

Appendix C: Public Comment Matrix

Public Comments and Responses Regarding PZ 23-01 Pursuing Housing for All 2023 Port Angeles Municipal Code Amendment

Sheets included:

Public - Written comments - This sheet includes comments that were submitted to the Department of Community & Economic Development in writing and those submitted verbally during the public hearing at the February 8, 2023 and February 22, 2023 Planning Commission Meetings.

Planning Commission - This sheet includes feedback from the Planning Commission regarding the draft changes to Title 17 PAMC.

This matrix addresses comments submitted through February 22, 2023.

Public Comments - Written Comments						
#	Date	Form	Name	Topic	Comment (may be paraphrased or abridged)	Response / Recommendation
103	2/17/2023	Email	Annie O'Rourke	17.01.020(A)	The term "Middle density," which is used in subsection A, should be defined.	The term has been changed to mixed density.
104	2/17/2023	Email	Annie O'Rourke	17.01.020(E)	There is a laundry list of housing types but it is not inclusive of cottage housing or townhouses. If the intent is a variety of housing types this should reference all residential uses permitted in 17.21. Or maybe create a definition for Residential Infill Housing rather than Middle Housing.	Middle housing has been changed to mixed density
105	2/17/2023	Email	Annie O'Rourke	17.01.020(E)	This section states that RMD has a minimum density greater than R7, R9 and R11 zones. That is not true. The minimum density of the R9 & R11 zones is the same (4/acre) and there is no minimum density proposed for the R7 zone.	The Planning Commission requested the density be lowered during the 2021 Code Update. Staff has added the RMD zone to amendment consideration with the original minimum density proposal.
106	2/17/2023	Email	Annie O'Rourke	17.01.020(E)	Suggested sentence re-write: This zone provides for variety in the urban land use pattern for the City's lower medium density multi-family residential neighborhoods (at twice the density of the City's basic single-household residential neighborhoods) with direct access on an arterial street, and serving as a transitional use between low density residential uses and	Staff has incorporated the suggested changes.
107	2/17/2023	Email	Annie O'Rourke	17.01.020(T)	"dwelling unit" is deleted in favor of "primary or accessory structure" yet these terms are not defined. Should it read "principal or accessory buildings" instead as these are defined terms?	The term structure has been used in order to provide more compatibility with the building code. Staff has made a change to include "primary use or accessory structure"
118	2/17/2023	Email	Annie O'Rourke	17.08	The definition has minimum and maximum densities. These should be listed in this table to avoid conflict.	Definition changed to reflect lot size
119	2/17/2023	Email	Annie O'Rourke	17.08	The definition has minimum and maximum densities. These should be listed in this table to avoid conflict.	Definition changed to reflect lot size
108	2/17/2023	Email	Annie O'Rourke	17.08.010(F)	"Alley" definition: What is the purpose of the added sentence? It does not add to the definition. This clarification is noted in the lot frontage definition - a more appropriate location. It's best to not have requirements or exceptions in the definitions but in the body of the code. You shouldn't have to look in the definitions to discover code provisions.	Comment acknowledged. The definition has been amended to include "primary access to abutting properties having undergone an alley/street subdivision."
109	2/17/2023	Email	Annie O'Rourke	17.08.020(C)	"Community Services Department" definition: This struck out text is not in the current code. Why is it referenced here? This occurs several times in the definition section.	The Community and Economic Development Department is being reorganized and renamed. The code references the department, but it was decided not to make those housekeeping changes yet as all chapters throughout Title 17 and many other titles will be affected.
110	2/17/2023	Email	Annie O'Rourke	17.08.025	"Density, Low" definition: Is there a prohibition of townhouses in an R9 zone?	A reference to Chapter 17.21 uses has been included
111	2/17/2023	Email	Annie O'Rourke	17.08.025	"Density, Medium" definition: Is it meant to include cottage houses (which aren't middle housing by definition) and townhouses?	A reference to Chapter 17.21 uses has been included
112	2/17/2023	Email	Annie O'Rourke	17.08.025	"Density, Mixed" definition: Without a minimum, someone could create lots that have a density of 1 unit per acre. Is that the intent?	The intent at this time is to not require density on existing large lots. Appendix E includes a proposal to review maximum lot sizes in the R7-11 zones.
113	2/17/2023	Email	Annie O'Rourke	17.08.025	"Duplex" definition: In keeping with the reconfiguration of housing types shouldn't duplex be listed as Dwelling, Duplex just like Dwelling, Cottage Housing or Dwelling, Multi-Family or	Change made to reflect other housing types.

114	2/17/2023	Email	Annie O'Rourke	17.08.070	"Middle Housing" definition: This definition requires Middle Housing to be "buildings with multiple units" meaning multi-family buildings. Is that the intent or is the intent to include multiple units on a lot – whether they are under the same roof or not? Would the term Residential Infill Housing be a better phrase (and one that is currently used in the code) to classify a variety of smaller units – whether they are attached or detached?	The state has changed multifamily to mean multiple units on a single lot.
