



500 E. Division St. • Forks, Washington 98331-8618

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forkswashington.org

Forks Planning Commission Meeting and
Public Hearing on Annual Zoning Code Amendments

Wednesday, 18 March 2026 at 5:15 pm – NLT 6:45 pm
City Council Chambers - 500 East Division Street, Forks

Notice is hereby given that the Forks Planning Commission will meet on 18 March 2026 at 5:15 pm and ending no later than 6:45 pm. The primary focus of the meeting will be a public hearing on the three requests for zoning amendments received by the City as part of the City's annual solicitation for such amendments. Notice of the public hearing on those requests has been published elsewhere and is attached to the mailed copy of this notice.

A ZOOM link will be available for those interested in attending and unable to do so in person with the link available on the City's website where this notice will be posted. Information or questions can be directed to Mr. Fleck via email (rodff@forkswashington.org) or via post at 500 East Division Street, Forks, WA 98331

The agenda for the meeting shall be:

- I. Call meeting to order and approval of agenda
- II. Welcome new members of the Forks Planning Commission
- III. Review and Approve February Meeting Minutes
- IV. Public Hearing
Public Hearing and Possible Action on the Forks Zoning Code Amendments received from Amy and Guy Ruble, the City of Forks, and Patrick Anderson as part of the City's annual update process pursuant to FMC 17.115.040.
 1. *Request of Amy and Guy Ruble*
Applicants are seeking a rezone of two five plus acre lots from the current Very Low Density Residential (R1) to Low Density Residential (R2). If granted, the request would alter the Forks Zoning Code's zoning map.
 - a. Staff Report
 - b. Comments by Applicant
 - c. Public Comment

- d. Questions and Deliberations of the Commission
- e. Action of the Commission that may include a Recommendation to Council.

2. **Request of the City of Forks**

Applicant is seeking a rezone of three parcels, totaling ~70.2 acres, all of which are associated with the main operational portions of the Forks Municipal Airport with the request to rezone the airport property from its current overlap zone of Moderate Density Commercial/Moderate Density Residential (OL5) to Moderate Density Commercial (C2).

- a. Staff Report
- b. Comments by Applicant
- c. Public Comment
- d. Questions and Deliberations of the Commission
- e. Action of the Commission that may include a Recommendation to Council.

3. **Request of Patrick Anderson**

- a. Staff Report
- b. Comments by Applicant
- c. Public Comment
- d. Questions and Deliberations of the Commission
- e. Action of the Commission that may include a Recommendation to Council.

V. Other business of the Commission.

- a. Distribution and Discussion of Final Revisions of the Forks Comprehensive Plan
- b. Distribution and Discussion of Revised Zoning Code reflecting the above.
- c. Open Public Meetings Online Training
- d. Good of the order

Notice of Consideration of Proposed Changes to the
Forks Zoning Code and Zoning Map

Forks Planning Commission
Public Hearing
5:15 p.m., 18 March 2026
Forks City Hall

2025 Request for Amendments Received

Pursuant to the City Code (FMC 17.115.040), the City made its annual solicitation for requests for changes to the Zoning Code. Three requests were received and are being processed outside of the current effort, albeit late, to complete the City's periodic update of the Forks Urban Growth Area Comprehensive Plan and associated development regulations.

The three requests received by the end of 2025 are described as follows:

1. Property Rezone – Amy and Guy Ruble – Request to rezone two existing lots from the current Very Low Density Residential (R1) to Low Density Residential (R2). Lots are described as being Lot B and Lot C of the Boundary Lot Adjustment Survey filed on 20 August 2015 associated with the Clallam County Auditor file number 2015-1324683. Lot B is 5.001 acres, and Lot C is 5.001 acres. Both lots are identified with Clallam County Parcel Numbers 132804240025 (Lot B) and 132804240050 (Lot C) and are located in the SE ¼ of the SW ¼ of Section 33, T 29 N, R 13, W.M.
2. Property Rezone – City of Forks Request – Forks Municipal Airport (FMA) – Request to rezone the three parcels associated with the main operational areas of the FMA from the current overlap zone of Moderate Density Commercial/Moderate Density Residential (OL-5) to Moderate Density Commercial (C2). Three lots associated with the FMA property totaling ~ 70.2 acres. The lots have the following short legal descriptions:
 - a. Tax Parcel #1092, Except the West 30' consisting of the portion of the SE ¼ of the NE ¼ of Section 17 north of the State Highway consisting of 5.5 acres and identified with Clallam County Parcel Number 132817140015;
 - b. The NE ¼ of the NE ¼ of Section 17 except the West 30' and except the State right of way consisting of 38.9 acres identified with Clallam County Parcel Number 132817110010.
 - c. Those portions of the NW ¼ of the NW ¼ of Section 16 located North of Highway consisting of 25.8 acres and identified with Clallam County Parcel Number 132816220000;
3. Definition Amendment – Patrick Anderson – Amend FMC 17.10.315 - Mini-Storage Facility to include within the definition “modular storage units, including shipping-container based storage” as additions to the current requirement that any such facility be only buildings.

The City of Forks is hereby giving notice and soliciting public comments on three requests received as part of the annual call for zoning code amendments made in late 2025. The three requests are described above. Each of these requests will be considered separately within the agenda for the Planning Commission. The Planning Commission, at the conclusion of the public hearing on this

request, may make a recommendation on each of the requests that would be forwarded to the Forks City Council to consider in April or early May. The Planning Commission could also require additional hearings or information on any of these requests.

These were the only requests received in response to the City's annual call for requests for changes to the FUGA Comprehensive Plan and/or Zoning Code. These requests did not include requests to change the existing Forks Comprehensive Plan which is the subject of a periodic update that is progressing towards City Council adoption, albeit late, in June 2026.

This is the first step in a two-step process associated with amendments to either the code or its associated maps. At this hearing, the public will be given an opportunity to express its views regarding this request to the Forks Planning Commission. The Commission will then deliberate upon the request, following the conclusion of the hearing, it may make a recommendation to the City Council for the Council to consider at a meeting in April or May 2026.

The agenda for the public hearing portion of the meeting associated with these three requests is as follows:

Public Hearing and Possible Action on the Forks Zoning Code Amendments received from Amy and Guy Ruble, the City of Forks, and Patrick Anderson as part of the City's annual update process pursuant to FMC 17.115.040.

1. Request of Amy and Guy Ruble

Applicants are seeking a rezone of two five plus acre lots from the current Very Low Density Residential (R1) to Low Density Residential (R2). If granted, the request would alter the Forks Zoning Code's zoning map.

- a. Staff Report
- b. Comments by Applicant
- c. Public Comment
- d. Questions and Deliberations of the Commission
- e. Action of the Commission that may include a Recommendation to Council.

2. Request of the City of Forks

Applicant is seeking a rezone of three parcels, totaling ~70.2 acres, all of which are associated with the main operational portions of the Forks Municipal Airport with the request to rezone the airport property from its current overlap zone of Moderate Density Commercial/Moderate Density Residential (OL5) to Moderate Density Commercial (C2).

- a. Staff Report
- b. Comments by Applicant
- c. Public Comment
- d. Questions and Deliberations of the Commission
- e. Action of the Commission that may include a Recommendation to Council.

3. Request of Patrick Anderson

- a. Staff Report
- b. Comments by Applicant
- c. Public Comment
- d. Questions and Deliberations of the Commission
- e. Action of the Commission that may include a Recommendation to Council.

