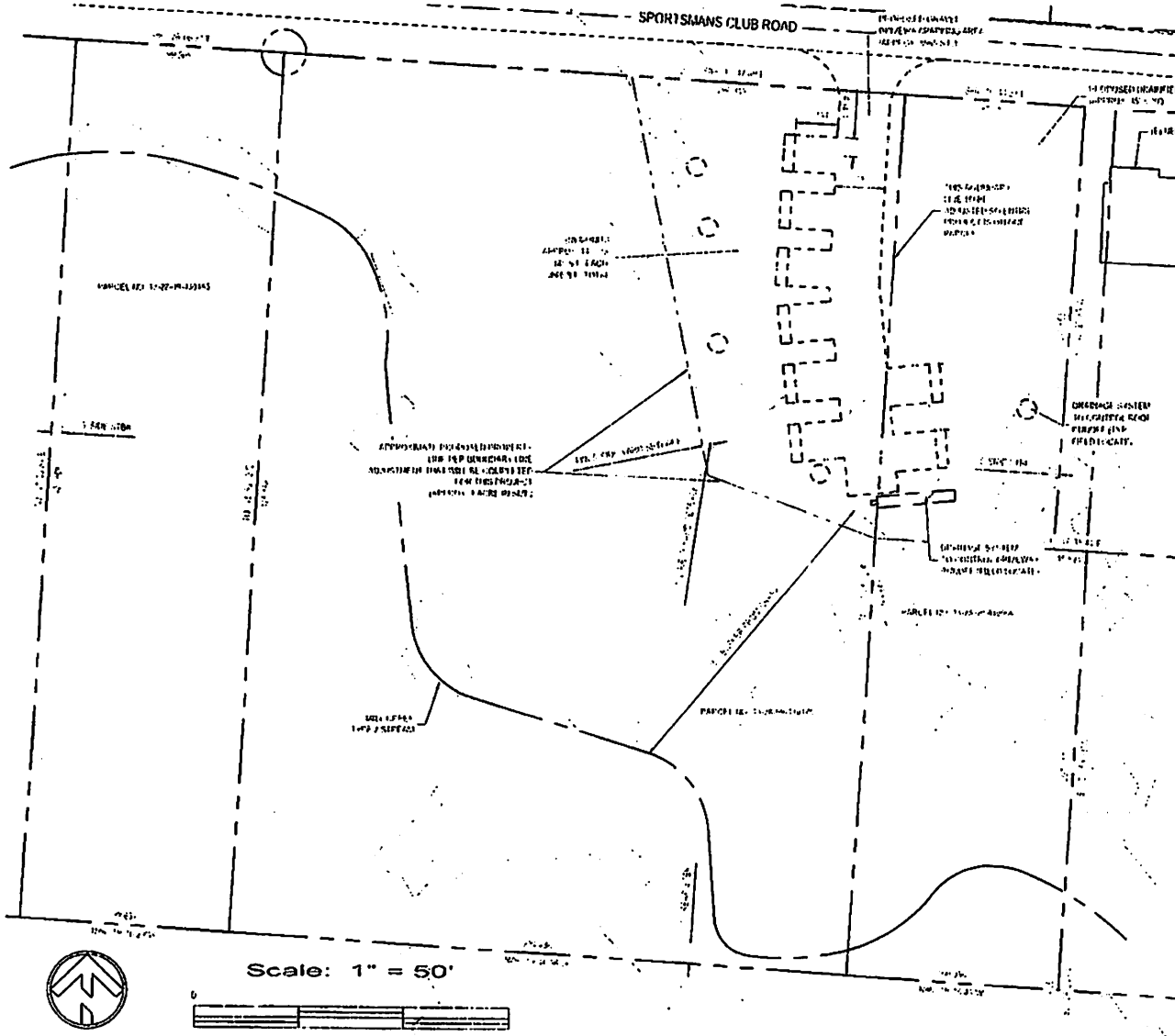
1. Staff report regarding procedure, SEPA, and City staff concerns (if any)
2. Presentation by the Applicant or its designated representative
3. Reading into the record of written comments submitted to the Planning Commission
4. Public Comment/Testimony For or Against Application
5. Applicant's response/rebuttal
6. Questions, if any, by Planning Commission Members
7. Closing of Public Hearing

8. Deliberations and decision of the Commission (if any)

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 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 15 April 2026. 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 15 April 2026. Copies of the Application, SEPA Checklist, and SEPA determination can be obtained from Mr. Fleck.

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.



Site Plan Notes

1. Proposed project is located outside the 150' buffer to KEO Creek based on use of County GIS information. Possible minor adjustments to the site plan may be completed once the actual location of the creek and flood plain areas have been field located by surveyor.
2. A boundary line adjustment will be completed as part of this project. Final location of the boundary lines will be determined once mapping of stream, flood plain, etc. are mapped by surveyor as noted in note #1.

LEGEND

- (E) EASEMENT LINES
- PROPERTY LINE
- PROPERTY SETBACK
- STORM DRAIN LINE
- BUILDING FOOTPRINT
- BUILDING FOOTPRINT
- POOL LINES
- EDGE OF GRAVEL
- EDGE OF GRAVEL
- ROOF LINES
- SEPTIC SYSTEM
- VEG. TREATMENT

LOCATION AND ELEVATION NOTE

THIS MAP IS NOT BASED ON A FIELD LOCATE OR SITE SURVEY DATA. THE FEATURES DEPICTED ON THIS MAP ARE BASED ON A "BEST FIT" FROM AERIAL DATA, AS-BUILT DRAWINGS AND RECORDS OF SURVEYS. ALL DIMENSIONS SHALL BE FIELD VERIFIED AS NOTED.

<p>PRELIMINARY SITE PLAN</p>	
<p>TITLE: SITE PLAN WITH DRAINAGE FOR TUCKER, 715 SBRZ RD, SEQUIM WA 98287 CLALLAM COUNTY PARCEL NUMBERS 13-28-06-13-0080 0145 & 0185</p>	<p>CLIENT: TCU TUCKER 170 SPORTSMANS CLUB RD FURMS WA 98331</p>
<p>SCALE: 1" = 50'</p>	
<p>DATE: 3/18/2026</p>	
<p>FILE: 75056 E+TRACYNEW</p>	
<p>JOB NO: 75056</p>	
<p>SHEET</p> <p style="font-size: 2em; font-weight: bold;">C1</p>	

INCORPORATED

SEPA¹ Environmental Checklist

Purpose of checklist

Governmental agencies use this checklist to help determine whether the environmental impacts of your proposal are significant. This information is also helpful to determine if available avoidance, minimization, or compensatory mitigation measures will address the probable significant impacts or if an environmental impact statement will be prepared to further analyze the proposal.