115	2/17/2023	Email	Annie O'Rourke	17.08.100	"Trailer House" definition: 3 types of trailer houses are itemized in this definition. The last one should be separated by an "or" and not an "and".	Change made.
116	2/17/2023	Email	Annie O'Rourke	17.10.010	Why does this purpose not match the purpose in 17.01.020? Text is struck out in the 17.01.020 purpose but not here. This will create a conflict. Should the first sentence read "This is a mixed density residential zone intended to create and preserve urban residential neighborhoods consisting of a mix of single household dwellings, middle housing, and accessory..." – rather than what is currently proposed?	Changes have been made to eliminate inconsistencies
117	2/17/2023	Email	Annie O'Rourke	17.10.050-1	Minimum lot width should be reduced to 25' for all lots since the focus of the increased density is to divide a single lot into four by cutting in half both ways.	There are no provisions to separate a lot into four. Infill housing standards exist for lots less than 5,000 sf
120	2/17/2023	Email	Annie O'Rourke	17.13.050	The minimum acreage required is shown as 1.4 acres. The staff overview stated 1.5 acres minimum. Please clarify.	The change was made to 1.4 in code in order to include all Townsite Blocks. Some townsite blocks are less than three acres in size.
121	2/17/2023	Email	Annie O'Rourke	17.15.020	The list of permitted uses should be shortened to reflect the approach used in the R7 zone Permitted Uses. ADUs, Townhouses, Duplexes, Cottage housing should be removed and replaced with the statement "All residential uses meeting lot dimensional standards and complying with applicable structure design standards in Chapters 17.21 and 17.22 PAMC." This should be revised in the RMD subsection as well.	This change has been made to the RMD and RHD
122	2/17/2023	Email	Annie O'Rourke	17.15.050	The definition of RHD has a minimum of 8 units per acre, this table shows 10. Please clarify the discrepancy.	Change made to definition to reflect the minimum number of units to 10.
33	2/4/2023	Email	Jim Haguewood / Port Angeles Association of Realtors (PAAR)	17.20.020	PAAR supports the conversion of commercial properties to residential units with appropriate design standards applied.	Comment acknowledged
123	2/17/2023	Email	Annie O'Rourke	17.20.020	When will language be proposed for Section 17.20.XXX after Table 17.20.020?	Updated to 17.20.25
124	2/17/2023	Email	Annie O'Rourke	17.21.010	Entry standards: It would seem that these could be located on an alley lot. The text needs to be changed to reflect both street and alley.	code edit made to include "All garages and on-site parking must be accessible from the alley with exception of alley/street subdivisions resulting in lots less than 5,000 sf" to C.1 and "Clear and obvious pedestrian access between the sidewalk the building entry is required for new dwellings Alley frontage lots require clear pedestrian access between the alley and building entry."
125	2/17/2023	Email	Annie O'Rourke	17.21.010	Pedestrian access to a sidewalk is not possible for a dwelling on an alley lot.	The low speed and local access of the alley mitigates the need for sidewalks. The width of the alley promotes shared use of all modes of transportation.
36	2/4/2023	Email	Jim Haguewood / Port Angeles Association of Realtors (PAAR)	17.21.020	PAAR supports permit ready ADU plan sets, the allowance of ADUs as accessory to all housing types, an increase in maximum ADU size, and the elimination of the minimum bedroom requirement.	Comment acknowledged
3	1/23/2023	Email	Joel Green	17.21.020	Three of the most affordable potential ADUs (manufactured homes, park model tiny homes, and RVs) are prohibited by the ensnaring web of codes. A dwelling or dwelling unit does not include a house trailer" and the requirement of an ADU having only one bedroom, effectively prevents a manufactured home from being an ADU.	Comment acknowledged. Changes to ADU requirements, manufactured home standards and accessory uses are all integrated into the code amendment.
71	2/8/2023	Email	Kelly Johnson / Port Angeles Association of Realtors (PAAR)	17.21.020	PAAR supports permit ready ADU plan sets, the allowance of ADUs as accessory to all housing types, an increase in maximum ADU size, and the elimination of the minimum bedroom requirement.	Comment acknowledged
126	2/17/2023	Email	Annie O'Rourke	17.21.020	Standards 5 and 6: By allowing an ADU within a duplex, you have changed the nature of the structure from a building code standpoint. This has significant impacts (sprinklers, rated construction, greater setbacks to property lines, etc.). Primary structure is not defined – propose the use of "principal building" instead.	These standards are addressed in the building code.
127	2/17/2023	Email	Annie O'Rourke	17.21.020	Standard 12: Park Model Alternative should be a separate section...then the sub-numbering makes sense. #7 within the Park Model Alternative needs to reference Park Models and not ADUs.	code edit made

128	2/17/2023	Email	Annie O'Rourke	17.21.025	Caretaker units: How will this be managed/patrolled? One CCU for each enterprise allows for multiple CCUs on a site if there are multiple enterprises. Is this the intent?	This would be managed by the building permits necessary to construct the CCU. In multi-tenet spaces, the intent is to allow for multiple potential CCUs as allowed by the building owner and rental agreements.