The mailed notice included maps identifying the parcels in question associated with the Ruble and City request described above. A State Environmental Policy Act determination will accompany the mailed copy of this determination. A copy of the applicant's request and a combined SEPA checklist associated with the requested zoning code and map amendments can be obtained by contacting Mr. Rod Fleck at 360/374-5412, ext. 111.

Written comments on the request for the rezone of the parcel will be received by the City up through the hearing before the Forks Planning Commission on 18 March 2026. These can be submitted via a simple letter addressed to: Rod Fleck, City Attorney/Planner, 500 East Division, Forks, Washington 98331.

If you have any questions, please contact Mr. Fleck at 360/374-5412, ext. 111; or via e-mail at rodf@forkswashington.org. Individuals requiring special assistance in order to participate in the hearing should contact Mr. Fleck prior to the meeting.

SEPA Rules - WAC 197-11-970
Determination of Non-Significance (DNS)
City of Forks – Annual Zoning Code Amendments
Requests received from Amy & Guy Ruble,
the City of Forks, and Patrick Anderson

**Description and
Location of**

proposals: Pursuant to the City Code (FMC 17.115.040), the City made its annual solicitation for requests for changes to the Zoning Code. Three requests were received and are being processed outside of the current effort, albeit late, to complete the City's periodic update of the Forks Urban Growth Area Comprehensive Plan and associated development regulations. The three requests received by the end of 2025 are described as follows:

1. **Property Rezone – Amy and Guy Ruble** – Request to rezone two existing lots, located at 950 Big Pine Way, from the current Very Low Density Residential (R1) to Low Density Residential (R2). See FMC Chapters 17.40 and 17.45 respectively. Lots are described as being Parcel B and Parcel C of the Boundary Lot Adjustment Survey filed on 20 August 2015 associated with the Clallam County Auditor file number 2015-1324683. Lot B is 5.001 acres, and Lot C is 5.001 acres. Both lots are identified with Clallam County Parcel Numbers 132804240025 (Parcel B) and 132804240050 (Parcel C) and are located in the SE ¼ of the SW ¼ of Section 33, T 29 N, R 13, W.M.
2. **Property Rezone – City of Forks Request – Forks Municipal Airport (FMA)** – Request to rezone the three parcels associated with the main operational areas of the FMA from the current overlap zone of Moderate Density Commercial/Moderate Density Residential (OL-5)(FMC 17.60) to Moderate Density Commercial (C2) (FMC Chapter 17.45). In the City's overlap zones, any use is required to comply with the more restrictive of the two zoning designations that were overlapped or combined. See FMC 17.60.

Three lots associated with the FMA property, located at 1510 South Forks Avenue (SR 101) totaling ~ 70.2 acres. The lots have the following short legal descriptions:

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 - c. Those portions of the NW ¼ of the NW ¼ of Section 16 located North of Highway consisting of 25.8 acres and identified with Clallam County Parcel Number 132816220000;
3. **Definition Amendment – Patrick Anderson – Amend FMC 17.10.315 - Mini-Storage Facility** to include within the definition “modular storage units, including shipping-container based storage” as additions to the current requirement that any such facility be only buildings.

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

Proposed

Project: Every year, the City makes a request for land use and zoning amendments and did so in late 2025. The three requests are described above. Each of these requests will be considered separately within the agenda for the Planning Commission. The Planning Commission, at the conclusion of the public hearing on this request, may make a recommendation on each of the requests that would be forwarded to the Forks City Council to consider in April or early May. The Planning Commission could also require additional hearings or information on any of these requests.

These were the only requests received in response to the City's annual call for requests for changes to the FUGA Comprehensive Plan and/or Zoning Code. These requests did not include requests to change the existing Forks Comprehensive Plan which is the subject of a periodic update that is progressing towards City Council adoption, albeit late, in June 2026.

- a. Public Hearing before Forks Planning Commission on 18 March 2026 with potential actions regarding recommendations to the Forks City Council.
- b. City Council action in April or May 2026 which would include a public hearing prior to any action by the City Council on the Commission's recommendations.

The first step in the process is a public hearing before Forks Planning Commission, scheduled for 18 March 2026 with potential actions regarding its recommendations associated with requested map and definition amendments. At this hearing, the public will be given an opportunity to express its views regarding this request to the Forks Planning Commission. The Commission will then deliberate upon the request, following the conclusion of the hearing, it may make a recommendation to the City Council for the Council to consider at a meeting in April or May 2026.

The second step in the process is the consideration of the City Council on the recommendations of the Planning Commission regarding the requested amendments to either the code or its associated maps. At that time, the City Council will conduct its own hearing on the requests and make a decision on the recommendation of the Planning Commission. Approval of the requests would be done by the City Council via ordinance.

Prior SEPA

Documents: None for these proposed amendments.

Mitigation required: None.

The Lead Agency had determined that the above items would not have a probable significant adverse impact on the environment if the mitigation noted above is completed. 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 and upon the following findings. This information is available to the public on request.

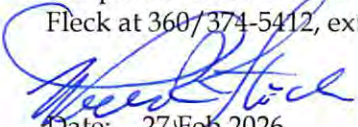
This DNS is issued under 197-11-340 (2); the lead agency will not act on this proposal for a period of 14 days from the date of issuance to allow for review and comments from the general public.

Comments must be submitted to the City Planner at:

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

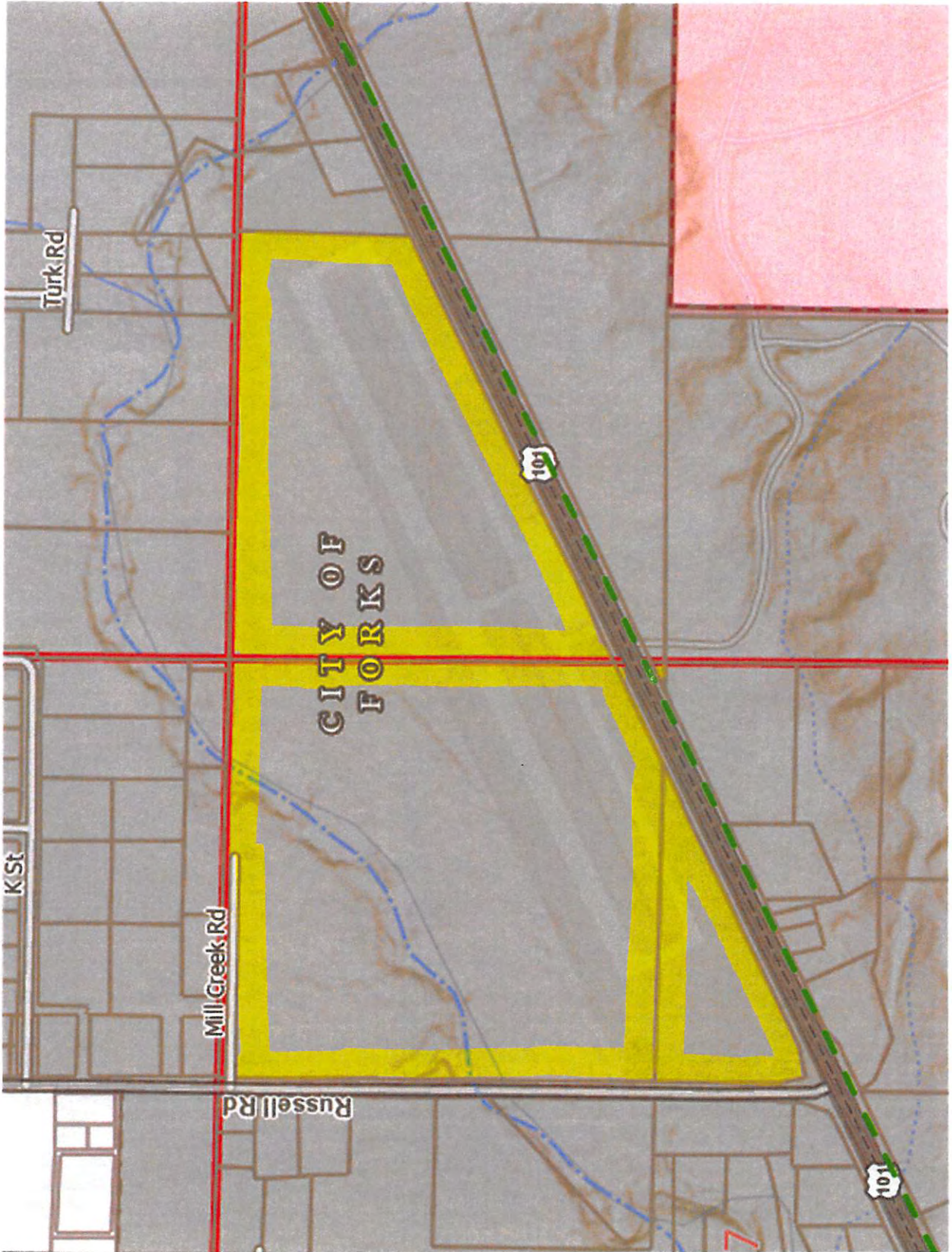
Comments on this decision will be accepted up to 1 p.m., 16 March 2026. The City will review said comments together to determine the impact upon the stated MDNS. Submittal of comments is not the same as a written appeal of this determination.

