

# MINUTES

## PLANNING COMMISSION

City Council Chambers  
Port Angeles, Washington 98362  
April 14, 2021 6:00 p.m.  
REGULAR MEETING

### PLEDGE OF ALLEGIANCE

Chair Stanley opened the regular meeting at 6:00 p.m.

### ROLL CALL

**Commissioners Present:** Andrew Schwab (Chair), Benjamin Stanley (Vice-Chair), Marolee Smith, Colin Young

**City Staff Present:** Emma Bolin (*Manager*)  
Ben Braudrick (*Associate Planner*)  
Chris Cowgill (*Assistant City Attorney*)

**Public Present:** Mark Hodgson

### PUBLIC COMMENT:

None.

**Chair Schwab** closed public comments

### APPROVAL OF MINUTES:

**Commissioner Young** moved to accept the minutes from the March 24, 2020 meeting. **Commissioner Smith** seconded, **all were in approval**

### ACTION ITEMS

#### 1. Action Item: SMP Periodic Update Action

**Planning Manager Bolin** presented the background and staff report for the draft amendment process and outcome to the Shoreline Master Program. Staff recommends (1) the Planning Commission approve the 2021 Shoreline Master Program update submission to the Department of Ecology and request a determination of consistency., and (2) following Department of Ecology review and statement of concurrence, approve of submission to City Council for adoption. If the Department of Ecology issues a written statement requiring changes, the revisions will go back to the Planning Commission for further review and recommendation.

**Chair Shwab** opened the opportunity for Commissioners to ask questions of Staff. **Commissioner Young** asked about the “should/shouldn’t” clause in the WAC concerning overwater housing. **Manager Bolin** responded that the media attention that was garnered from the Port’s proposal led the Department of Ecology to respond that the clause “should” in this case means “shall”. **Commissioner Young** asked what the consequence would be to continue with the proposal. **Manager Bolin** responded that the Department of Commerce could restrict the ability for the City to received awarded grant funding from the State.

**Commissioner Smith** asked if the problem with floating houses the utility attachments. **Manager Bolin** that utilities are one factor to consider, but that the statute, definitions, and administration were all reasons for the designation of non-conformity.

**Commissioner Stanley** asked if staff could better define the difference between a floating home and a houseboat with a motor vehicle license. He understood the reasoning behind the clause due to the sensitive nature of the shoreline ecosystem. Discussion followed.

**Commissioner Smith made a motion to accept staff recommendation to send the Shoreline Master Program update materials to the Department of Ecology. Commissioner Young seconded the motion. Discussion followed. All were in approval.**

## **2. Action Item: Planning Commission Bylaws Amendments**

Staff presented the Commissioner's submitted recommended edits to the Planning Commission Bylaws. The Planning Commissioners discussed the proposed edits and the possibility of including further edits that include holdover from when the Planning Commission still held quasi-judicial hearings.

**Commissioner Young made a motion to accept the bylaw revisions presented by Staff. Commissioner Stanley seconded the motion. Discussion followed. Chair Schwab asked for a roll call vote. The motion passed 3-1, with Commissioner Smith voting "no".**

## **3. Work Session: Climate Resiliency Plan Task 4 Preparation**

**Commissioner Young** presented his Parks and Recreation and Transportation Element SWOT analyses for the Climate Resiliency Plan. Discussion followed and some edits were suggested.

## **STAFF UPDATES**

**Manager Bolin** updated the Commissioners on the Climate Resiliency draft workplan and the opportunity for Commissioners to be interviewed as a part of the Makers Group code change effort.

**Planner Braudrick** update the Commissioners on the WA-APA Peninsula Section Spring Forum date change to May 20<sup>th</sup>. The focus would be on transportation equity. He also recommended the Commissioners all attend an upcoming Short Course on Local Planning held by the Department of Commerce.

## **REPORTS OF COMMISSION MEMBERS**

**Commissioner Stanley** reported that he was eager to see the Cascadia workplan for the Climate Resiliency Plan. He mentioned his interest in seeing Parklets made available downtown for increased outdoor seating and activity. He proposed putting housing as a work session on the agenda at a future meeting.

**Commissioner Smith** wanted see the temporary housing ordinance brought back for consideration and for the Commissioner to begin addressing the City's urban forest through ordinance and the formation of a Tree Advisory Board.

## **ADJOURNMENT**

**The meeting adjourned at 7:41 p.m.**

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DocuSigned by:

*Ben Braudrick*

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**Ben Braudrick, Secretary**

PREPARED BY: Ben Braudrick, Secretary

DocuSigned by:

*Andrew Schwab*

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**Andrew Schwab, Chair**