129	2/17/2023	Email	Annie O'Rourke	17.21.030(E)	E.4 references subsection (K) for where ADUs may be provided. Subsection (K) addresses open space.	Changed to (L)
130	2/17/2023	Email	Annie O'Rourke	17.96.025	This section references 17.95.060 PAMC for direction on Temporary Use Permit. The proposal has that section as 17.96.075.	Code edit made
131	2/17/2023	Email	Annie O'Rourke	17.96.025	This section states that park models "shall not be used for residential purposes in the City of Port Angeles except in approved trailer parks, the Port Angeles Boat Haven (boats only), or as permitted by section 17.95.060 PAMC (Temporary Use Permit)." Park models were added to the revised RTP section but do not appear in the temporary use section. This section will need to be revised to reflect the allowance for park models as ADUs (17.21.020) as well.	RTP added
132	2/17/2023	Email	Annie O'Rourke	17.96.075(D)	I.e. Utility Connection – this provision simply requires connection to the utilities. Does this mean an extension cord and a flexible pipe for sewage? What does it need to connect to? Does it need to be in place continually?	Code updated to reflect the need for permanent utility facilities similar to an RV park. The connection from the RV to the permanent utility connections would utilize standard mobile home connection equipment.
133	2/17/2023	Email	Annie O'Rourke	17.96.075(D)	I.e. Recreational vehicle should be defined to make sure it is constructed according to standards and contains all elements for eating, sleeping and sanitation. Without a specific definition in the code, one defaults to the traditional definition of the area where RV can be defined as a camper, extended van, a teardrop trailer, etc. Is this the intent? Can they be homemade?	RV has been replaced by mobile home, as defined in 17.08.070 M
134	2/17/2023	Email	Annie O'Rourke	17.96.075(D)	I.e. Do RVs need to comply with storm water requirements?	Temporary Mobile Homes will be required to be sited on a hard surface and within the applicable zone's accessory structure setbacks.
135	2/17/2023	Email	Annie O'Rourke	17.96.075(D)	I.c. Define "other practical means".	Practical means will be determined in a case by case manner at the time of application submission.
136	2/17/2023	Email	Annie O'Rourke	17.96.075(D)	2. Temporary Emergency Housing Structures: Because this code provision is calling for a "structure" (a defined term), that structure needs to be clarified. Are there any structural provisions that need to be followed? Are there life-safety issues that need to be provided for beyond the items noted in 17.96.075 D.2.e? Is heat required? Is power required?	Structure is utilized in line with the definition provided in PAMC 17.08.095(O). Code updated to reflect that the placement of 4 or more TEHSs would require water, electric and sanitary services to be provided by permanent utility connections, but that these services could be provided in a communal fashion.
101	2/17/2023	Email	Erika Dallmann	14.40	End the minimum parking requirements for dense housing. This removes potential barriers to developers and promotes a better use of the land. Instead of adding more surface parking/parking garages downtown, developers can instead focus on mixed development.	The 2021 code amendment included options for reduced parking requirements in Chapter 14.40.
102	2/17/2023	Email	Sean Simpson	14.40	End Minimum Parking Requirements: Ending minimum parking requirements for dense housing both removes developer barriers and promotes better land use. Some of the most valuable land in downtown PA is covered in surface parking/parking garages that would be ideal for mixed-use development. Removing parking minimums promotes sustainable alternatives to driving that combat climate change and reduce traffic.	The 2021 code amendment included options for reduced parking requirements in Chapter 14.40.
142	2/22/2023	Verbal	Carolyn Wait	17.08.065(H)	Alley access lots throughout the City may diminish quality of life for residents.	Comment acknowledged. Alley-street subdivisions would need to comply with all dimensional and design standards applicable to the zone to ensure they are compatible with the surrounding neighborhood.
37	2/4/2023	Email	Jim Haguewood / Port Angeles Association of Realtors (PAAR)	17.10	PAAR supports the allowance of 4 units on one 7,000 square foot lot within a designated area of the City, but not within the entire R7 zone. PAAR is also supportive of the creation of 1,750 square foot lots through the subdivision process.	Comment acknowledged
72	2/8/2023	Email	Kelly Johnson / Port Angeles Association of Realtors (PAAR)	17.10	PAAR supports the allowance of 4 units on one 7,000 square foot lot within a designated area of the City, but not within the entire R7 zone. PAAR is also supportive of the creation of 1,750 square foot lots through the subdivision process.	Comment acknowledged
90	2/8/2023	Verbal	Annie O'Rourke	17.10	4 units on R7 lot should be limited to the central core of the city.	Each lot will be evaluated for wastewater utility capacity at the time of permit submission. Storm water thresholds for evaluation will be reduced to any units proposed beyond two units on a lot. Alternatives guiding potential boundaries for 1 unit/1750 sf allowances have been provided to the Planning Commission

143	2/22/2023	Letter	Richard and Louise Kendall	17.10	Concerned about allowing property owners to subdivide a 50' by 140' city lot and construct multi-family dwellings.	Comment acknowledged. In the R7 zone, the minimum lot area is 3,500 square feet for alley-loaded lots, which is not proposed to change. All multi-family construction must meet the design standards of Chapter 17.22 PAMC to ensure that it is compatible with surrounding development.