Instructions for applicants

This environmental checklist asks you to describe some basic information about your proposal. Please answer each question accurately and carefully, to the best of your knowledge. You may need to consult with an agency specialist or private consultant for some questions. **You may use “not applicable” or “does not apply” only when you can explain why it does not apply and not when the answer is unknown.** You may also attach or incorporate by reference additional studies reports. Complete and accurate answers to these questions often avoid delays with the SEPA process as well as later in the decision-making process.

The checklist questions apply to **all parts of your proposal**, even if you plan to do them over a period of time or on different parcels of land. Attach any additional information that will help describe your proposal or its environmental effects. The agency to which you submit this checklist may ask you to explain your answers or provide additional information reasonably related to determining if there may be significant adverse impact.

Instructions for lead agencies

Please adjust the format of this template as needed. Additional information may be necessary to evaluate the existing environment, all interrelated aspects of the proposal and an analysis of adverse impacts. The checklist is considered the first but not necessarily the only source of information needed to make an adequate threshold determination. Once a threshold determination is made, the lead agency is responsible for the completeness and accuracy of the checklist and other supporting documents.

Use of checklist for nonproject proposals

For nonproject proposals (such as ordinances, regulations, plans and programs), complete the applicable parts of sections A and B, plus the Supplemental Sheet for Nonproject Actions (Part D). Please completely answer all questions that apply and note that the words "project," "applicant," and "property or site" should be read as "proposal," "proponent," and "affected geographic area," respectively. The lead agency may exclude (for non-projects) questions in "Part B: Environmental Elements" that do not contribute meaningfully to the analysis of the proposal.

¹ <https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/Checklist-guidance>

A. Background

Find help answering background questions²

1. Name of proposed project, if applicable:

Eight Unit Tiny Home Development

2. Name of applicant:

Tom Tucker

3. Address and phone number of applicant and contact person:

Tom Tucker

713 Senz Road

Sequim, WA 98382

360-461-0830

4. Date checklist prepared:

March 10, 2026

5. Agency requesting checklist:

City of Forks

6. Proposed timing of schedule (including phasing, if applicable):

Construction to begin spring of 2026 and be completed by summer of 2026 pending permit approvals from City of Forks

7. Do you have any plans for future additions, expansion, or further activity related to or connected with this proposal? If yes, explain.

No

8. List any environmental information you know about that has been prepared, or will be prepared, directly related to this proposal.

SEPA Checklist being prepared for this project. On-site soils test pits completed for on-site septic system. Septic system and site registration not yet completed. System will be designed to meet State requirements.

9. Do you know whether applications are pending for governmental approvals of other proposals directly affecting the property covered by your proposal? If yes, explain.

None known

10. List any government approvals or permits that will be needed for your proposal, if known.

Conditional Permit Approval, Building permit approval, Septic system permit, and drainage system approval

² <https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklist-guidance/SEPA-Checklist-Section-A-Background>

Give brief, complete description of your proposal, including the proposed uses and the size of the project and site. There are several questions later in this checklist that ask you to describe certain aspects of your proposal. You do not need to repeat those answers on this page. (Lead agencies may modify this form to include additional specific information on project description.)

The site consists of 3 parcels along Sportsman Club Road that will be developed into an 8-unit individual tiny home development for short term rental. The total square footage of the 8 units is approximately 3080 s.f.. This site will have a parking lot developed to serve the units. There will be a boundary line adjustment between the lots to place the development onto one parcel that will include the 8 units, water service and the septic system. The approximate size of this lot will be 1 acre. The parcel lines of the other 2 parcels will be adjusted as part of the boundary line adjustment. The other parcels will be undeveloped at this time. The total acreage of the 3 parcels is approximately 4.76 acres.

- 11. Location of the proposal. Give sufficient information for a person to understand the precise location of your proposed project, including a street address, if any, and section, township, and range, if known. If a proposal would occur over a range of area, provide the range or boundaries of the site(s). Provide a legal description, site plan, vicinity map, and topographic map, if reasonably available. While you should submit any plans required by the agency, you are not required to duplicate maps or detailed plans submitted with any permit applications related to this checklist.**

Parcel numbers 13-28-09-430060, 430145 and 430185. There is currently an address of 170 Sportsman Club Road on Parcel No. 13-28-09-430145. Township 28 N, Range 13W.

B.Environmental Elements

1. Earth

Find help answering earth questions³

a. General description of the site:

Upper bench area of site along Sportsman Club Road is fairly flat and currently lawn with a few large trees. The site slopes to the south towards Mill Creek. There is a steeper slope from the upper bench area to a lower bench with significant tree and brush cover before the bank of Mill Creek.

Circle or highlight one: Flat, rolling, hilly, steep slopes, mountainous, other:

b. What is the steepest slope on the site (approximate percent slope)?

³ <https://ecology.wa.gov/regulations-permits/sepa/environmental-review/sepa-guidance/sepa-checklist-guidance/sepa-checklist-section-b-environmental-elements/environmental-elements-earth>

Upper bench slopes at 2%-5%, steepest slope on site 45% and steeper as the bank of Mill Creek.

- c. **What general types of soils are found on the site (for example, clay, sand, gravel, peat, muck)? If you know the classification of agricultural soils, specify them, and note any agricultural land of long-term commercial significance and whether the proposal results in removing any of these soils.**

The USGS Soils Map classifies the soils as Quillayute silt loam on slopes from 0-8%. Soils are mapped as hydrologic group B. Some topsoil soil will be removed for construction of the parking area and foundations for the proposed tiny homes. The septic soils found Loam and Sandy Loam in the area of the proposed drainfield at the east side of the property

- d. **Are there surface indications or history of unstable soils in the immediate vicinity? If so, describe.**

There are no indications of unstable soils except at the bank of the stream located along the south side of the property.

- e. **Describe the purpose, type, total area, and approximate quantities and total affected area of any filling, excavation, and grading proposed. Indicate source of fill.**

Approximately 450 c.y. will be excavated for foundation and gravel parking area. It is assumed this topsoil will be moved to other portions of the site and graded out to create lawn area. This will occur outside the 150' buffer. Imported gravel fill will be installed for the parking lot and foundations of the proposed tiny homes. This fill will come from offsite approved gravel pit.

- f. **Could erosion occur because of clearing, construction, or use? If so, generally describe.**

Work will occur on upper bench which has minor slopes and therefore erosion is unlikely. Work will also occur during dryer portion of the year. Best management practices to be used during site construction to minimize erosion potential.

- g. **About what percent of the site will be covered with impervious surfaces after project construction (for example, asphalt or buildings)?**

Approximately 6% of the site will be covered with gravel surfacing and buildings.

