



**Notice of Public Hearing
on an Appeal to the Forks City Council
of the Forks Planning Commission's
Approval of Conditional Use Permit
issued to Tom Tucker for
Eight Unit Tiny Home Development – Small Inn
170 Sportsman Club Road**

**7:30 PM, Monday, 8 June 2026
Forks City Council Chamber
Forks, WA 98331**

Notice is hereby given of a public hearing to be held during the City Council's Regular Meeting on 8 June 2026 on an appeal filed by Cora Sasticum of the Forks Planning Commission's 15 April 2026 Approval of a Conditional Use Permit issued to Tom Tucker for Eight Unit Tiny Home Development – Small Inn, to be constructed at 170 Sportsman Club Road. Pursuant to Forks Municipal Code (FMC) 17.85.040, FMC Chapter 17.120, and RCW 36.70B.060, this Hearing shall be an open record hearing and any member of the public may be heard on this matter.

Appeal of a decision of the Forks Planning Commission is to the City Council pursuant to FMC 17.90.050 and portions of FMC Chapter 17.135.

Appellant(s): Cora Sasticum

Project

Proponent: Tom Tucker

General Property

Description: 170 Sportsman Club Road, Tax Parcel Nos. 132809430060 & 132809430145

Stated Basis for

Appeal: At its meeting of 15 April 2026, the Forks Planning Commission approved the issuance of a Conditional Use Permit to Tom Tucker, subject to conditions stated in the decision. 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). 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.

On 25 March 2026, Cora Sasticum submitted an appeal of the Forks Planning Commission's decision. The appeal document cites concerns regarding septic, water consumption, water

availability and capacity, compatibility with existing seasonal restrictions and the existing neighborhood, impact on municipal resources, and impacts of traffic, noise and privacy.

AGENDA

FOR PUBLIC During the regularly scheduled meeting of the Forks City Council set for 8 June 2026, the Council will conduct a hearing to consider this appeal. Pursuant to FMC 17.85.050, the City Council shall “affirm, reverse, remand, or modify (including attaching additional conditions) the decision of the Forks planning commission.”

The appeal portion of the agenda of the City Council’s 8 June 2026, 7:30 p.m., meeting will be as follows:

3. Satsicum Appeal of Forks Planning Commissions Approval of Conditional Use Permit to Tom Tucker – Charlotte Archer, Inslee Best, pro tem City Attorney to Council
 - a. Attorney Archer’s review of quasi-judicial procedures, conflict of interest and appearance of fairness disclosures, and City Council’s role in an appeal of Planning Commission’s decision
 - b. Staff Reports of Record & Previously Cited Legal Authorities
 - c. Appellant’s Presentation on Appeal
 - i. Statement and Case Presentation from Appellant
 - ii. Questions, if any, by City Council
 - d. Public testimony on the appeal (limited to 3 minutes per speaker)
 - e. Proponent/Respondent’s Position
 - i. Statement by the Applicant or their Representatives’
 - ii. Questions, if any, by City Council
 - f. Appellant’s Rebuttal, if any
 - g. Deliberations of the Forks City Council – This will occur “in chambers” due to quasi-judicial nature of this proceeding, per See RCW 42.30.140(2)
 - h. Decision of City Council
 - i. Action on Appeal
 - ii. Authorize the Mayor to execute decision documents.

Individuals requiring special assistance in order to participate in the hearing should contact Caryn DePew, Clerk/Treasurer prior to the meeting. Please call at 360/374-5412, ext. 106.