

**SEPA Rules - WAC 197-11-970**  
**Determination of Non-Significance (DNS)**  
**800 East Division Street – Peterson Legacy Farm, LLC**  
**Vacation/Short Term Rental**  
**Forks, WA 98331**

**Applicant:** Peterson Legacy Farm, LLC  
Glynda Peterson Schaad  
219 Hawthorne Place  
Port Angeles, WA 98362

**Legal**

**Description:** Lot 3, Wilma May Peterson Plat as amended and recorded in SP Vol 36, at Page 7.  
Located within the northern portion of the SE ¼ of the NE ¼ of Section 9 T 28 N, R 13 W,  
Clallam County, WA  
Tax Id. No. 132809149070

**Project**

**Description:** Peterson Legacy Farm, LLC is seeking a special use permit pursuant to the City's zoning code for the utilization of the family's single-family residence built in 1958 and being approximately 1,935 sq. ft. (3-bedroom, 2-bath) with a detached two-car garage. The family plans to utilize the home approximately 40-50% of the year and is seeking an SUP for use of the home as a short-term vacation rental when they are not occupying it. The property is zoned "Moderate Density Residential (R-3)." Vacation renters would utilize existing utilities associated with the home, as well as the existing parking facilities. The residence utilizes an on-site septic system. Storm water drainage is already addressed with the existing facilities. The proponents are making no structural changes to the building.

SW portion of the property is associated with an AE Flood Zone. Proponents are not making any modifications to the structures or current development of the property. As a result, this change in use does not require review of this under the City's Flood Hazard Management Code.

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

**Proposed**

**Project:** Utilization of a single-family residence as a vacation rental up to 60% of the time in any given year. This use requires a special use permit which triggered the need for the State Environmental Policy Act (SEPA) review.

**Prior SEPA**

**Documents:** None associated with this proposal

The Lead Agency has determined that the above items do 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.

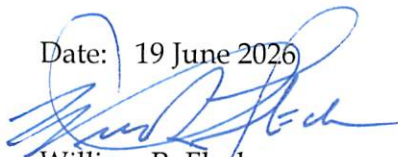
**This DNS is issued under 197-11-340 (2); the lead agency will not act on this proposal for a period of 14 days from the date of issuance to allow for agency review and comment, as well as comments from the general public.** Comments must be submitted to the City Planner at:

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

Comments will be accepted up to 1 p.m., 6 July 2026. The City will review said comments together to determine the impact upon the stated DNS. 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 DNS.

You may appeal this determination no later than 1 p.m., 6 July 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 1 p.m., 6 July 2026 Contact Rod Fleck at 360/374-5412, ext. 111 to read or ask about the procedures for appeals.

Date: 19 June 2026



William R. Fleck  
Attorney/Planner

William R. Fleck  
City Attorney/Planner  
500 East Division St.  
Forks, WA. 98331



N. Davis  
• Council plan to use  
house for 2-4 weeks  
2-4 days a week  
• Flood Mgmt Zone  
GAE Floodway

**Re: Special Use Permit Request**

May 25, 2026

Following the death of our mother, Wilma Peterson, December 23, 2026, the historic Peterson farmhouse located at 800 East Division Street became unoccupied. Because my brothers, Gary and Stan Peterson, and I plan to use the farmhouse for family gatherings and as ranch headquarters for the family farm, we cannot rent the family home long-term. We have formed Peterson Legacy Farm LLC to ensure that the farm and residence remain in the Peterson family. Using the farmhouse as a short-term rental will allow the integrity of the historic (1874) farmland associated with this property to continue to function as a farm and ranch, a pastoral green space. The Peterson family will manage the property and are excited to welcome guests to enjoy this special historic setting.

Our parents, Oscar "Pete" and Wilma Peterson, modeled hospitality throughout their lifetime. We vividly remember mom and dad welcoming families new to Forks in the '50s and '60s with a dinner invitation. There was the Hsu family from Taiwan who spoke very little English and the Vukich family from Croatia (Yanko Vukich had fought on the German side in WWII). Years later Yanko and Josie relocated to Enumclaw, but the families remained friends their entire lives—into their 90s.

By sharing our home with others, we want to continue this legacy of hospitality as well as our deep respect for the rich history of this place. Thank you for considering our Special Permit Request.

The Peterson Family

Gary Peterson

Glynda Peterson Schaad

Stan Peterson

*Glynda Peterson Schaad / Rep. for family*

**A. Background** Find help answering background questions

1. Name of proposed project, if applicable:

Peterson Legacy Farm family home and vacation rental.

2. Name of applicant:

Peterson Legacy Farm LLC

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

Glynda Peterson Schaad 360-460-5553  
219 Hawthorne Place Port Angeles, WA. 98362

4. Date checklist prepared:

May 18, 2026

5. Agency requesting checklist:

City of Forks

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

Immediately following Special Use Permit

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.

none

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

11.

none

Give a 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.)