- h. **Proposed measures to reduce or control erosion, or other impacts to the earth, if any.**

Best management practices to be used to control erosion and work will occur during dryer time of the year. Areas outside the development will remain vegetated to protect against erosion.

Air

[Find help answering air questions⁴](#)

- a. **What types of emissions to the air would result from the proposal during construction, operation, and maintenance when the project is completed? If any, generally describe and give approximate quantities if known.**

During construction there will be construction equipment and truck traffic emissions. There may be dust created during construction activities. After completion there will be passenger vehicle emissions from tenants renting the units. There will be some emission from small engines for lawn and landscape maintenance equipment.

- b. **Are there any off-site sources of emissions or odor that may affect your proposal? If so, generally describe.**

There are emissions from vehicle traffic along Sportsman Club Road and smoke from the neighboring single-family residence fire place. These emissions will not affect the proposal.

- c. **Proposed measures to reduce or control emissions or other impacts to air, if any:**

Construction equipment and vehicles will be properly maintained. Dust control measures will be used during construction as needed to control dust.

3. Water

[Find help answering water questions⁵](#)

- a. Surface:

[Find help answering surface water questions⁶](#)

1. **Is there any surface water body on or in the immediate vicinity of the site (including year-round and seasonal streams, saltwater, lakes, ponds, wetlands)? If yes, describe type and provide names. If appropriate, state what stream or river it flows into.**

Yes, Mill Creek is located on the south portion of the property. It is classified as a Type 2 stream. Proposed development will occur 150' or more from the stream unless the field survey determines that based on the actual location of the stream some portions of the work might occur closer than 150' from the stream. In that case, buffer averaging would be used but in no case would any development occur

⁴ <https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklist-guidance/SEPA-Checklist-Section-B-Environmental-elements/Environmental-elements-Air>

⁵ <https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklist-guidance/SEPA-Checklist-Section-B-Environmental-elements/Environmental-elements-3-Water>

⁶ <https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklist-guidance/SEPA-Checklist-Section-B-Environmental-elements/Environmental-elements-3-Water/Environmental-elements-Surface-water>

any closer than 112.5' from the creek. Additional buffers in other portions of the property would be created to account for any reduced buffer if needed.

2. Will the project require any work over, in, or adjacent to (within 200 feet) the described waters? If yes, please describe and attach available plans.

Proposed edge of development is 150' from the stream

3. Estimate the amount of fill and dredge material that would be placed in or removed from surface water or wetlands and indicate the area of the site that would be affected. Indicate the source of fill material.

No dredging will occur on the site. Any fill will be limited to gravel fill as needed for the driveway and parking lot areas. This fill will come from off site approved gravel pits. There may be some minor grading of existing topsoil removed for driveway and parking areas. None of this grading or fill will occur within the required creek buffer which has a 150' buffer with an allowed reduced buffer of 112.5' with buffer averaging.

4. Will the proposal require surface water withdrawals or diversions? Give a general description, purpose, and approximate quantities if known.

No

5. Does the proposal lie within a 100-year floodplain? If so, note location on the site plan.

The developed portion of the project is outside the 100-year floodplain

6. Does the proposal involve any discharges of waste materials to surface waters? If so, describe the type of waste and anticipated volume of discharge.

No

b. Ground:

[Find help answering ground water questions⁷](#)

1. Will groundwater be withdrawn from a well for drinking water or other purposes? If so, give a general description of the well, proposed uses and approximate quantities withdrawn from the well. Will water be discharged to groundwater? Give a general description, purpose, and approximate quantities if known.

No

2. Describe waste material that will be discharged into the ground from septic tanks or other sources, if any (domestic sewage; industrial, containing the following chemicals...; agricultural; etc.). Describe the general size of the system, the number of such systems, the number of houses to be served (if applicable), or the number of animals or humans the system(s) are expected to serve.

⁷ <https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklist-guidance/SEPA-Checklist-Section-B-Environmental-elements/Environmental-elements-3-Water/Environmental-elements-Groundwater>

Septic effluent will discharge to ground. Typical residential sewage strength. The system will serve all 8 units. It is estimated the maximum flow will be 960 gpd.

c. **Water Runoff (including stormwater):**

1. **Describe the source of runoff (including storm water) and method of collection and disposal, if any (include quantities, if known). Where will this water flow? Will this water flow into other waters? If so, describe.**

Stormwater runoff from parking lot and roof areas will be collected and infiltrated onsite provided the soils provide adequate infiltration capacity. No discharge to the Creek is expected.

2. **Could waste materials enter ground or surface waters? If so, generally describe.**

Possible oil/grease from parking lot. Treatment will be provided for parking lot prior to discharging to infiltration. No waste materials are expected will enter surface waters.

3. **Does the proposal alter or otherwise affect drainage patterns in the vicinity of the site? If so, describe.**

No, the natural drainage paths will not be altered.

d. **Proposed measures to reduce or control surface, ground, and runoff water, and drainage pattern impacts, if any:**

Surface water from all new impervious surfaces will be controlled. No drainage patterns will be affected.

4. Plants

Find help answering plants questions

a. **Check the types of vegetation found on the site:**

- deciduous tree: alder, maple, aspen, other**
- evergreen tree: fir, cedar, pine, other**
- shrubs**
- grass**
- pasture**
- crop or grain**
- orchards, vineyards, or other permanent crops.**
- wet soil plants: cattail, buttercup, bullrush, skunk cabbage, other**
- water plants: water lily, eelgrass, milfoil, other**
- other types of vegetation**

b. **What kind and amount of vegetation will be removed or altered?**

Portions of the existing lawn will be removed for the parking lot and building foundations. Approximately 12,040 s.f. of lawn will be removed or altered.

- c. **List threatened and endangered species known to be on or near the site.**

None known

- d. **Proposed landscaping, use of native plants, or other measures to preserve or enhance vegetation on the site, if any.**

Natural vegetation will be maintained on site except in parking and building areas. Additional landscaping will be installed if required by the City of Forks.

- e. **List all noxious weeds and invasive species known to be on or near the site.**

None known

5. Animals

Find help answering animal questions⁸

- a. **List any birds and other animals that have been observed on or near the site or are known to be on or near the site.**

Examples include:

- **Birds:** hawk, heron, eagle, songbirds, other:
- **Mammals:** deer, bear, elk, beaver, other:
- **Fish:** bass, salmon, trout, herring, shellfish, other:

- b. **List any threatened and endangered species known to be on or near the site.**

Northern Spotted Owl per WDFW

- c. **Is the site part of a migration route? If so, explain.**

No

- d. **Proposed measures to preserve or enhance wildlife, if any.**

Existing vegetation to remain in majority of property. Most of the 4.76-acre site will remain undisturbed with existing vegetative buffers remaining along the creek

- e. **List any invasive animal species known to be on or near the site.**

None Known

⁸ <https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklist-guidance/SEPA-Checklist-Section-B-Environmental-elements/Environmental-elements-5-Animals>

6. Energy and natural resources

Find help answering energy and natural resource questions⁹

- a. **What kinds of energy (electric, natural gas, oil, wood stove, solar) will be used to meet the completed project's energy needs? Describe whether it will be used for heating, manufacturing, etc.**

Electricity for heating, lights, and cooking appliances.