53	2/7/2023	Email	Kay Kassinger	17.10	if the city hasn't seen a large uptake in building additional units after the 2021 zoning code change what is gained by the proposed doubling of R7 density again, to 4 units? The current zoning allows a duplex and accessory dwelling units on an R7 lot and the accessory dwelling units are limited in size and accessory to the primary dwelling units. This seems more appropriate to the lot size of these neighborhoods.	This code update is meant to transcend market trends and be in place when construction become feasible for whomever can afford it. It is also not requiring or suggesting the construction of affordable housing. It is providing flexibility for property owners.
57	2/7/2023	Email	Kay Kassinger	17.10	Density should be increased in a specific area of the City where utilities are already available only, not the entire R7 zone.	The option is being given to the Planning Commission to restrict the area of the unit/1,750 density provision.
86	2/8/2023	Verbal	Jim Haguewood	17.10-12 and 17.96.075	Supports the creation of temporary housing and alley-street lot subdivisions	Comment acknowledged
31	2/4/2023	Email	Jim Haguewood / Port Angeles Association of Realtors (PAAR)	17.13 and 17.96.075	PAAR supports the addition of a temporary housing section with the condition that safety requirements are met and RVs are allowed in RTP zones, but not other residential zones.	Comment acknowledged
66	2/8/2023	Email	Kelly Johnson / Port Angeles Association of Realtors (PAAR)	17.13 and 17.96.075	PAAR supports the addition of a temporary housing section with the condition that safety requirements are met and RVs are allowed in RTP zones, but not other residential zones.	Comment acknowledged
97	2/10/2023	Email	Pat Milliren	17.21	Developers of duplexes or multi-family housing should be required to have at least one tree per unit, and preferably 2 or 3 trees per unit around the property.	There are standards requiring trees and landscaping for infill housing units, including duplexes
38	2/4/2023	Email	Jim Haguewood / Port Angeles Association of Realtors (PAAR)	17.21.030	PAAR supports the removal of maximum unit requirements for cottage housing developments.	Comment acknowledged
73	2/8/2023	Email	Kelly Johnson / Port Angeles Association of Realtors (PAAR)	17.21.030	PAAR supports the removal of maximum unit requirements for cottage housing developments.	Comment acknowledged
64	2/8/2023	Verbal	Annie O'Rourke	17.22	Peninsula Housing authority cannot use section 8 vouchers for temporary housing City cannot relegate the poor to RVs while requiring new multi-family housing to meet design standards in 2021.	Comment acknowledged. Review of Section 17.21 has been listed as a priority in Appendix E.
80	2/8/2023	Verbal	Kevin Russell	17.96.075	Allowing RVs as temporary housing will start lowering property values. He asked whether any municipality has successfully implemented such a program before.	20 percent of respondents to the virtual survey agreed that RV's are already being used as housing in their neighborhoods. The intent of the changes to Chapter 17.94 temporary use permitting for RV's as temporary housing is to ensure that the RV's are hooked to City utilities safely and located in an appropriate location and setback on the property.
94	2/8/2023	Verbal	Susan Blake	17.96.075	Expressed concern about the safety of RVs in the R7 neighborhood, a need for a citywide assessment of existing RVs and undeveloped lots, and drug use in RVs.	This code update is meant to transcend market trends and be in place when construction become feasible for whomever can afford it. It is also not requiring or suggesting the construction of affordable housing. It is providing flexibility for property owners.
144	2/22/2023	Verbal	Colby Wait	17.96.075	Expressed the importance of ensuring that temporary housing does not become permanent.	Comment acknowledged. A time limit for temporary use permits is being proposed that would limit temporary uses to an initial period of one year, with the possibility of applying for an extension.
145	2/22/2023	Verbal	Carolyn Wait	17.96.075	It is unclear whether we are trying to provide affordable housing or extremely low income or no income housing. The City should better utilize underutilized land for infill instead of promoting RV occupancy.	Comment acknowledged. The proposed amendments are intended to facilitate housing production that would meet the needs of all of these groups.
54	2/7/2023	Email	Kay Kassinger	17.96.075	Opposed to the allowance of RVs and temporary emergency housing. The temporary emergency housing category is even more problematic because of their exemption from building permit requirements. Planning will be reviewing them for looks but the building code is ignored?	Changes have not been made to the code to remove these provisions, but Planning Commission has voiced that it may be removed from the recommendation.
