

MINUTES

PLANNING COMMISSION

City Council Chambers
Port Angeles, Washington 98362
October 27, 2021 6:00 p.m.
REGULAR MEETING

PLEDGE OF ALLEGIANCE

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

ROLL CALL

Commissioners Present: Andrew Schwab (Chair), Benjamin Stanley (Vice-Chair), Richie Ahuja, Steve Luxton, Marolee Smith, Colin Young,

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

Public Present: Michael Edwards, Jim Haguewood, Annie O'Rourke, John Ralston, Matt Acker, Johanna Barte, Todd Spencer, Tom Curry

PUBLIC COMMENT:

Annie O'Rourke, Property Owner

Voiced concern for the timing of the code changes and for portions of Section 17.22

Erik Marks, Property Owner

Voiced concern about form-based design standards and the cost of development.

John Ralston, City Resident

Voiced support of the Building Residential Capacity Code Changes

Tom Curry, Property Owner

Voiced concern for the timing of the code changes and for portions of Section 17.22

Chair Schwab closed public comments

APPROVAL OF MINUTES:

Commissioner Smith moved to accept the minutes from the October 13, 2021 meeting.
Commissioner Young seconded, **all were in approval**

ACTION ITEMS

1. Discussion/Action Item: Building Residential Capacity Land Use Code Revisions

Director Brekke presented an overview of the Land Use Code revisions and changes that had been made to the code based upon feedback from community members and the Planning Commission. Commission members discussed various changes that they wanted to see. Changes that gained consensus included: reducing the minimum number of units back to their original numbers, increasing small lot single-household dwelling design standards within a R7 zoning districts across

the City, and parking reductions related to transit stops increased to within 2,500 feet.

To assist the Commissioners in their understanding of the purpose of design standards, Staff presented three site plans that had recently been submitted to the Planning Division for review. Discussion between Staff and Commissioners continued.

Chair Schwab directed the Commissioners to provide staff any new changes that were desired prior to the next meeting so that they could be incorporated into the proposed changes and ready for recommendation to City Council

STAFF UPDATES

Manager Bolin updated the Commission on the Climate Resiliency Planning workshop and the draft code enforcement code moving to City Council. Planner Braudrick provided updates on the recent Peninsula Section Planners Forum.

REPORTS OF COMMISSION MEMBERS

Chair Schwab relayed his thoughts on how the November 10th code update should move forward.

ADJOURNMENT

The meeting adjourned at 9:00 p.m.

Ben Braudrick, Secretary

Andrew Schwab, Chair