- b. **Would your project affect the potential use of solar energy by adjacent properties? If so, generally describe.**

No

- c. **What kinds of energy conservation features are included in the plans of this proposal? List other proposed measures to reduce or control energy impacts, if any.**

Proposed structures will meet required federal and state energy code requirements. All lighting will likely be high efficiency LED fixtures.

7. Environmental health

Health Find help with answering environmental health questions¹⁰

- a. **Are there any environmental health hazards, including exposure to toxic chemicals, risk of fire and explosion, spill, or hazardous waste, that could occur because of this proposal? If so, describe.**

None anticipated. Construction equipment will be fueled by portable fuel tanks in trucks. No storage of fuels, grease, etc. will occur on site. Construction contractor to have containment equipment to address any fuel, oil or hydraulic leaks that might occur during construction activities. After development there will be typical household cleaners used to clean the units.

1. **Describe any known or possible contamination at the site from present or past uses.**

None Known

2. **Describe existing hazardous chemicals/conditions that might affect project development and design. This includes underground hazardous liquid and gas transmission pipelines located within the project area and in the vicinity.**

There are no hazardous chemicals/conditions that would affect the project.

3. **Describe any toxic or hazardous chemicals that might be stored, used, or produced during the project's development or construction, or at any time during the operating life of the project.**

⁹ <https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklist-guidance/SEPA-Checklist-Section-B-Environmental-elements/Environmental-elements-6-Energy-natural-resou>

¹⁰ <https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklist-guidance/SEPA-Checklist-Section-B-Environmental-elements/Environmental-elements-7-Environmental-health>

Construction contractor will not store any hazardous chemicals onsite. There will be typical household cleaning supplies in each unit.

4. Describe special emergency services that might be required.

Fire, ambulance and possible police services needed

5. Proposed measures to reduce or control environmental health hazards, if any.

Best management practices will be used during construction. After construction cleaning supplies used will be used per manufacturer's recommendations.

b. Noise

1. What types of noise exist in the area which may affect your project (for example: traffic, equipment, operation, other)?

Vehicle traffic along Sportsman Club Road. There is also a shooting range nearby. No affects from noise in the area are anticipated on this project.

2. What types and levels of noise would be created by or associated with the project on a short-term or a long-term basis (for example: traffic, construction, operation, other)? Indicate what hours noise would come from the site)?

Short term there will be construction equipment and truck traffic during construction during daylight hours from approximately 7am to 7pm. Long term there will be passenger vehicles coming and going from the site. This traffic will typically occur from 7am to 7pm but there will be traffic during other hours of the day.

3. Proposed measures to reduce or control noise impacts, if any:

Construction equipment and vehicles will be properly maintained. No measures proposed for passenger vehicles. There will be rules for the units regarding noise.

8. Land and shoreline use

Find help answering land and shoreline use questions¹¹

a. What is the current use of the site and adjacent properties? Will the proposal affect current land uses on nearby or adjacent properties? If so, describe.

Site was previously used as a residence but that structure was previously removed from the site. It is currently vacant land. The property to the east has a single-family residence. Property directly north and west is vacant, undeveloped land. There are commercial mini-storage units located northeast of the site.

Has the project site been used as working farmlands or working forest lands? If so, describe. How much agricultural or forest land of long-term commercial significance will be converted to other uses because of the proposal, if any? If resource lands have

¹¹ <https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklist-guidance/SEPA-Checklist-Section-B-Environmental-elements/Environmental-elements-8-Land-shoreline-use>

not been designated, how many acres in farmland or forest land tax status will be converted to nonfarm or nonforest use?

No

- 1. Will the proposal affect or be affected by surrounding working farm or forest land normal business operations, such as oversize equipment access, the application of pesticides, tilling, and harvesting? If so, how?**

No

- b. Describe any structures on the site.**

No current structures on the site

- c. Will any structures be demolished? If so, what?**

Existing structures were previously demolished by others

- d. What is the current zoning classification of the site?**

Moderate Density Commercial/ Moderate Density Residential

- e. What is the current comprehensive plan designation of the site?**

Residential

- f. If applicable, what is the current shoreline master program designation of the site?**

Not applicable

- g. Has any part of the site been classified as a critical area by the city or county? If so, specify.**

Portion of site along creek is a floodplain, Mill Creek is a Type 2 stream

- h. Approximately how many people would reside or work in the completed project?**

There would be up to 16 transient occupants of the 8 units

- i. Approximately how many people would the completed project displace?**

None

- j. Proposed measures to avoid or reduce displacement impacts, if any.**

None proposed

- k. Proposed measures to ensure the proposal is compatible with existing and projected land uses and plans, if any.**

None Proposed

- l. Proposed measures to reduce or control impacts to agricultural and forest lands of long-term commercial significance, if any:**

None proposed

9. Housing

Find help answering housing questions¹²

- a. **Approximately how many units would be provided, if any? Indicate whether high, middle, or low-income housing.**

Transient units. No long-term occupancy

- b. **Approximately how many units, if any, would be eliminated? Indicate whether high, middle, or low-income housing.**

None

- c. **Proposed measures to reduce or control housing impacts, if any:**

None proposed

10. Aesthetics

Find help answering aesthetics questions¹³

- a. **What is the tallest height of any proposed structure(s), not including antennas; what is the principal exterior building material(s) proposed?**

Approximately 14' max. height to ridge

- b. **What views in the immediate vicinity would be altered or obstructed?**

Project would be visible from North, west, and east.

- c. **Proposed measures to reduce or control aesthetic impacts, if any:**

Project is located with an approximate buffer of 50' to the residence to the east with the proposed septic system being located near the existing residence. Natural vegetation will be maintained to minimize aesthetic impacts. Landscaping to be provided as required by the City of Forks to reduce impacts.

11. Light and glare

Find help answering light and glare questions¹⁴

- a. **What type of light or glare will the proposal produce? What time of day would it mainly occur?**

There would be dusk to dawn lighting on the units. No lighting is anticipated for the parking lot as the parking stalls are at each unit.

