



AGENDA

PLANNING COMMISSION

Virtual Meeting

Attend Live Meeting Here: <https://www.cityofpa.us/984/Live-Virtual-Meetings>

July 13, 2022

6:00 p.m.

- I. CALL TO ORDER**
- II. ROLL CALL**
- III. PUBLIC COMMENT**
- IV. APPROVAL OF MINUTES**
Minutes of the May 25, 2022 Regular Meeting
- V. DISCUSSION**
 - 1. Commissioner Proposed Changes to Title 17**
Discuss motion regarding Commissioner Luxton's proposed changes to Title 17 of the Port Angeles Municipal Code.
- VI. STAFF UPDATES**
- VII. REPORTS OF COMMISSION MEMBERS**
- VIII. ADJOURNMENT**

MINUTES

PLANNING COMMISSION

Virtual Meeting
Port Angeles, Washington 98362
May 25, 2022 6:00 p.m.
REGULAR MEETING

PLEDGE OF ALLEGIANCE

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

ROLL CALL

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

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

Public Present: Brian Mattuch

PUBLIC COMMENT:

None

Chair Stanley closed public comments

APPROVAL OF MINUTES:

Vice Chair Schwab moved to accept the minutes from the May 25, 2022 meeting. **Commissioner Dziadek** seconded, **all were in approval.**

ACTION ITEMS

1. Action: PZ 22-35 Comprehensive Plan Amendment Continued Public Hearing

Planner Braudrick presented the Public Comment for the Draft Climate Resiliency Plan to date with staff's response.

Chair Stanley reopened the public comment period.

Brian Mu

Commended staff for responding to the public comment in the matrix. Voiced concern over who would be defining "critical areas" and any person applying for a position as "resiliency plan coordinator" being an environmental activist that would act in an unchecked manner to reduce the potential for development within the city. He stated that project number one could likely be declaring the waterfront a high-risk area and disincentivize development.

Chair Stanley asked for any discussion from Commissioners. Discussion between Commissioners followed. Conversation included:

- The usage of the term “disincentivize”.
- The plan not incentivizing people to relocate to Port Angeles.
- The length of the document.
- The potential for the Plan to push development outside City limits.
- The need to focus more on transportation as the majority driver of greenhouse gas emissions.
- The positive push to hire a climate resiliency coordinator.

Vice Chair Schwab asked staff how “high-risk areas” would be defined. **Chair Stanley** responded that a sea level rise vulnerability assessment would assist with defining risk. **Interim-Director Bolin** reminded the Commission that the City is due to perform a Comprehensive Plan Update in 2025 that would include an update to the environmentally sensitive area, or “critical areas”, ordinance. This could include updates to the Shoreline Master Program.

Chair Stanley proposed that the Commission remove Action 46. **Commissioner Smith made a motion to eliminate Action 46 from the Plan. Commissioner Luxton seconded the motion. Discussion followed. The motion passed 7-0.**

The Commission discussed Action 47. **Commissioner Young made a motion to strike Action 47. Vice Chair Schwab seconded the motion. The motion passed 7-0.**

The Commission continued discussion of the Plan, its legal standing, and the multicriteria analysis that was performed.

Commissioner Luxton made a motion later rewritten by Commissioner Ahuja: “For the action items outlined for consideration in the Climate Resiliency Plan, the Commission recommends a shortlist of actions be prioritized and a cost benefit analysis be conducted to confirm the viability for implementation and to identify trade-offs”. Commissioner Young seconded the motion. The Commission discussed the specific language of the motion. The motion passed 7-0.

After further discussion **Commissioner Young made a motion to replace the term carbon neutral with the phrase “reduction of greenhouse gas emissions”. Commissioner Smith seconded the motion. After discussion the motion passed 4-3.**

Vice Chair Schwab made a motion that the Planning Commission recommend approval of the 2022 Annual Comprehensive plan Amend (Application No. 22-35) citing the Appendices A – K and 3 conclusions in support of that action and include:

1. **Additional changes to the Climate Resiliency Plan approved by the Planning Commission; and**
2. **Allowance of any minor changes based upon continued public comment and staff input.**

Commissioner Dziadek seconded the motion. The motion passed 5-2, with Commissioners Young and Smith dissenting due to concerns with the Plan’s length and ability to implement.

STAFF UPDATES

REPORTS OF COMMISSION MEMBERS

ADJOURNMENT

The meeting adjourned at 8:38 p.m.

Ben Braudrick, Secretary

PREPARED BY: Ben Braudrick, Secretary

Ben Stanley, Chair

Addition of commercial uses in residential zones

Add below definition to Title 17 - Zoning: Definitions "C"

Corner Shops

Corner shops are establishments such as cafes, restaurants, convenience stores, lounges, coffee shops, food, vegetable and fruit stands and pubs developed on corner lots where streets face on two sides. Corner shops are developed in residential zones to promote walkability, community economic development, sustainability and health. No corner shop shall have a gross floor area greater than 1000 sq ft. Corner shops shall not conduct business later than 9PM or before 7:30 AM.

Add below Conditional Use in R7, R9 and R11

Corner Shops

Fixes and expansions of uses within the R7 zoning without density increases - additions in red

17.10.020 Permitted uses.

- A. Adult family home.**
- B. Single-household dwelling. Minimum lot size 5000 sq. f.**
- C. Small lot single-household dwelling. Minimum lot size 3500 sq. f.**
- D. Exempted home occupations.**
- E. Child care provider.**
- F. Group living.**
- G. Duplex. Minimum lot size 3500 sq. f.**
- H. Cottage Housing**
- I. Two Duplexes. Minimum lot size 7000 sq.f.**
- J. Multi-Family. Maximum of 4 units. Minimum lot size 7000 sq. f.**

Fixes for the R9 - additions in red - Correcting plural uses

- A. **Adult family home.**
- B. **Single-household dwelling.**
- C. **Exempted home occupations.**
- D. **Child care provider.**
- E. **Group living.**
- F. **Duplex.**
- G. **Cottage housing.**

Fixes to Commercial Zones/Block Frontages

When Building residential capacity was brought in, it overwrote three of the city's six commercial zones and repealed one. Now some of the commercial zones have their own chapter and others don't. 17.20 was supposed to be a consolidated chapter to cover all 5 commercial zones.

Delete chapter 12.23: Commercial Arterial

Delete chapter 17.25: Commercial Regional

Delete references in 17.01 and 1703

This zoning does not exist anywhere and is not even on the City zoning map legend. It's not included in the new 17.20 zoning chapter. CR should be removed as a zone and deleted from the code.

Infill Overlay Zone 17.45 - Pointless and unneeded

Delete Infill overlay zone 17.45

Our residential zoning already allow density higher than what could be achieved by utilizing this overlay. Rendering it pointless.

Fixes to definitions 17.08

Instead of having all the different types of residential buildings under definition “D” Dwellings, remove dwelling from in front of the building types and put them in the definitions page so they are consistent with how they appear in the permitted uses, conditional uses and accessory use tables throughout the rest of the code.

Take Multi-family definition from 17.46 and add it to 17.08 Definitions “M”

Multi-family is defined in 17.08 as three units or more and in 17.46 as four units or more.

Swap Multi-Family for Apartments everywhere in the entire code. Where an apartment house or apartment building appears, swap from multifamily building.