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Forks City Council

26 May 2026

7:30 p.m.

Forks City Council Chambers

500 East Division Street

Notice is hereby given that the City Council will hold a quasi-judicial public hearing regarding the recommendation of the Forks Planning Commission associated with three requests for zoning map or zoning code changes. As described below, two requests were changes to zoning map designations for specific parcels of property, while the third was a request to amend an existing land use definition. This quasi-judicial hearing will take place as part of the City Council's regularly scheduled 7:30 pm, 26 May 2026 meeting to be held at 500 East Division Street in Forks.

Public comment will be taken during the meeting for those who have an interest in the matter. Individuals requiring special assistance in order to participate in the hearing should contact Mr. Fleck prior to the meeting. Please call 360/374-5412, ext. 111.

Materials can be viewed at: <https://forkswashington.org/notices/notice-of-public-hearing-25/>

BACKGROUND

The three requests below were subject to the Forks Planning Commission's own quasi-judicial hearing. The Planning Commission recommended, by an affirmative vote on each, that the City Council adopt the requested changes. These are:

1. **Property Rezone – Amy and Guy Ruble** – Request to rezone two existing lots, located at 950 Big Pine Way, from their current Very Low Density Residential (R1) zoning to Low Density Residential (R2). See FMC Chapters 17.20 and 17.25 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

zoning 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:

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.

On 26 May 2026, as part of its regularly scheduled meeting, the City Council will conduct the hearings on each of the requests as follows:

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 & Testimony
- d. Rebuttal of Applicant
- e. Questions and Deliberations of the Council
- f. Action of the Council which may include the adoption of an ordinance approving the request of the Applicant.

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 & Testimony
- d. Rebuttal of Applicant
- e. Questions and Deliberations of the Council
- f. Action of the Council which may include the adoption of an ordinance approving the request of the Applicant.

3. Request of Patrick Anderson

Applicant requested that an amendment to 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.

- a. Staff Report
- b. Comments by Applicant
- c. Rebuttal of Applicant
- d. Public Comment
- e. Questions and Deliberations of the Commission
- f. Action of the Commission that may include the adoption of the amendment to this land use definition.

Copies of this notice will be mailed to those that received notice associated with the Planning Commission’s earlier hearing. A SEPA DNS was issued and was not appealed. A copy of the Planning Commission’s recommendation and other associated materials regarding these three requests can be obtained by contacting Mr. Rod Fleck at 360/374-5412, ext. 111. Written comments will be received up to the hearing before the City Council on each of the requests. Comments and Testimony will only be taken from those present in person before the City Council.

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.