- b. **Could light or glare from the finished project be a safety hazard or interfere with views?**

No

¹² <https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklist-guidance/SEPA-Checklist-Section-B-Environmental-elements/Environmental-elements-9-Housing>

¹³ <https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklist-guidance/SEPA-Checklist-Section-B-Environmental-elements/Environmental-elements-10-Aesthetics>

¹⁴ <https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklist-guidance/SEPA-Checklist-Section-B-Environmental-elements/Environmental-elements-11-Light-glare>

c. What existing off-site sources of light or glare may affect your proposal?

Dust to dawn lighting from neighboring properties. Vehicle lights from traffic on Sportsman Club Road. This off-site lighting will not affect the project.

d. Proposed measures to reduce or control light and glare impacts, if any:

On-site lighting will be dusk to dawn and will have shielded lights to reduce glare to neighbors

12. Recreation

Find help answering recreation questions

a. What designated and informal recreational opportunities are in the immediate vicinity?

Mill Creek is located on the site. Olympic Natural Park located in the general area of Forks. Fishing opportunities exist at the Bogachiel River southwest of the site

b. Would the proposed project displace any existing recreational uses? If so, describe.

No

c. Proposed measures to reduce or control impacts on recreation, including recreation opportunities to be provided by the project or applicant, if any:

Majority of the site will remain undeveloped which will provide occupants with the ability to walk the site and enjoy the creek

13. Historic and cultural preservation

Find help answering historic and cultural preservation questions¹⁵

a. Are there any buildings, structures, or sites, located on or near the site that are over 45 years old listed in or eligible for listing in national, state, or local preservation registers? If so, specifically describe.

None known

b. Are there any landmarks, features, or other evidence of Indian or historic use or occupation? This may include human burials or old cemeteries. Are there any material evidence, artifacts, or areas of cultural importance on or near the site? Please list any professional studies conducted at the site to identify such resources.

There are no known or observed features or other evidence of Indian or historic use or occupation.

c. Describe the methods used to assess the potential impacts to cultural and historic resources on or near the project site. Examples include consultation with tribes and the department of archeology and historic preservation, archaeological surveys, historic maps, GIS data, etc.

Historic maps and GIS data reviewed for this site and surrounding areas.

¹⁵ <https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklist-guidance/SEPA-Checklist-Section-B-Environmental-elements/Environmental-elements-13-Historic-cultural-p>

- d. **Proposed measures to avoid, minimize, or compensate for loss, changes to, and disturbance to resources. Please include plans for the above and any permits that may be required.**

No specific measures proposed. In the event that any cultural or historical resources are discovered during construction the construction will be halted and the State Historical Preservation Office (SHPO), and the City of Forks will be notified. No construction will resume until notified by SHPO that such resources have been properly documented.

14. Transportation

Find help with answering transportation questions¹⁶

- a. **Identify public streets and highways serving the site or affected geographic area and describe proposed access to the existing street system. Show on site plans, if any.**

Site is served by Sportsman Club Road. Highway 101 is located approximately 750' west of the site.

- b. **Is the site or affected geographic area currently served by public transit? If so, generally describe. If not, what is the approximate distance to the nearest transit stop?**

Public transit serves the general area. Public transit is available approximately 750' west of the site at Highway 101.

- c. **Will the proposal require any new or improvements to existing roads, streets, pedestrian, bicycle, or state transportation facilities, not including driveways? If so, generally describe (indicate whether public or private).**

No

- d. **Will the project or proposal use (or occur in the immediate vicinity of) water, rail, or air transportation? If so, generally describe.**

The Forks airport is located approximately 2500 feet southwest of the site. It is not anticipated that air transportation will be used by occupants of the site.

- e. **How many vehicular trips per day would be generated by the completed project or proposal? If known, indicate when peak volumes would occur and what percentage of the volume would be trucks (such as commercial and nonpassenger vehicles). What data or transportation models were used to make these estimates?**

Average vehicle trip ends are estimated at 48 (6 per unit) based on the number of units per the Institute of Transportation Engineers Trip Generation Manual, 7th Edition. Peak volumes will occur between 7 and 9am and 4 and 6 pm. Volume of trucks would be less than 1% once development is complete.

¹⁶ <https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklist-guidance/SEPA-Checklist-Section-B-Environmental-elements/Environmental-elements-14-Transportation>

- f. Will the proposal interfere with, affect, or be affected by the movement of agricultural and forest products on roads or streets in the area? If so, generally describe.

No

- g. Proposed measures to reduce or control transportation impacts, if any:

None proposed

15. Public services

Find help answering public service questions¹⁷

- a. Would the project result in an increased need for public services (for example: fire protection, police protection, public transit, health care, schools, other)? If so, generally describe.

Fire protection, police protection may be needed for the project. It is unlikely that the transient tenants would use public transit, health care or schools.

- b. Proposed measures to reduce or control direct impacts on public services, if any.

None proposed

16. Utilities

Find help answering utilities questions¹⁸

- a. Circle utilities currently available at the site: electricity, natural gas, water, refuse service, telephone, sanitary sewer, septic system, other:

- b. Describe the utilities that are proposed for the project, the utility providing the service, and the general construction activities on the site or in the immediate vicinity which might be needed.

Water – City of Forks

Power – City of Forks

Refuse Service – West Waste

Phone - CenturyLink

C. Signature

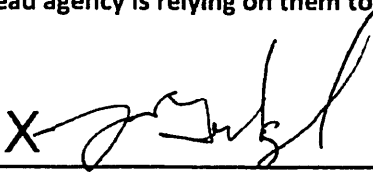
Find help about who should sign¹⁹

¹⁷ <https://ecology.wa.gov/regulations-permits/sepa/environmental-review/sepa-guidance/sepa-checklist-guidance/sepa-checklist-section-b-environmental-elements/environmental-elements-15-public-services>

¹⁸ <https://ecology.wa.gov/regulations-permits/sepa/environmental-review/sepa-guidance/sepa-checklist-guidance/sepa-checklist-section-b-environmental-elements/environmental-elements-16-utilities>

¹⁹ <https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklist-guidance/SEPA-Checklist-Section-C-Signature>

The above answers are true and complete to the best of my knowledge. I understand that the lead agency is relying on them to make its decision.



X _____

Type name of signee: Tracy Gudgel

Position and agency/organization: Principal, Zenovic & Associates, Inc.

Date submitted: 3/12/26

D. Supplemental sheet for nonproject actions

[Find help for the nonproject actions worksheet²⁰](#)

Do not use this section for project actions.

Because these questions are very general, it may be helpful to read them in conjunction with the list of the elements of the environment.

When answering these questions, be aware of the extent the proposal, or the types of activities likely to result from the proposal, would affect the item at a greater intensity or at a faster rate than if the proposal were not implemented. Respond briefly and in general terms.

1. How would the proposal be likely to increase discharge to water; emissions to air; production, storage, or release of toxic or hazardous substances; or production of noise?

