





- The parking requirements have been barriers to several low-income housing projects and for adaptive reuse of existing buildings. More parking also means higher stormwater mitigation costs. Greater flexibility for parking should be investigated, including shared parking or reducing the basic minimum requirements.
- Accessory dwelling units (ADU) have strong interest across the community for housing family members and generating income, but the standards for separate utility connections and an extra on-site parking space make them difficult to build. More flexibility is needed. Some stakeholders were also interested in tiny homes.
- The subdivision standards are currently working well, and stakeholders were open to increasing short plats from four lots to nine lots.

**Other notes and ideas.**

- Port Angeles does not have much in- or out-migration – residents tend to live in town for a long time. The zoning should accommodate the people who already live in the community rather than attracting people to move to the community.
- Transitions between older and newer residential development may be important to some community members.
- Downtown had a successful façade improvement/painting program some time ago that should be revived.
- Citywide property maintenance standards are either lax or are not enforced. However, avoid specific maintenance agreements around color, landscaping, or other things that tie the hands of property owners.
- Permitting could be better organized and easier for applicants to complete (for example, working with a single department). Decision-makers also need to be more clearly defined.
- The City requires building demolition debris to be taken to the in-city transfer station, which is twice as expensive as the next closest option.
- Utility fees do not distinguish between unit sizes; a 1-bedroom is charged the same rate as a 4-bedroom. The city also charges the same fees to review repeating building floor plans.
- Homelessness is an issue in Port Angeles, particularly Downtown, and adequate shelter and services are needed to help people move off the streets.