Peterson Legacy Farm, a single story, 3 bedroom, 2 bath historic farmhouse.

To be used by extended Peterson family and vacation rental guests.

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.

800 E. Division St. - Lot 3, Wilma May Peterson  
Forks, WA. Amended SPV36 P7  
within SENE Ref. SPV36P6

(one block south of <sup>Forks</sup> City Hall)

## B. Environmental Elements

### 1. Earth Find help answering earth questions

#### a. General description of the site:

Farmhouse located at 800 E. Division St.  
farm land borders two sides of house location

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

flat

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

no slopes

#### 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.

clay - top soil is very dark dirt from prior decades of Natives burning the prairie grasses and ferns.

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

no

#### 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.

none

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

no

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

no new construction - existing 1900 sq. ft. house  
driveway and shed

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

none

2. Air Find help answering air questions

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.

none

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

3. Water Find help answering water questions

a. Surface Water: Find help answering surface water questions

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.

On adjacent property is a seasonal creek

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

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.

not applicable

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

not applicable

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

no

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 Water: Find help answering ground water questions

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.

Septic system serves 3 bedroom home

c. Water Runoff (including stormwater):

a) 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.

Water runoff is directed through the gutter system and discharged into surrounding yard.

b) Could waste materials enter ground or surface waters? If so, generally describe.

no

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

no

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

None. Current systems have adequately drained water for over 70 years.

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?

none

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

none

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

maintain existing landscaping

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

none

5. Animals Find help answering animal questions

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.

elk

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.

none

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

no

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

none

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

none

6. Energy and Natural Resources Find help answering energy and natural resource questions

1. 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.

electric

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

no

3. 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

7. Environmental Health Find help with answering environmental health questions

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.

no

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

none

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

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.

not applicable

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

none

**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)?**

*none*

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

*not applicable*

**8. Land and Shoreline Use** Find help answering land and shoreline use questions

**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.**

*1. Currently a family home*

*2. Adjacent property — farmland, family homes, multi-family apts., bed and breakfast*

*3. Proposal will not affect land uses*

**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?**

*no - city lot*

**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*

**c. Describe any structures on the site.**

*1. family home  
2. shed*

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

*no*

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

*Residential*

**f. What is the current comprehensive plan designation of the site?** *existing family home -*

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

*Not applicable*

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

*no*

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

*One to 8 people - may reside in vacation rental*

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

*none*

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.

*none*

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 questions](#)

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

*One existing house / middle income*

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

- 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 [structure is already in existence]*

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

*none*

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

*none*

11. Light and Glare Find help answering light and glare questions

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

*Standard house lighting*

- 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.

*none*

12. Recreation Find help answering recreation questions

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

*none*

- 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

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.

Current home built in 1958 - Peterson Family Home

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.

no

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.

none

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

14. Transportation Find help with answering transportation questions

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.

E. Division Street

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?

none

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

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?

no change in patterns

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 questions

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 questions

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.

none

C. Signature Find help about who should sign

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 Glynda Peterson Schaad

Type name of signee: Click or tap here to enter text.

Glynda Peterson Schaad

Position and agency/organization: Click or tap here to enter text.

Family Legacy Farm LLC /Manager

Date submitted: Click or tap to enter a date.

May 29, 2026

**D. Supplemental sheet for nonproject actions** Find help for the nonproject actions worksheet

IT IS NOT REQUIRED to 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?

*none*

- Proposed measures to avoid or reduce such increases are:

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

*none*

- 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?

*none*

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

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?

*none*

- 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?

*none*

- 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.

none

## Rod Fleck

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**From:** Rod Fleck  
**Sent:** Thursday, June 11, 2026 10:48 AM  
**To:** 'glynda schaad'  
**Cc:** Nick Dias; Nerissa Davis  
**Subject:** STR - Peterson Legacy Farm LC

Hello Glynda,

Got the materials and looking through them. One thing that is not here is proof of payment of the \$350 initial fees. \$250 of that is for the Special Use Permit, and \$100 is the deposit for the notice costs. Please be aware that notice costs are up to \$1200 and consist of the mailing of notices to property owners of record within 500' of the parcel; and, the publication of notice and decision in the Forks Forum. Once all is done, the City will bill you for the amount that exceeds the \$100.

One thing I am trying to run to ground is the FEMA flood zone – AE on the parcel. I do not believe that that impacts this use, but am confirming that with the State lead official for our region.

Once we have the fees and that information, I will proceed with the review of the application.

Take care,

Rod

William R. Fleck  
City Attorney/Planner  
500 East Division Street  
Forks, WA 98331  
[rodf@forkswashington.org](mailto:rodf@forkswashington.org)  
360/374-5412  
*"Fortes Fortuna Juvat"*