- Proposed measures to avoid or reduce such increases are:

2. How would the proposal be likely to affect plants, animals, fish, or marine life?

- Proposed measures to protect or conserve plants, animals, fish, or marine life are:

3. How would the proposal be likely to deplete energy or natural resources?

- Proposed measures to protect or conserve energy and natural resources are:

²⁰ <https://ecology.wa.gov/regulations-permits/sepa/environmental-review/sepa-guidance/sepa-checklist-guidance/sepa-checklist-section-d-non-project-actions>

4. How would the proposal be likely to use or affect environmentally sensitive areas or areas designated (or eligible or under study) for governmental protection, such as parks, wilderness, wild and scenic rivers, threatened or endangered species habitat, historic or cultural sites, wetlands, floodplains, or prime farmlands?

- **Proposed measures to protect such resources or to avoid or reduce impacts are:**

5. How would the proposal be likely to affect land and shoreline use, including whether it would allow or encourage land or shoreline uses incompatible with existing plans?

- **Proposed measures to avoid or reduce shoreline and land use impacts are:**

6. How would the proposal be likely to increase demands on transportation or public services and utilities?

- **Proposed measures to reduce or respond to such demand(s) are:**

7. Identify, if possible, whether the proposal may conflict with local, state, or federal laws or requirements for the protection of the environment.

Rod Fleck

From: Tracy Gudge
Sent: Wednesday, March 18, 2026 12:47 PM
To: Rod Fleck
Cc: Tom Tucker
Subject: 8 UNIT TRANSIENT HOUSING PROJECT - SPORTSMAN ROAD, FORKS, WA
Attachments: revised narrative of project.pdf; REVISED SITE PLAN FOR TUCKER PROJECT.pdf; REVISES SEPA DOCUMENT.pdf

Rod,

Based on your feedback on the original submittal we have revised the submittal documents for the project and they are attached for your review. Please let me know if you have any questions.

Thanks,

Tracy Gudge
Zenovic & Associates, Inc.

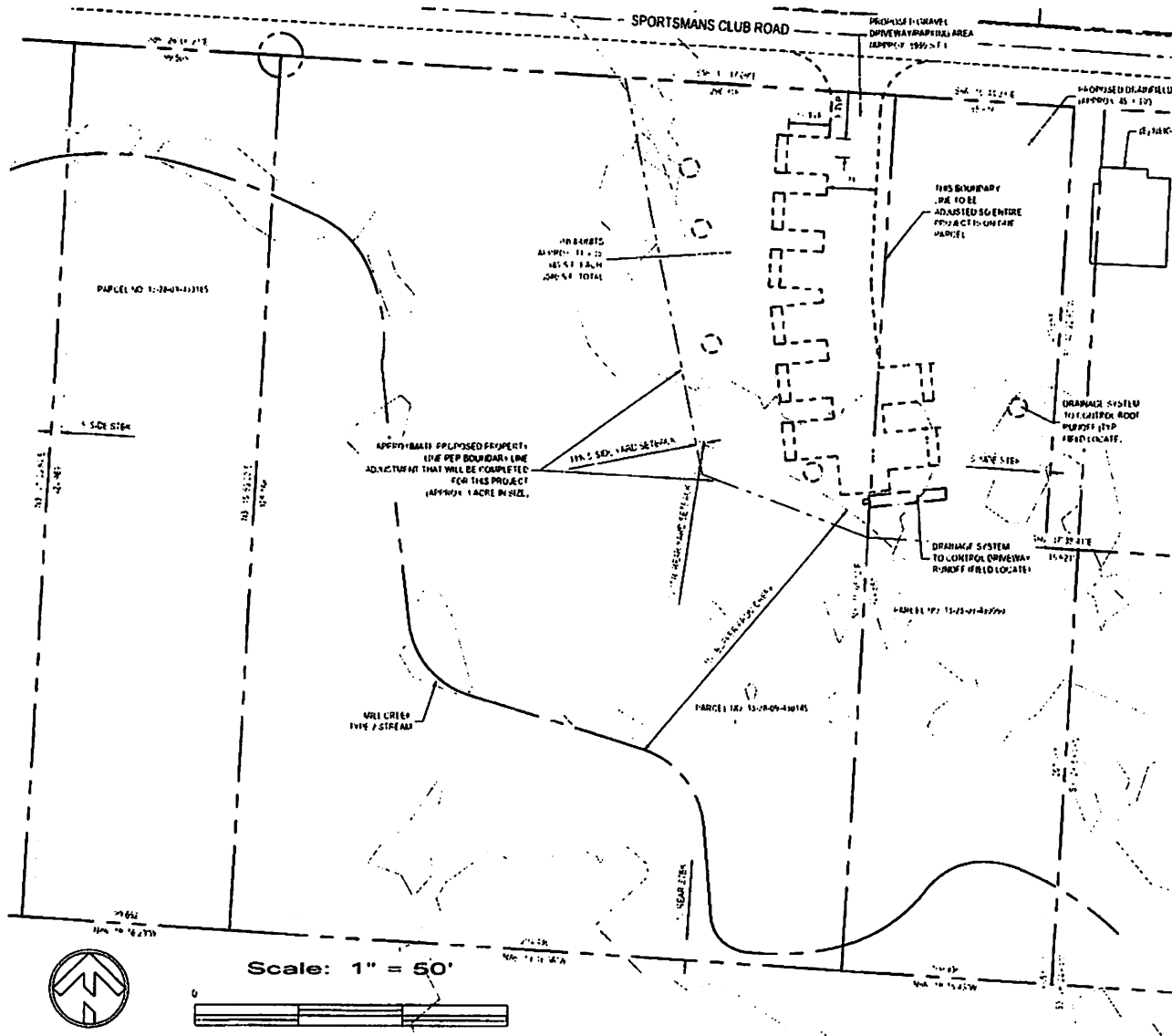
**Narrative of the proposed development of Property at 170 Sportsman Club Road, Forks, Washington for CUP application
Parcel No. 13-28-09-430060, 430145, and 430185**

The proposed development consists of the construction/installation of eight individual units to serve as short term rentals on the property noted above. The property will be developed with a parking lot to serve the units with one driveway providing access from Sportsman Club Road. All development will occur at the northeast portion of the property along Sportsman Club Road in an area approximately 1 acre in size. This portion of the site was previously cleared and is currently mostly lawn with a couple of isolated trees.

Based on a review of the City of Forks Municipal Code this project most closely matches the definition of a Small Inn per Section 17.10.055 of the Code which allows for up to eight lodging units not exceeding 6000 s.f. The proposed units will have a total floor area of approximately 3080 s.f. total (approx.. 385 s.f. per unit) which is well below the maximum allowed per the Code. This project has similarities to an RV Park as well, however the proposed units are stationary and will not be moved in or out of the site. In either case a conditional use permit is required for project approval.