146	2/22/2023	Verbal	Joey Gamino	Affordability	Has many friends who are struggling to find housing. He has some concerns about how the proposal will be implemented but is in favor of affordable housing.	Comment acknowledged
147	2/22/2023	Verbal	Katie Connors	Affordability	Has been unable to purchase a house and noted that her income is moderate. How can lower-income workers afford housing in the current market?	Comment acknowledged. Data demonstrates that there is a shortage of attainable housing. The proposed amendments are intended to ameliorate some of that shortage.

42	2/4/2023	Email	Jim Haguewood / Port Angeles Association of Realtors (PAAR)	Affordability	PAAR supports the establishment of economic values that serve as the threshold for affordability based on Port Angeles income levels.	Comment acknowledged
77	2/8/2023	Email	Kelly Johnson / Port Angeles Association of Realtors (PAAR)	Affordability	PAAR supports the establishment of economic values that serve as the threshold for affordability based on Port Angeles income levels.	Comment acknowledged
78	2/8/2023	Email	Jim McEntire / Port Angeles Business Association (PABA)	Affordability	How do these changes close the financial gap between City residents at or near the Area Median Household Income (AMI) level, and the cost of buying or renting a modestly sized house costing \$250,000 to build?	Comment acknowledged
91	2/8/2023	Verbal	Steve Luxton	Affordability	People who work at service industries in town and even the hospital cannot afford to live here	Comment acknowledged.
92	2/8/2023	Verbal	Steve Luxton	Affordability	Every person has the right to an affordable home. Port Angeles has a median age of 38, and this demographic needs to be considered.	Comment acknowledged.
148	2/22/2023	Verbal	USCG Commander Roger Barr	Affordability	The U.S. Coast Guard is challenged to find local housing for service personnel. The housing projections conducted by their housing coordinator determined that there is a community housing shortfall for 139 units for all members. Projections show that in 2027 units will still be short. Over 1/3 of service members are paying more than their housing allowance for housing.	Comment acknowledged. The City is working to inventory existing units and continue to address the local housing shortage.
149	2/22/2023	Verbal	USCG Commander Roger Barr	Affordability	The temporary lodging expense for service members is typically only 10 days. The local base requested an extension to 60 days to allow members to stay in a hotel for up to 60 days while they look for housing, since affordable housing is the biggest challenge facing the base in establishing new service personnel locally.	Comment acknowledged. The proposed amendments are intended to reduce the Zoning Code as a barrier to affordability and development feasibility by facilitating a variety of housing types and infill development.
150	2/22/2023	Verbal	Pete Johnson of McKinley Paper Company	Affordability	The company is having difficulty finding and retaining entry-level employees that are able to move here due to the housing situation. Housing is the top priority issue faced by the local economy.	Comment acknowledged. The proposed amendments are intended to reduce the Zoning Code as a barrier to affordability and development feasibility by facilitating a variety of housing types and infill development.
151	2/22/2023	Verbal	Christeel Milburn	Affordability	Most of her friends in their 20s through 40s are struggling to find housing in Port Angeles. Most people find housing through friends and families. She appreciates the effort to make the PAMC more flexible.	Comment acknowledged. The proposed amendments are intended to reduce the Zoning Code as a barrier to affordability and development feasibility by facilitating a variety of housing types and infill development.
152	2/22/2023	Verbal	John Ralston	Affordability	Supports the proposed changes as a way to provide additional affordable housing units. Increasing density will still be subject to dimensional and design standards.	Comment acknowledged.
153	2/22/2023	Verbal	Katie Blose	Affordability	Upon moving to Port Angeles in 2019, she found housing to be unaffordable, forcing her family to live in a hotel until an ADU became available. Lack of access to affordable housing and general unaffordability are two main barriers for medical professionals. Expressed support for the proposed amendments, which would increase options and help solve the housing crisis.	Comment acknowledged. The proposed amendments are intended to reduce the Zoning Code as a barrier to affordability and development feasibility by facilitating a variety of housing types and infill development.
154	2/22/2023	Verbal	Colby Wait	Affordability and STRs	Some of his concerns have been alleviated by attending the meeting. Concerned about housing supply and expressed a need for affordable housing. Explained that new units need to be made available to local workers instead of used as short-term rentals.	Comment acknowledged. Staff plans to address STRs separately from this process. An inventory of existing STRs will be an important first step in regulating them.
155	2/22/2023	Verbal	Chelsea Winfield	Affordability and STRs	It took her one year to find a rental when she eventually moved to the City. Managing short-term rentals has enabled her to continue living in her home.	Comment acknowledged. Staff plans to address STRs separately from this process. An inventory of existing STRs will be an important first step in regulating them. There is no plan to prohibit STRs citywide.