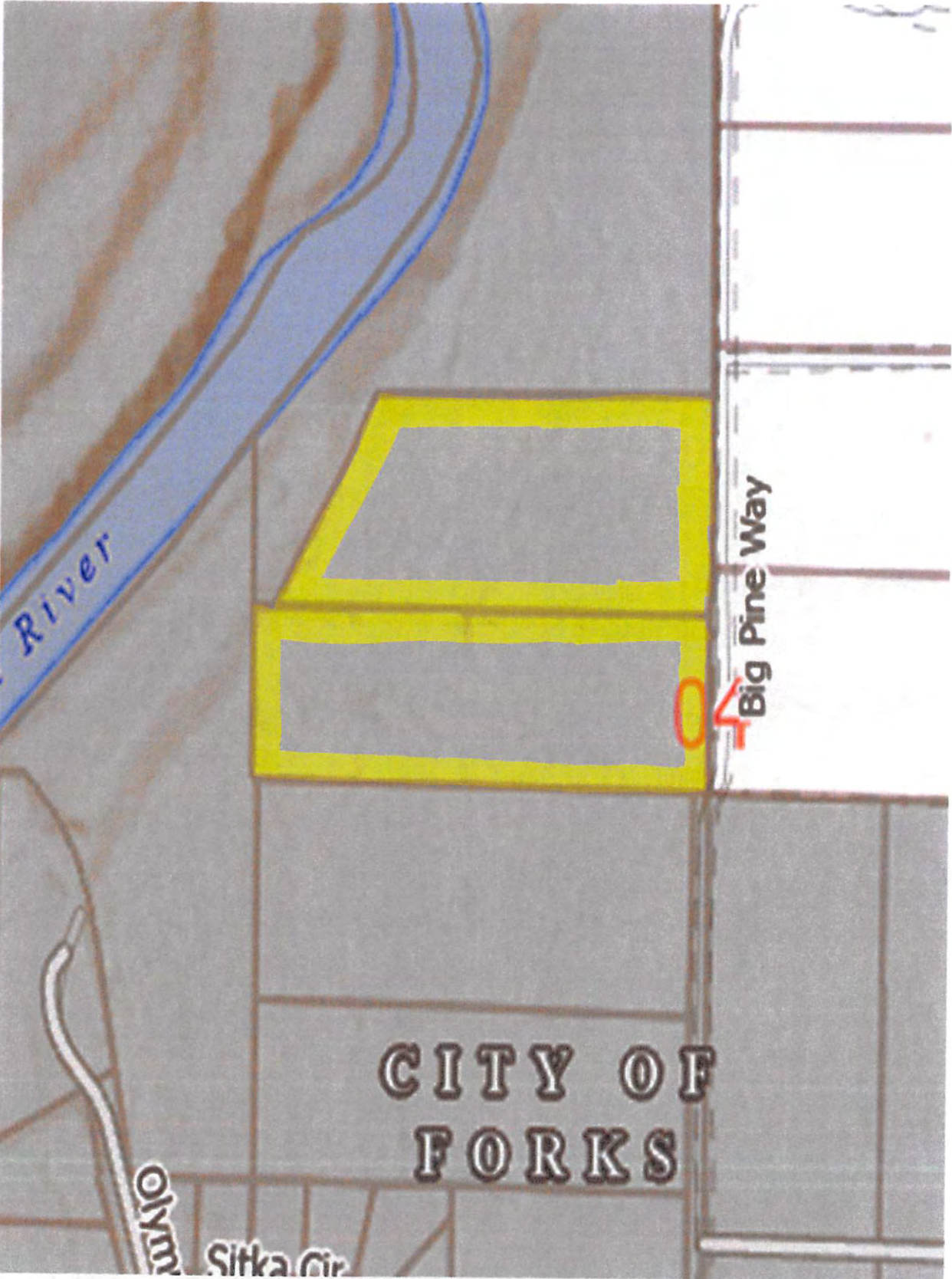
You may appeal this determination no later than 1 p.m., 16 March 2026, by filing a written appeal with the City Clerk of Forks at 500 East Division, Forks, Washington 98331. You should be prepared to make specific factual objections based upon the action being considered and the SEPA Checklist completed in association with this project. The appeal must be received prior to 1 P.M. Contact Rod Fleck at 360/374-5412, ext. 111 to read or ask about the procedures for appeals.