A boundary line adjustment is proposed for this project with the preliminary location of the proposed boundary lines for this proposed eight-unit development shown on the attached preliminary site plan. The final number of parcels will be 3 to match the current number of parcels. The site currently consists of 3 parcels with a total acreage of approximately 4.76 acres. It is anticipated that the remaining portion of the property will remain undeveloped at this time. The development will occur at least 150' from Mill Creek based on County GIS mapping information. The actual location of the creek and flood plain will be field located by the surveyor as part of the final project design. Minor adjustments of the site plan may occur based on the actual field locations of the creek and flood plain. All proposed work will occur outside the flood plain of Mill Creek. Portions of the lots outside the area of development are within a flood plain along the edges of Mill Creek. It is not anticipated to occur but the Code does allow for buffer averaging in the event that portions of the project cannot be located at least 150' from the creek. In that case all development would occur a minimum of 112.5' from the creek to meet the required minimum buffer width which allows the buffer to be reduced to 75 percent provided increased buffers are provided in other portions of the site to mitigate for the reduced buffer.

City water will serve the property and it is anticipated that one master water meter will be used to serve the eight units. This service will be located on the parcel serving this development. An on-site septic system will be installed to serve the occupants of the units and will be located on the same parcel as the development.



Site Plan Notes

1. Proposed project is located outside the 150' buffer to Mill Creek based on use of County GIS information. Possible minor adjustments to the site plan may be completed once the actual location of the creek and flood plain areas have been field located by surveyor.
2. A boundary line adjustment will be completed as part of this project. Final location of the boundary lines will be determined once mapping of stream, flood plain, etc. are mapped by surveyor as noted in note #1.

LEGEND

- ===== (E) EASEMENT LINES
- PROPERTY LINE
- PROPERTY SETBACK
- STORM DRAIN LINE
- BUILDING FOOTPRINT
- BUILDING FOOTPRINT
- ROOF LINES
- EDGE OF GRAVEL
- EDGE OF GRAVEL
- ROOT LINE &
- SEPTIC SYSTEM
- VEGETATION LINE

LOCATION AND ELEVATION NOTE

THIS MAP IS NOT BASED ON A FIELD LOCATE OR SITE SURVEY DATA. THE FEATURES DEPICTED ON THIS MAP ARE BASED ON A "BEST FIT" FROM AERIAL DATA, AS-BUILT DRAWINGS AND RECORDS OF SURVEY. ALL DIMENSIONS SHALL BE FIELD VERIFIED AS NEEDED.

TITLE: SITE PLAN WITH GRADINGS FOR TUCKER 713 SENZ RD, SECTION 19A 3002 CLALLAM COUNTY PARCEL NUMBERS 13-28-09-030660 0145 & 0165	<h2 style="margin: 0;">PRELIMINARY SITE PLAN</h2>
CLIENT: TOM TUCKER 170 SPORTSMANS CLUB RD FORKES WA 98331	<h1 style="margin: 0;">ZENOVIC & ASSOCIATES</h1> <p style="font-size: 8px; margin: 0;">INCORPORATED</p>
SCALE: 1" = 50'	
DATE: 3/18/2025	
FILE: 25056-E1TRACYNEW	
JOB NO: 26056	
SHEET	C1

Legend Layer List

- City & UGA Labels
- Transportation
- Dept. of Ecology Shoreline Photos
- City, County & Tribal Boundaries
- Parcel Information
- Section, Range & Township
- Preliminary & Current FEMA FIRM
- Hydrology
- Provinces & Districts
- Critical Areas (CCC 27.12)
- Shoreline Master Program (Title 35 CCC)
- Other Boundary Layers
- Permitting Data
- Public Safety
- County, State & Federal Parks
- 10ft & 50ft Contours
- Open Water
- Zoning
- Lidar Hillshade
- Orthophoto



**SEPA Rules - WAC 197-11-970
Mitigated Determination of Non-Significance (MDNS)**

***Eight Unit Tiny Home Development - Small Inn
170 Sportsman Club Road***

Project

Proponent: Tom Tucker with permission of
the property owner (Corey Pearson)
713 Senz Road
Sequim, WA 98382

**Description
of proposal:**

Proponent, with the approval of the property owner, is seeking to install eight units with each unit being approximately 11' x 38' in size and having approximately 385 sq. ft. of floor space totaling 3,080 sq. ft. in the northeastern portions of the eastern two parcels (Parcel Nos. 132809430060 & 132809430145). See map attached to mailing and available online. Each unit would become a short-term rental, and the development has been identified as a small inn by the applicant, see FMC 17.10.055, instead of an RV Overnight Parking Facility, see FMC 17.10.475. Either of those uses requires a Conditional Use Permit from the City in order for the development to proceed. The basis for this distinction would be that the proposed eight units would be set in place subject to obtaining a City of Forks Building Permit. Development would occur outside of the buffer associated with Mill Creek, which is a Class II Aquatic Conservation Habitat.

In addition, the proponent would seek a boundary line adjustment that would place the entire proposed development into a redefined parcel outside of any of the buffer area associated with Mill Creek subject to field surveying.

Parcels associated with the proposed development are accessed from a paved City street, can access city water, would require the construction of a Clallam County Environmental Health permitted commercial on-site septic system, electrical provided by the PUD, and telecommunications access via CenturyLink and other providers

Location of

Property: Three parcels with the larger, central parcel having the current address of 170 Sportsman Club Road, and all of which are located south of said road.

Legal

Description: Proposed development would involve two of the following parcels::

Clallam County Parcel No. 132809430060

Having a short legal description of Tax Parcel No. 1692, except the eastern fifteen feet (15') of the northern half located in the SW 1/4 of the SE 1/4 of Section 9 being 0.9 acres in size; and,

Clallam County Parcel No. 132809430145

Having a short legal description of Tax Parcel No. 1000 in the SW 1/4 of the SE 1/4 of Section 9 being 2.9 acres in size; and,

Clallam County Parcel No. 132809430185

Having a short legal description of Tax Parcel No. 1013 in the SW ¼ of the SE ¼ of Section 9 being 1.0 acres in size.

All parcels are located in the SW ¼ of the SE ¼ of Section 9, Township 28 North, Range 13 West, W.M., in Clallam County, WA.

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

**Proposed
Project:**

With the permission of the current landowner (Corey Pearson), Tom Tucker is seeking a conditional use permit to construct/install eight individual units as short term rentals described below. In addition, the applicant is proposing a boundary line adjustment with the boundaries of the adjusted parcels based upon field surveying.