41	2/4/2023	Email	Jim Haguewood / Port Angeles Association of Realtors (PAAR)	Code Enforcement	PAAR supports the strengthening of the Code Enforcement Division to enable better enforcement of housing capacity.	Comment acknowledged
76	2/8/2023	Email	Kelly Johnson / Port Angeles Association of Realtors (PAAR)	Code Enforcement	PAAR supports the strengthening of the Code Enforcement Division to enable better enforcement of housing capacity.	Comment acknowledged
68	2/8/2023	Email	Kelly Johnson / Port Angeles Association of Realtors (PAAR)	Conversion	PAAR supports the conversion of commercial properties to residential units with appropriate design standards applied.	Comment acknowledged
56	2/7/2023	Email	Kay Kassinger	Cost of development	State level regulations such as energy code, stormwater requirements, etc. raise the cost of development and discourage housing	Comment Acknowledged.
58	2/7/2023	Email	Nancy Stephanz	Cost of development	In favor of city funding infrastructure to facilitate transit-oriented development along bus routes, the use of bonds that the public could contribute to, and restriction on rent/home prices to ensure stability for the elderly.	Comment acknowledged

81	2/8/2023	Verbal	Jim McEntire / Port Angeles Business Association (PABA)	Cost of development	Urged the Commission and City Council to measure the effect of the proposed changes using the metric of the financial gap between residents at or near AMI and the cost of purchasing a residence with a market price of approximately \$250,000. Builders must build and market houses at a level that people making AMI can afford.	Comment acknowledged.
156	2/22/2023	Verbal	Abraham Hedlin	Cost of development	Interested in subdividing a parcel and constructing multi-family housing that would be allowed by the proposed amendments. Explained that five units on a single lot would cause him to be ineligible for residential financing, so is in favor of the proposed amendments that would allow him to pursue an alley-street subdivision.	Comment acknowledged. The definition of "lot frontage" has been amended to allow an alley to satisfy the minimum lot frontage requirement.
157	2/22/2023	Verbal	Don Nivens	Cost of development	Explained that the solution to Port Angeles' housing problems must be local, as investors from elsewhere are not coming. He believes the proposed code amendments are a step toward addressing the housing shortage. Allowing multi-family will enable developers to feasibly construct high-quality affordable units even considering the cost of construction.	Comment acknowledged
158	2/22/2023	Verbal	Lincoln Erickson	Cost of development	Bottlenecks limiting development include the length of time it takes to obtain engineered plans and the complexity of the development process	Comment acknowledged. The proposed amendments are one step toward reducing the complexity of constructing housing in the City by simplifying zoning. Future code amendments may further address bottlenecks that the City can control.
159	2/22/2023	Verbal	Neva Anderson	Density	Advocated for open space and the maintenance of the local environment. Open space outside the City could be developed as an alternative to increasing density within the City.	Comment acknowledged. Infill development is one way to preserve open space. New duplexes, cottage housing, and multi-family housing all require open space incorporated into the site.
35	2/4/2023	Email	Jim Haguewood / Port Angeles Association of Realtors (PAAR)	Development authority / land bank	PAAR supports the establishment of a non-profit development authority/land bank that prioritizes housing construction in the City and UGA.	Comment acknowledged
70	2/8/2023	Email	Kelly Johnson / Port Angeles Association of Realtors (PAAR)	Development authority / land bank	PAAR supports the establishment of a non-profit development authority/land bank that prioritizes housing construction in the City and UGA.	Comment acknowledged
34	2/4/2023	Email	Jim Haguewood / Port Angeles Association of Realtors (PAAR)	Disincentive Fees	PAAR opposes a disincentive fee applied to the construction of larger single-household dwellings.	Comment acknowledged. This priority has been entirely removed from the amendment and the Appendix G recommended next steps.
55	2/7/2023	Email	Kay Kassinger	Disincentive Fees	Opposed to the use of disincentive fees to discourage large dwelling units.	Comment acknowledged. This priority has been entirely removed from the amendment and the Appendix G recommended next steps.
69	2/8/2023	Email	Kelly Johnson / Port Angeles Association of Realtors (PAAR)	Disincentive Fees	PAAR opposes a disincentive fee applied to the construction of larger single-household dwellings.	Comment acknowledged. This priority has been entirely removed from the amendment and the Appendix G recommended next steps.
2	1/22/2023	Email	Fran Mason	General	There are exciting bills proposed in the Washington state legislation: "Bill Information, HB 1343 - 2023-24. Providing local governments with options to grant rent relief and preserve affordable housing in their communities." "HB 1388 would prevent "excessive rent increases," which would be defined in the bill as "a rent increase during a 12-month period that is greater than the rate of inflation as measured by CPI-U (West Region) or 3%, whichever is greater, up to a maximum of 7%."	Comment acknowledged. One of the goals of the proposed Title 17 PAMC amendments is to reduce barriers to the construction of additional units, thereby increasing dwelling unit supply and reducing housing costs.