Date: 27 Feb 2026

William R. Fleck
Attorney/Planner





River

Big Pine Way

CITY OF FORKS

Olympic

Sitka Cir

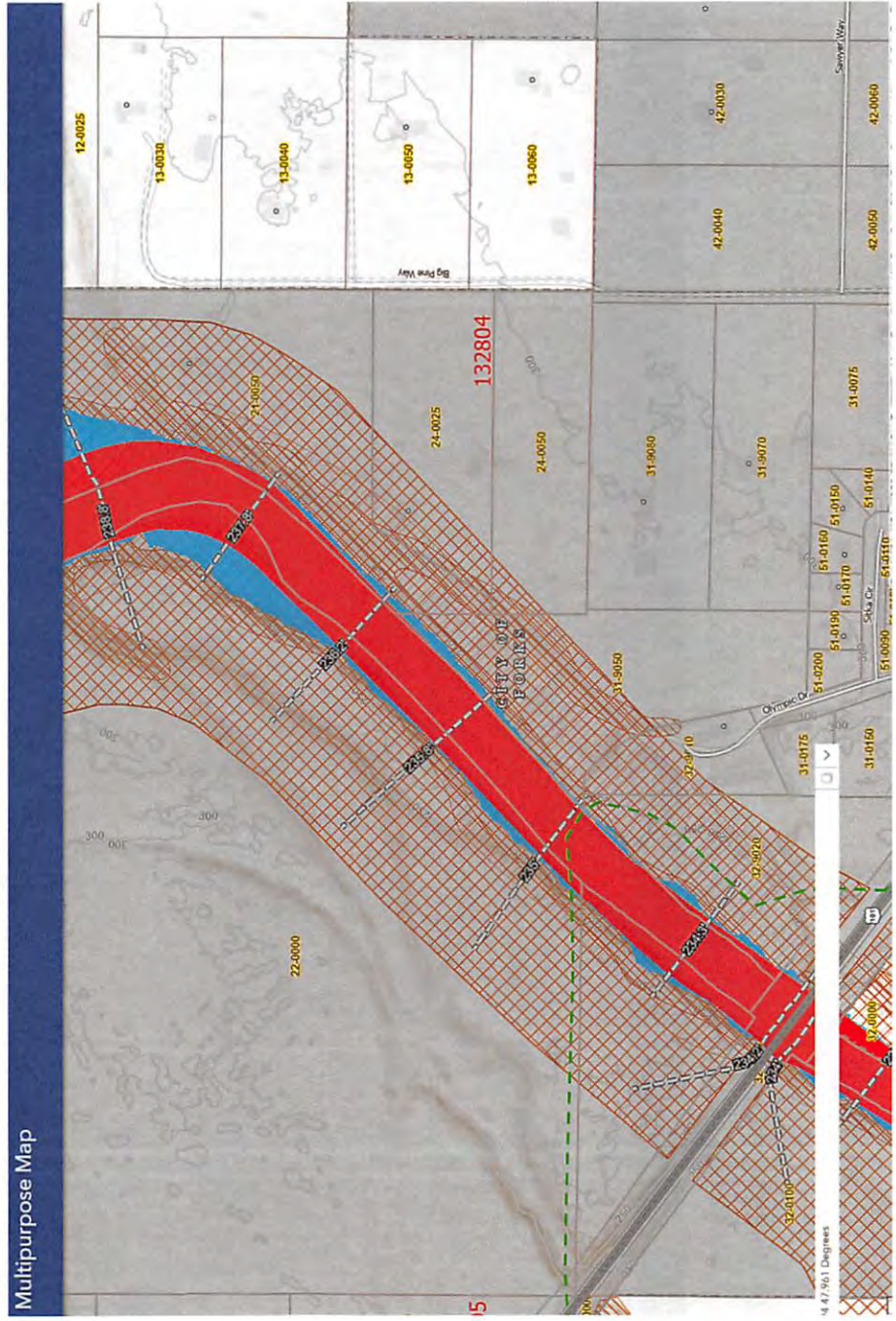
4

City of Forks – Annual Zoning Code Amendments

Flood Plains, Chanel Migration Zone, & Critical Areas

1. Amy and Guy Ruble

Source <https://clallam-county-portal-clallam.hub.arcgis.com/>

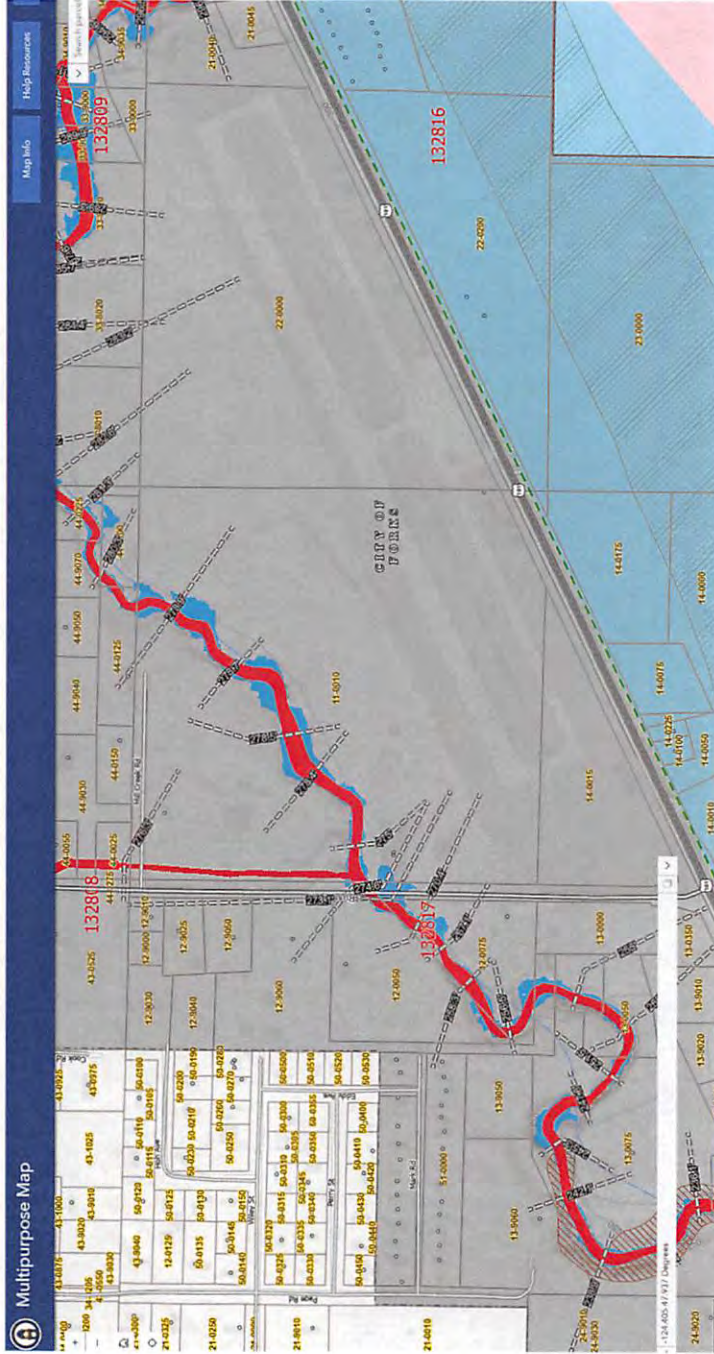


City of Forks – Annual Zoning Code Amendments

Flood Plains

2. Forks Municipal Airport

Source <https://clallam-county-portal-clallam.hub.arcgis.com/>



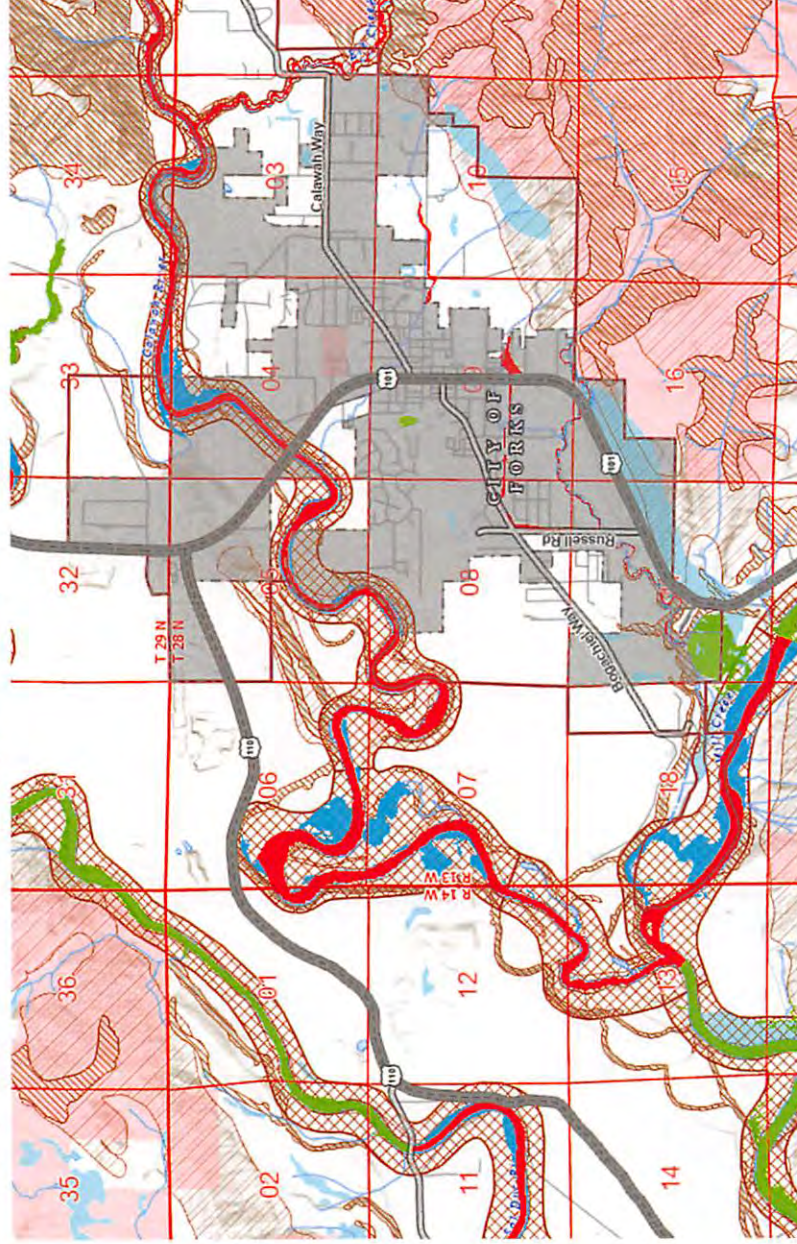
Red – Floodway
Blue – Floodzone AE
Light Blue -
Wetlands

City of Forks – Annual Zoning Code Amendments

Flood Plains & Critical Areas

3. City of Forks/FUGA

Source <https://clallam-county-portal-clallam.hub.arcgis.com/>



- Red – Floodway
- Blue – Floodzone AE
- Light Blue - Wetlands
- Brown Line – Erosion Zone
- Brown crosshatching – Channel Migration Zone

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:

City of Forks – Annual Zoning Code Amendments

2. Name of applicant:

City of Forks in response to Requests for Rezones received from

1. Amy and Guy Ruble
2. City of Forks
3. Patrick Anderson

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

500 East Division Street
Forks, WA 98331

4. Date checklist prepared:

27 February 2026

5. Agency requesting checklist:

City of Forks

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

- a. Public Hearing before Forks Planning Commission on 18 March 2026 with potential actions regarding recommendations to the Forks City Council.
- b. City Council action in April or May 2026 which would include a public hearing prior to any action by the City Council on the Commission's recommendations.

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.

None.

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.

No.

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

Zoning amendments will require notice to Washington State Department of Commerce to allow for an up to 60-day review of the proposals. City Council action, via the adoption of an ordinance, would be required to make any of the amendments requested.

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

11. 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.)

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Three lots associated with the FMA, located at 1510 South Forks Avenue (SR 101) property totaling ~ 70.2 acres. The lots have the following short legal descriptions:

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This is the first step in a two-step process associated with amendments to either the code or its associated maps. At this hearing, the public will be given an opportunity to express its views regarding this request to the Forks Planning Commission. The Commission will then deliberate upon the request, following the conclusion of the hearing, it may make a recommendation to the City Council for the Council to consider at a meeting in April or May 2026.

- 12. 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.**

The three requests described above would have the following locations:

1. **Property Rezone - Amy and Guy Ruble**

The two lots associated with this request are described as Lots are described as being Parcel B and Parcel C of the Boundary Lot Adjustment Survey filed on 20 August 2015 associated with the Clallam County Auditor file number 2015-1324683. Lot B is 5.001 acres, and Lot C is 5.001 acres. Both lots are identified with Clallam County Parcel Numbers 132804240025 (Lot B) and 132804240050 (Lot C) and are located in the SE ¼ of the SW ¼ of Section 33, T 29 N, R 13, W.M.