The proposal seeks to install eight units with each unit being approximately 11' x 38' in size and having approximately 385 sq. ft. of floor space totaling 3,080 sq. ft. for all structures to be situated in what is now the northeastern portions of the eastern two parcels (Parcel Nos. 132809430060 & 132809430145). See map attached to mailing and available online. Each unit would become a short-term rental, and the development has been identified as a small inn by the applicant, see FMC 17.10.055, instead of an RV Overnight Parking Facility, see FMC 17.10.475. The basis for this distinction would be that the proposed eight units would be set in place subject to obtaining a City of Forks Building Permit versus spaces for the driving in and out of RVs..

The development will utilize an on-site septic system that is designed and approved by Clallam County Environmental Health. The proposed drain field for this septic system would be in the northeastern most portion of current Parcel No. 132809430060. This would also create a buffer between the proposed development and the neighboring residential use east of Parcel No. 132809430060. Water services are provided to all parcels by the City of Forks. Electrical services are available from Clallam County PUD. Telephone/Broadband are available through various providers. The applicant has indicated that a stormwater drainage system would be constructed as part of the development to capture and infiltrate stormwater runoff from the eight individual units. This stormwater drainage system would be designed for the proposed newly constructed gravel driveway and each unit's individual parking area.

The proposed boundary line adjustment would realign the shared boundary between the two parcels described above (Parcel Nos. 132809430060 & 132809430145). The proposed eight-unit development is to occur outside of the 150' ordinary high-water mark of Mill Creek, a Class Two Aquatic Conservation Habitat's buffer area for major development. The exact line of the adjusted boundary would be determined by a survey of the two parcels as well as the noted buffer area. That buffer area also incorporates both the floodway associated with Mill Creek and areas of designated AE Floodplains. The objective of the boundary line adjustment would be to legally redefine one parcel outside of any critical areas upon which the proposed CUP development would be placed. The other parcel, the larger of the two parcels, would then contain Mill Creek and its associated buffers. The applicant noted that the buffers may be reduced in some situations with appropriate compliance with the City's Critical Areas Ordinance (CAO). However, if such requests were to be made, the applicant will have to apply for the applicable CAO permits upon completion of the field survey.

All three parcels designated with one of the City's overlap zones, specifically moderate density commercial/moderate density residential (OL5). A small inn requires a conditional use permit.

Property is accessed from paved City streets with all units having both city water and sewer utilities installed, electrical provided by the PUD, and telecommunications access via CenturyLink.

Prior SEPA

Documents: None associated with this proposal.

Mitigation required:

1. **Critical Areas Ordinance Review Not Required At This Time.** At this point, the proposed development would occur outside of the buffers associated with Mill Creek as both a Class II Aquatic Conservation Habitat and the identified Flood Insurance Risk Maps adopted in April 2025. See proponent's proposed development illustration and City illustration of the floodway and flood zones associated with these three parcels. Both of which will be attached to the mailed copies of this notice, as well as with the online posting of the SEPA MDNS.

The boundary line adjustment would not require CAO review as it is not creating any new lot. However, if during the field survey, it is determined that the proposed development area within the reconfigured lot would be within any buffer, CAO review would need to be done prior to the commencement of the development. CAO review does allow for some modification of the standard buffers under certain conditions and circumstances.

2. **Mitigation Required of Development.**

- a. Proponent will obtain a building permit for each proposed unit from the City of Forks prior to construction of the proposed development.
- b. Proponent will be required to obtain from the City a driveway access. The City may require an improved driveway approach beyond gravel at the interface of the southern edge of Sportsman Club Road and the proposed development.
- c. Proponent will be required to obtain a new address permit for the proposed development.
- d. Proponent will be required to obtain a new water service for the proposed development and will be required to pay the costs and fees associated with that utility service.
- e. Proponent will have to site register both lots associated with the proposed development and will be required to do so as part of any proposed boundary line adjustment process. Installation of any septic system must be in accordance with Clallam County Environmental Health's on-site septic rules and regulations. All on-site septic work must be concluded and approved by Clallam County prior to the City's issuance of any building permit for this development.
- f. All grading associated with the development of the proposed gravel driveway must be done in accordance with a grading permit and the proponent must take precautions to ensure that silts and sediments do not leave the development area through the use of siltation fences or similar best management practices. Proponent will ensure that any soils, gravels, or materials used in association with the development of any space is from local sources and monitored to ensure that invasive species such as scotch broom do not become established in the filled areas.

- g. Prior to any construction, proponents will request a utility locate by utilizing the State's Call Before You Dig program to determine locations of underground utilities in the project area. Proponents, and their contractors, are required to ensure the protection of such utilities during the construction period and may be required to work with utility providers to accommodate or relocate such utilities.
- h. Proponents, their contractor, or any subcontractors, and their employees are required to immediately stop construction upon discovering of any archaeological resource(s), as well as any discovery of human remains. Further, they all shall be required to notify the City of Forks (Forks Police Department and City Attorney's Office), the Quileute Tribal Council, Hoh Tribal Council, and DAHP. Failure to do so may result in state action and penalties.
- i. All stormwater drainage must be done pursuant to the terms of any grading and/or building permit with the specific requirement that the stormwater be maintained on site with all onsite stormwater infiltration improvements occurring outside of the buffer area associated with Mill Creek. Further, the proposed storm water drainage system may require registration with the Washington Department of Ecology as an injection well or network of such. If such registration is required, the proponents shall ensure such registration occurs prior to project completion.
- j. Exterior lighting for the development will be installed in such a manner as to direct light downward and towards the shared driveway areas and specifically away from the neighboring residence, as well as Mill Creek.
- k. All utility connections must be done pursuant to the utility providers' requirements in a manner that meets local, state and/or federal code requirements.

The Lead Agency has determined that the above proposed redevelopment does 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 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 MDNS 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, 10 April 2026. The City will review said comments together to determine the impact upon the stated MDNS. 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 MDNS.

You may appeal this determination no later Noon, 10 April 2026, 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 to Noon. Contact Rod Fleck at 360/374-5412, ext. 111 to read or ask about the procedures for appeals.



Date: 26 March 2026
William R. Fleck
Attorney/Planner

Legend Layer List

- > City & UGA Labels
- > Transportation
- > Dept. of Ecology Shoreline Photos
- > City, County & Tribal Boundaries
- > Parcel Information
- > Section, Range & Township
- > Preliminary & Current FEMA FIRM
- > Hydrology
- > Precincts & Districts
- > Critical Areas (ECC 27.12)
- > Shoreline Master Programs (Title 35 CCC)
- > Other Boundary Layers
- > Permitting Date
- > Public Safety
- > County, State & Federal Parks
- 10ft & 50ft Contours
- Open Water
- > Zoning
- > Lidar Hillshade
- > Orthophotos