137	2/17/2023	Email	David Mattern	General	The proposed zoning changes before the Planning Commission are a reasonable step to help make more housing available. These change what's allowed, not what's required. For example, property owners could convert a garage to cottage and get some extra rent money. Allowing more density efficiently uses our existing infrastructure.	Comment acknowledged
160	2/22/2023	Letter	Richard and Louise Kendall	General	Expressed concern about the potential for traffic impacts, increased volume of solid waste disposal, parking availability, drugs, noise, and property values.	Comment acknowledged. All new development will need to comply with the standards of Title 13 PAMC and Chapter 14.40 PAMC. Law enforcement should be notified of drug and noise violations.
161	2/22/2023	Verbal	Keith Halsey	General	Expressed support for the proposed amendments as creating potential for growth	Comment acknowledged
162	2/22/2023	Verbal	Steve Luxton	General	The Commission has the choice between walkable neighborhoods or suburban sprawl and a green future or pollution.	Infill development will contribute to walkable neighborhoods and constitutes a sustainable use of urban land.
18	2/3/2023	Email	Amy Alsted	General	The Port Angeles Association of Realtors (PAAR) completed a thorough review of the proposed Municipal Code Title 17 Zoning changes. PAAR supports the vision and efforts of the City of Port Angeles.	Comment acknowledged

19	2/3/2023	Email	Bob Barkie	General	The Port Angeles Association of Realtors (PAAR) completed a thorough review of the proposed Municipal Code Title 17 Zoning changes. PAAR supports the vision and efforts of the City of Port Angeles.	Comment acknowledged
20	2/3/2023	Email	Brooke Nelson	General	The Port Angeles Association of Realtors (PAAR) completed a thorough review of the proposed Municipal Code Title 17 Zoning changes. PAAR supports the vision and efforts of the City of Port Angeles.	Comment acknowledged
21	2/3/2023	Email	Jennifer Felton	General	The Port Angeles Association of Realtors (PAAR) completed a thorough review of the proposed Municipal Code Title 17 Zoning changes. PAAR supports the vision and efforts of the City of Port Angeles.	Comment acknowledged
22	2/3/2023	Email	Jim Haguewood	General	The Port Angeles Association of Realtors (PAAR) completed a thorough review of the proposed Municipal Code Title 17 Zoning changes. PAAR supports the vision and efforts of the City of Port Angeles.	Comment acknowledged
23	2/3/2023	Email	Kelly Johnson	General	The Port Angeles Association of Realtors (PAAR) completed a thorough review of the proposed Municipal Code Title 17 Zoning changes. PAAR supports the vision and efforts of the City of Port Angeles.	Comment acknowledged
24	2/3/2023	Email	Lily Todd	General	The Port Angeles Association of Realtors (PAAR) completed a thorough review of the proposed Municipal Code Title 17 Zoning changes. PAAR supports the vision and efforts of the City of Port Angeles.	Comment acknowledged
25	2/3/2023	Email	Linda Kepler	General	The Port Angeles Association of Realtors (PAAR) completed a thorough review of the proposed Municipal Code Title 17 Zoning changes. PAAR supports the vision and efforts of the City of Port Angeles.	Comment acknowledged
26	2/3/2023	Email	Pamela Hastings	General	Planning for an aging and less wealthy population now and in the immediate future is needed.	Comment acknowledged. Pursuing Housing for All is intended to facilitate housing construction for all demographics that need housing.
27	2/3/2023	Email	Pamela Hastings	General	Staff should be aware of the Green House Model for elder care, making neighborhoods safe and walkable, and encouraging the use of larger older homes which could be divided for intergenerational group living.	Comment acknowledged. Facilitating a variety of housing types, including cottage housing development, will help accomplish these objectives.
28	2/3/2023	Email	Pamela Hastings	General	Are there ways to encourage small grocery stores in neighborhoods?	Comment acknowledged. Amendments to commercial zoning standards will be undertaken through a future PAMC amendment process.