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3. **Definition Amendment - Patrick Anderson - Amend FMC 17.10.315 - Mini-Storage Facility**

This definition change would impact any of the zoning designations utilized within the City of Forks where such a use would be permitted outright, via special use permit, or via a conditional use permit. Four zoning designations prohibit such a facility and would not be impacted by this change (High Density Commercial (C3); Industrial - General (I);

Industrial Park Zone; and, Public Land). The definition change could impact those other zoning designations within The City, and within the FUGA if areas were subsequently annexed. The City and the FUGA are in the SW portion of Clallam County and are generally within Sections 32-33 in T 29 N, R 13 W; and, Sections 2-5, 8-10, and 16-18 in T 28 N, R 13 W, W.M., Clallam County, Washington State.

B.Environmental Elements

1. Earth

[Find help answering earth questions³](#)

a. General description of the site:

1. Amy and Guy Ruble – Both parcels are relatively flat with a slight slope to the western edge of Parcel B and the western corner of Parcel C where those parcel edges are associated with the upper slope edge of the Calawah River’s incised channel. Parcel B is associated with three standalone consisting of a large single family residence, and two shops totaling ~3,300 square feet with most of the property being forested. structures also a separate shop. Parcel C is undeveloped but for an established access route across the parcel and is predominately forested.
2. Forks Municipal Airport – The parcels are associated with the primary operational portions of the FMA. The NW corner of the parcel that consists of the NE ¼ of the NE ¼ of Section 17 except the West 30’ is located across Mill Creek and is associated with cedar mill operations. The airport operational area is extremely flat and predominately grass areas. The NW corner portion located across Mill Creek is treed predominately with alder. The entire parcel slopes approximately 25’ feet over a 0.55 mile length of the airport property. The channel associated with Mill Creek is approximately fifteen feet (15’) in depth.
3. City/FUGA – the City of Forks is associated with the relatively flat Forks Prairie that slopes towards the west. The northern portion of the City/FUGA is either located north of the Calawah River and north of that is a ridge line that is approximately 60’ in elevation and is bisected by Forks Avenue which is State Route 101 (SR 101 herein); OR, associated with the southern bank and channel of the Calawah River. To the east and southeast of It is bordered by hills to the SE of the City/FUGA border and portions of Sections 17-18 contain the same range of hills. The SW portion is associated with the Bogachiel River and is approximately 120’ lower in elevation than the Forks Prairie.

Circle or highlight one: Flat, rolling, hilly, steep slopes, mountainous, other: See descriptions above for the parcels and the City/FUGA.

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

This would be applicable to the City/FUGA where the ridge line on which the University of Washington’s Olympic Natural Resources Center is located. The ascent on

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

the steepest slope of that ridge is approximately 25-27% where the ridge line rises some 200' in elevation from the portions of the Forks Prairie located south of SR-101

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.

1. Amy and Guy Ruble - The western edge of both parcels, associated with the incised slope of the channel of the Calawah River, are classified as Queets Silt Loam. The remaining portion of both parcels are associated with Solduc Very Gravelly Sandy Loam.
2. Forks Municipal Airport - is associated with the Queets Silt Loam.
3. City/FUGA - Solduc Very Gravelly Sandy Loam northern portion of the Forks Prairie with Quillayute silt loam being associated with the southern portion of the Forks Prairie. Rivers and streams are associated with the Queets Silt Loam. The ridgeline bisected by SR 101 north of the Calawah River is associated with Ozette Silt Loam, while the slopes of the hills to the east and south of the City are associated with either Ilwaco Silt Loam or Ilwaco-Klone Complex.

Rezoning of property, or the amending of a zoning code definition will not result in removal of any of these soils.

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

1. Amy and Guy Ruble - While the incised channel of the Calawah River has been relatively stable over the last 100 years, the western boundary edge of Parcel B, and the NW corner of Parcel C are associated with Landslide Geohazard area. In addition, the western portions of both parcels are associated with a Channel Migration Zone.
2. Forks Municipal Airport - None with the three parcels associated with the requested rezone.
3. City/FUGA - slopes associated with hillsides and riverside channels are all identified as areas with potentially unstable soils. Those areas are associated with the current critical areas ordinance which addresses development in those areas.

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.

N/A

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

Not from the code or map amendments.

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

Not applicable to the code or map amendments.

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

Not applicable to the code or map amendments. Subsequent developments would have to obtain applicable permits which would trigger review and measures to address this question.

2. 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.**

Not applicable to the code or map amendments. Subsequent developments would have to obtain applicable permits which would trigger review and measures to address this question.

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

No.

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

Not applicable to the code or map amendments. Subsequent developments would have to obtain applicable permits which would trigger review and measures to address this question.

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**

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>

yes, describe type and provide names. If appropriate, state what stream or river it flows into.

- a. Amy and Guy Ruble – As noted above, both parcels are in close proximity to the Calawah River.
- b. Forks Municipal Airport – As noted above, the NW corner of one parcel is bisected by Mill Creek
- c. City/FUGA – The Calawah River and the Bogachiel River are boundaries to the FUGA, with the Calawah River being the northern boundary for portions of the City. Elk Creek and Mill Creek are the more significant creeks that flow across portions of the Forks Prairie with some tributaries to each also flowing in or about residential areas.

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.

No work associated with either the to the code or map amendments.

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.

None.

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.

- a. Amy and Guy Ruble – As noted above, both parcels are in close proximity to the Calawah River, however, neither parcel is associated with the 100-year flood plain.
- b. Forks Municipal Airport – As noted above, Mill Creek does flow through the NW corner of one of the parcels. Portions of Mill Creek have adjacent areas that are associated with a 100-year floodplain. Any subsequent development would have to comply with the City's Flood Hazard Management Code (FMC 14.05)
- c. City/FUGA – The Calawah River and the Bogachiel River are boundaries to the FUGA, with the Calawah River being the northern boundary for portions of the City. Elk Creek and Mill Creek are the more significant creeks that flow across portions of the Forks Prairie with some tributaries to each also flowing in or about residential areas. Any subsequent development would have to comply with the City's Flood Hazard Management Code (FMC 14.05)

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.**

Not associated with the amendments to the map or code definition.

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.**

Not associated with the amendments to the map or code definition.

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.**

None associated with the amendments to the map or code definition.

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

Not from the amendments to the map or code definition.

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

Not from the amendments to the map or code definition.

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

None.

4. Plants

[Find help answering plants questions](#)

- a. **Check the types of vegetation found on the site – WITH SITE BEING DEFINED AS THE CITY/FUGA:**

deciduous tree: alder, maple, aspen, other

evergreen tree: fir, cedar, pine, other

shrubs

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>

- grass
- pasture
- crop or grain - Hay
- 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?

None associated with the amendments to the map or code definition.

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

None within the City or FUGA.

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

N/A

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

Beyond Scotch Broom, no other are known on the two rezone sites. Within the City when noxious weeds or invasive species are identified, efforts are made to coordinate any remedial response with the County's Noxious Weed Control staff and with some assistance from the non-governmental organization of 10,000 Year Institute. These past efforts have focused for example on knotweed, tansy ragwort, and spotted jewelweed.

5. Animals

[Find help answering animal questions](#)⁸

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.

North of the Amy and Guy Ruble parcels, there has been in the past a known eagle nesting site. WDFW has the bald eagle listed as protected under state regulations. Further, both the Bogachiel and Calawah Rivers, as well as Elk and Mill Creek, are salmonid streams and are associated with salmonid use. Specifically, the Bogachiel and

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>

Calawah are aquatic habitat for Spring, Summer, and Fall Chinook with Elk and Mill Creek providing aquatic habitat primarily for Fall Chinook. Both rivers and streams are aquatic habitat for Spring, Summer, and Fall Coho, as well as Winter Steelhead. All coastal salmonids are the continued focus of efforts to enhance habitat to increase populations. Rivers are also associated with trout.

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

Forks, like all of Western Washington, is part of the Pacific Flyway used by migratory songbirds and other species. Further, the migratory patterns of salmonids also places Forks within the species migratory cycles.

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

None associated with the map or code amendments proposed. Compliance with applicable codes during the permitting and development period is the best way of addressing this issue.

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

None known of at this time.

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.

The proposed zoning code amendments, map and definition, are legislative processes and all proposes were developed with office tools reliant upon electrical power. This question really does not apply to the proposed activities.

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

None.

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.

None associated with the proposed amendments to the zoning map and the one definition.

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.

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>

None.

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

None know for either of the Amy and Guy Ruble parcels. The FMA did have underground storage tanks that were remediated in the past. The City of Forks has also had various sites identified that are associated primarily with underground storage tanks, effluent ponds, etc. WA Ecology's My Neighborhood identified a total of nine sites within the City of Forks with six of those sites having clean up completed, two being 'in progress,' and one awaiting clean up.

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.

None associated with the requested amendments to the zoning map and definition.

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.

None.

4. Describe special emergency services that might be required.

None.

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

None required.

b. Noise

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

None

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)?

Not applicable.

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

None.

8. Land and shoreline use

[Find help answering land and shoreline use questions¹¹](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)

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.

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>

1. Amy and Guy Ruble – Parcel B is associated with three standalone consisting of a single-family residence, and two shops totaling ~3,300 square feet with most of the property being forested. structures also a separate shop. Parcel C is undeveloped but for an established access route across the parcel and is predominately forested. Adjacent properties are associated with larger single family residential dwellings and associated outbuildings (garages, shops, etc.).

The requested change in zoning would allow, subject to administrative review and probably Clallam County administrative review regarding the Shoreline Management Act, the proponents to divide each of their parcels into additional lots. However, the rezone itself does not do that. Rather, if granted, the rezone creates the potential opportunity for such future development with the number of lots being determined by such external factors as minimum lot sizes permitted with on-site septic systems; ability to install water and electrical utilities; and roadway access currently associated with an established private roadway agreement associated with the proponent's properties as well as many others. Any division of one of the proponent's parcels would require an administrative review that would look at the existing water, electrical and roadway infrastructure, all of which might require upgrading or improving prior to any approved division.

In addition, each parcel of five acres has four (4) acres of "designated forest land" and is taxed at that reduced tax status. Division of the property may require that those designated lands be "converted" into a 'higher, better use' status associated with any residential development. As such, there could be significant property tax implications associated with any future development.

2. Forks Municipal Airport – The three parcels are associated with the primary operational portions of the FMA. This includes a 2,400' long by 75' wide lighted runway, taxiway, apron and associated drainage and electrical infrastructure. There are also 12 hangars, most of which are used for aviation related purposes, and one commercial shop located near the intersection of SR 101 and Russell Road. The NW corner of the parcel that consists of the NE ¼ of the NE ¼ of Section 17 except the West 30', located north of Mill Creek, has two existing cedar mills on half of that area. The other half is predominately alder and other deciduous trees.

The change in zoning could allow more commercial activities to occur on the buildable portions of the property. However, those buildable portions are rather limited to the areas where the current row of hangars, as well as the commercial shop, are located. Further, the City may have additional limitations on the types of commercial activities that would be permitted based upon underlying legal obligations and restrictions associated with the City's agreements between it and the FAA associated with land acquisition and past improvements. The area north of Mill Creek described above could have some greater potential for commercial uses.

3. Patrick Anderson Request for Definition Change. This request is not identified with any particular site, but rather to definition associated with every zoning designation in the City of Forks. There is no site analysis for this requested amendment in this portion of the SEPA Checklist.

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

1. Amy and Guy Ruble – These parcels were at one time commercial forest lands that were subsequently sold as large lots by the former timberland owner as it was realized that they were part of the FUGA. The rezone requested does not convert those portions of both parcels, totaling eight (8) acres, associated with forest land tax status. Any subsequent development, including land division, could convert those portions into nonforest use; but that future potential is beyond the scope of this review.
2. Prior to the development of the FMA, the property was associated with agricultural uses on the Forks Prairie. In addition, during the early 1900s, in addition to being farmland that was used to grow hops or graze cattle, one portion of the FMA property was associated with an attempt to find oil. However, for at least the last 50 years, the FMA has been associated with the parcels associated with this request.

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?

Not from the requested amendments to the map and code.

c. Describe any structures on the site.

See description above in both B1a and B8a.

d. Will any structures be demolished? If so, what?

No.

e. What is the current zoning classification of the site?

1. Amy and Guy Ruble
Very Low Residential (R1)
2. Forks Municipal Airport
Moderate Density Commercial/Moderate Density Residential (OL-5)

f. What is the current comprehensive plan designation of the site?

1. Amy and Guy Ruble
Very Low Residential (R1)
2. Forks Municipal Airport
Moderate Density Commercial/Moderate Density Residential (OL-5)

g. If applicable, what is the current shoreline master program designation of the site?

Amy and Guy Ruble's parcels are separated from the Calawah River by another parcel, however, the western edge of Parcel B and the NW corner of Parcel C fall within the 200' jurisdiction of the shoreline master program. The City has adopted Clallam County's SMP and that designates the nearby eastern shoreline of the Calawah River as "Shoreline Residential Intensive." See

<https://www.clallamcountywa.gov/DocumentCenter/View/5774/34-Forks-and-Calawah-Vicinity-PDF>

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

1. Amy and Guy Ruble - The western boundary edge of Parcel B, and the NW corner of Parcel C are associated with **Article V. Geologically Hazardous Areas of the City's Critical Areas Code (FMC Chapter 14.20)**. Specifically, both Landslide Geohazard Area.

In addition, the western portions of both parcels are associated with a Channel Migration Zone associated with the Shoreline Management Program noted above.

2. Forks Municipal Airport - The NW portion of the parcel bisected by Mill Creek is associated with the critical area associated with the creek as defined in the City's CAO in Article IV. Fish and Wildlife Habitat Conservation Areas, and specifically Class II aquatic habitat conservation areas. See FMC 14.20.690. This same area, associated with Mill Creek, is also associated with the City's Flood Management Program as noted above.

i. Approximately how many people would reside or work in the completed project?

Not applicable to the requested amendments to the map and definition.

j. Approximately how many people would the completed project displace?

Not applicable to the requested amendments to the map and definition.

k. Proposed measures to avoid or reduce displacement impacts, if any.

None.

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

Any subsequent developments would be required to comply with all development codes and applicable environmental codes, regulations and statutes.

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

None.

9. Housing

[Find help answering housing questions¹²](#)

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>

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

The requested amendments to the map and definition would not provide housing.

- 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.

10. Aesthetics

[Find help answering aesthetics questions](#)¹³

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

Not applicable. However, the Forks Zoning Code has a maximum building height of 32' unless modifications are granted by the Forks Fire Chief.

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

The requested amendments to the map and definition would alter or obstruct any views in the immediate vicinity.

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

None.

11. Light and glare

[Find help answering light and glare questions](#)¹⁴

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

The requested amendments to the map and definition would not produce light or glare. City does require that new developments direct outdoor lighting down and out in an effort to reduce light and glare impacts.

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

No

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

None.

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

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>

None.

12. Recreation

[Find help answering recreation questions](#)

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

The Ruble parcels are in close proximity to the Calawah River Boat Ramp. Both those parcels and the FMA are also within short drives of the Tillicum Park, Youth League Fields, Bowling Alley, Public Library, and the Timber Museum/ONRC Trails. Additional recreational offerings in the larger region include Bogachiel State Park, Olympic National Forest, Olympic National Park, providing access to all forms of outdoor recreation.

- 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:**

None.

13. Historic and cultural preservation

[Find help answering historic and cultural preservation questions](#)¹⁵

- 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.**

No.

- 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.**

None that are known to the owners or the City for the parcels associated with the requested amendment of the zoning map.

- 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, as well as past consultation with Quileute Tribal expert.

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.**

None required for the proposed map and code amendments.

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.**

1. Amy and Guy Ruble – Both parcels are accessible via the private roadway of Big Pine Way that connects to the City’s Huckleberry Lane.
2. Forks Municipal Airport – The parcels in question are accessible by SR 101 along its southern boundary and the two western parcels are accessible via Russell Road.

- 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?**

Forks no longer has a City of Forks circulating public transit offering, rather Clallam Transit does a “dial a ride service” within Forks and both the Ruble parcels and the FMA are accessible to this service. Clallam Transit also operates daily transit service from Forks to Port Angeles via its Route 14. Route 14 does pass along the SR 101 and stops at Tillicum Park which is approximately ¾ mile walk from the Ruble Parcels. Route 14 also stops at Forks Outfitters which is approximately ½ mile walk to FMA. In addition, Jefferson County connects with Clallam County at the Forks Transit Center and offers service south of Forks via its Olympic Connect run. I

- 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).**

None for the requested map and code amendments. However, subsequent development of the Ruble parcels could require improvements to existing transportation infrastructure as note elsewhere above.

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

No.

- 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?**

Not applicable to the requested map and code amendments.

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.

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.

No.

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

None.

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:

Those noted above apply to both the Ruble and FMA parcels.

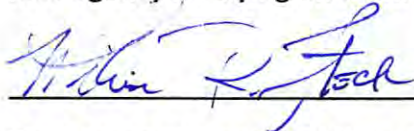
- b. Describe the utilities that are proposed for the project, the utility providing the service, and the general construction activities on the site or in the immediate vicinity which might be needed.

None.

C. Signature

[Find help about who should sign¹⁹](#)

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.



Type name of signee: William R. Fleck

Position and agency/organization: City Attorney/Planner

Date submitted: 27 Feb 2026

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>

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?**

Requested map and definition amendments would not have any such impacts.

- **Proposed measures to avoid or reduce such increases are:**

None

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

Requested map and definition amendments would not have any such impacts. Any subsequent developments of the rezoned parcels would be analyzed for such impacts as part of the development permitting process.

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

None associated with the requested map and definition amendments.

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

Requested map and definition amendments would not deplete energy or natural resources.

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

None.

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?**

Requested map and definition amendments would not have any such impacts. Any subsequent developments of the rezoned parcels would be analyzed for such impacts as part of the development permitting process. Further, where shorelines and critical areas are associated with development that requires compliance, the subsequent development would be required to comply with all applicable regulations, local and state, that provide such protection.

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

- **Proposed measures to protect such resources or to avoid or reduce impacts are:**
None.

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?

Requested map and definition amendments would not encourage incompatible uses with the shoreline of the Calawah River. As noted above, the Ruble parcels are adjacent to a separate parcel that was created to contain portions of the critical areas and shoreline buffers associated with the river’s incised channel. Any subsequent development will require site and development specific analysis of the proposed development of the site and its potential impacts, if any, to the shoreline. It should be noted that the adopted shoreline management plan classifies that portion of the Calawah as “Shoreline Residential Intensive.” Such designation has the following purpose:

(2) *Purpose.* The purpose of the Shoreline Residential – Intensive designation is to accommodate moderate to high density shoreline residential development in areas that are zoned and platted for these uses, while ensuring infill and new development occur in a manner that avoids and minimizes adverse impacts on shoreline functions.

Clallam County Code 35.10.070

- **Proposed measures to avoid or reduce shoreline and land use impacts are:**
Evaluation of any future development on all of the parcels associated with the requested zoning to ensure compliance with the City’s Shoreline Management Program, Flood Management Program, and Critical Areas Code.

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

Requested map and definition amendments would not create demand increases on transportation, public services, or utilities. Any subsequent development associated with those parcels, or undertaken pursuant to the amended definition, could require improvements to roadways or utilities. However, any subsequent development’s impacts upon public services would have to be assessed at the time of development.

- **Proposed measures to reduce or respond to such demand(s) are:**
Assessment of subsequent development for these issues at the time of permitting.

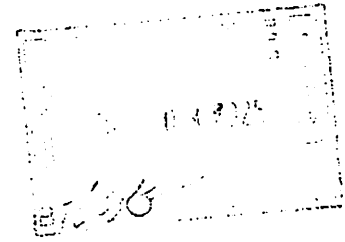
7. Identify, if possible, whether the proposal may conflict with local, state, or federal laws or requirements for the protection of the environment.

Requested zoning and definition amendments do not appear to have such conflicts.

Attachments:

1. Copies of requests for amendments associated with this Checklist
2. Parcel Maps associated with both the request of Amy & Guy Ruble and the FMA
3. Maps of the same parcels showing the FEMA flood zones, critical areas, etc.

6 Brothers NW, LLC (c/o Patrick J Anderson)
192681 Highway 101
Forks, WA 98331
patjander@gmail.com
360-640-2017



12/5/2025

Rod Fleck - City Attorney
City of Forks
500 East Division Street
Forks, WA 98331

Re: Request for Zoning Code Amendment - Mini-Storage Definition and Allowance for Shipping-Container Storage Facilities

Dear Mr. Fleck and the City of Forks,

Pursuant to the City of Forks' published call for proposed amendments to the Forks Zoning Code under FMC Chapter 17.10, I respectfully submit this written request for consideration of a zoning code amendment concerning the definition and permitted forms of mini-storage facilities within FMC Title 17.

Purpose of the Requested Amendment

The existing zoning code references "storage buildings" in relation to permitted mini-storage uses. As currently written, this language may be interpreted to allow storage structures only when constructed as traditional buildings. I am requesting a clarification and expansion of this definition so that mini-storage facilities constructed using shipping containers— a widely used, secure, economical, and visually manageable storage format—are explicitly recognized as an allowable form of mini-storage within the relevant zoning districts.

Proposed Change

I respectfully propose that the City consider amending the sections of FMC Title 17.10.315 related to mini-storage uses (including the use definitions and the land-use matrix) to include language such as:

"Mini-storage facility" means a building and/or modular storage units, including shipping-container-based storage, designed for the leasing of small, individual, secured portions to the public which are used for the storage of personal property.

This clarification would ensure that the zoning code accurately reflects modern storage-facility construction methods and provides consistency for applicants and staff during the land-use review process.

Rationale and Public Benefit

Updating the definition would:

1. Provide clarity for applicants, staff, and property owners regarding acceptable forms of mini-storage.
2. Support economic development, enabling property owners to develop safe, affordable storage options using modern modular technologies.
3. Enhance land-use consistency, as shipping-container storage is already prevalent throughout rural Washington and aligns with Forks' local construction practices and community needs.

Property Information

While this request is primarily for a city-wide code clarification rather than a parcel-specific rezoning, the amendment would directly affect property the following within the Forks Urban Growth Area:

- Property Owner: 6 Brothers NW, LLC (c/o Patrick J Anderson)
- Property Address: 192681 Highway 101, Forks, WA 98331
- Parcel Number: 132805140075

If the Planning Commission or staff determines that further parcel-specific documentation is needed, I will supply it promptly.


Request for Review

In accordance with the City's stated process, I request that this proposal be reviewed by staff and included among the amendments considered during the upcoming zoning-code update cycle and Planning Commission hearings.

Please confirm receipt of this request. I would be happy to provide additional examples, design standards, or draft language to support the City's evaluation.

Thank you for your consideration and for your continued service to the community.

Respectfully submitted,



Patrick J Anderson

Rod Fleck

From: Caryn Depew
Sent: Tuesday, September 9, 2025 9:50 AM
To: Rod Fleck
Subject: Airport Zoning

Hey,

This is a follow up to the conversation we had earlier today about the zoning of the Forks Airport. It's zoned in such a way that it has a residential component, I think it was moderate density residential and moderate density commercial. But, when we were looking at what can be done, the residential zoning prevents a lot of uses that have been a constant at that location. Maybe it should just be zoned moderate density commercial?

Thanks.

Caryn

Caryn DePew
Clerk /Treasurer
City of Forks
500 East Division Street
Forks, WA 98331-8618
Phone (360) 374-5412 Ext. 106
Fax (360) 374-9430

December 30, 2025

To whom it may concern:

We, Guy and Amy Ruble, owners of the property located at 950 Big Pine Way, Lot B (parcel # 84069 / PCL B BLA SUR V77 P55 FKA PTN GOV LOT7) and Lot C (parcel #84070/ PAR C BLA SUR V77 P55 FKA PTN GOVT LOT 7) Forks, Washington 98331, respectfully request a change of zoning designation within the Urban Growth Ares of the City of Forks.

Our property is currently zoned (R1) Very Low-Density Residential and both lots are also electively placed into Designated Forest Land with the county, each lot with a 1 acre hold out for development. We are requesting that the zoning be changed to (R2) Low Density Residential. This request is being made to better align the zoning of our property with its intended use and the surrounding development within the Urban Growth Area

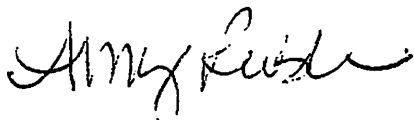
We respectfully ask that this request be reviewed and considered in accordance with the City of Forks zoning and land use regulations. We are happy to provide any additional information or documentation needed to support this request.

Thank you for your consideration and time.

Respectfully,



Guy Ruble



Amy Ruble