29	2/3/2023	Email	Sarah Forshaw	General	The Port Angeles Association of Realtors (PAAR) completed a thorough review of the proposed Municipal Code Title 17 Zoning changes. PAAR supports the vision and efforts of the City of Port Angeles.	Comment acknowledged
30	2/3/2023	Email	Trisha Parker	General	The Port Angeles Association of Realtors (PAAR) completed a thorough review of the proposed Municipal Code Title 17 Zoning changes. PAAR supports the vision and efforts of the City of Port Angeles.	Comment acknowledged
43	2/6/2023	Email	Mitchell Stephens	General	The Port Angeles Association of Realtors (PAAR) completed a thorough review of the proposed Municipal Code Title 17 Zoning changes. PAAR supports the vision and efforts of the City of Port Angeles.	Comment acknowledged
44	2/6/2023	Email	Maureen Pfaff	General	The Port Angeles Association of Realtors (PAAR) completed a thorough review of the proposed Municipal Code Title 17 Zoning changes. PAAR supports the vision and efforts of the City of Port Angeles.	Comment acknowledged
45	2/6/2023	Email	Harriet Reyenga	General	The Port Angeles Association of Realtors (PAAR) completed a thorough review of the proposed Municipal Code Title 17 Zoning changes. PAAR supports the vision and efforts of the City of Port Angeles.	Comment acknowledged
46	2/6/2023	Email	Janet Stevenson	General	The Port Angeles Association of Realtors (PAAR) completed a thorough review of the proposed Municipal Code Title 17 Zoning changes. PAAR supports the vision and efforts of the City of Port Angeles.	Comment acknowledged
47	2/6/2023	Email	Krista Levens	General	The Port Angeles Association of Realtors (PAAR) completed a thorough review of the proposed Municipal Code Title 17 Zoning changes. PAAR supports the vision and efforts of the City of Port Angeles.	Comment acknowledged
48	2/6/2023	Email	Marc Thomsen	General	The Port Angeles Association of Realtors (PAAR) completed a thorough review of the proposed Municipal Code Title 17 Zoning changes. PAAR supports the vision and efforts of the City of Port Angeles.	Comment acknowledged

49	2/6/2023	Email	Pat Thomsen	General	The Port Angeles Association of Realtors (PAAR) completed a thorough review of the proposed Municipal Code Title 17 Zoning changes. PAAR supports the vision and efforts of the City of Port Angeles.	Comment acknowledged
50	2/6/2023	Email	Rob Onnen	General	The Port Angeles Association of Realtors (PAAR) completed a thorough review of the proposed Municipal Code Title 17 Zoning changes. PAAR supports the vision and efforts of the City of Port Angeles.	Comment acknowledged
51	2/6/2023	Email	Shamber Twedt	General	The Port Angeles Association of Realtors (PAAR) completed a thorough review of the proposed Municipal Code Title 17 Zoning changes. PAAR supports the vision and efforts of the City of Port Angeles.	Comment acknowledged
52	2/6/2023	Email	Shawn Washburn	General	The Port Angeles Association of Realtors (PAAR) completed a thorough review of the proposed Municipal Code Title 17 Zoning changes. PAAR supports the vision and efforts of the City of Port Angeles.	Comment acknowledged
60	2/7/2023	Email	Julianne Campbell	General	The Port Angeles Association of Realtors (PAAR) completed a thorough review of the proposed Municipal Code Title 17 Zoning changes. PAAR supports the vision and efforts of the City of Port Angeles.	Comment acknowledged
61	2/7/2023	Email	Katie Marble	General	The Port Angeles Association of Realtors (PAAR) completed a thorough review of the proposed Municipal Code Title 17 Zoning changes. PAAR supports the vision and efforts of the City of Port Angeles.	Comment acknowledged
62	2/7/2023	Email	Marguerite Glover	General	The Port Angeles Association of Realtors (PAAR) completed a thorough review of the proposed Municipal Code Title 17 Zoning changes. PAAR supports the vision and efforts of the City of Port Angeles.	Comment acknowledged
63	2/7/2023	Email	Susan Telliard	General	The Port Angeles Association of Realtors (PAAR) completed a thorough review of the proposed Municipal Code Title 17 Zoning changes. PAAR supports the vision and efforts of the City of Port Angeles.	Comment acknowledged
65	2/8/2023	Email	Amy Powell	General	The Port Angeles Association of Realtors (PAAR) completed a thorough review of the proposed Municipal Code Title 17 Zoning changes. PAAR supports the vision and efforts of the City of Port Angeles.	Comment acknowledged
84	2/8/2023	Verbal	Greg Money	General	Encourages each lot to be evaluated independently rather than changing zoning standards for whole areas at one time.	Each lot will be evaluated for utility capacity at the time of permit submission. Alternatives guiding potential boundaries for 1 unit/1750 sf allowances have been provided to the Planning Commission
85	2/8/2023	Verbal	Frank McPhee	General	The City should not be in the business of welfare and should limit its involvement to "streets, sewers, and safety," with additional areas of involvement such as parks being acceptable.	City services include land use regulations and the City currently employs a housing coordinator and staff charged with economic development. The development of infill housing is in the best interest of the City of Port Angeles.
89	2/8/2023	Verbal	Annie O'Rourke	General	Inconsistencies and errors abound in Title 17 It is problematic to address housing without addressing transportation network and walkability simultaneously	The commenter was given a document that was older than the code amendments provided in the staff report. Changes and were made between the two versions prior to final publishing
95	2/9/2023	Email	Trisha Cobb	General	The Port Angeles Association of Realtors (PAAR) completed a thorough review of the proposed Municipal Code Title 17 Zoning changes. PAAR supports the vision and efforts of the City of Port Angeles.	Comment acknowledged
163	2/22/2023	Verbal	Frank McPhee	General	Most public comments submitted during this process have pertained to topics other than housing. City work should be restricted to sewer, streets, and safety. High interest rates and cost of materials and labor cause affordable housing to be difficult to construct even with the proposed code amendments.	City services include land use regulations and the City currently employs a housing coordinator and other staff charged with economic development. The development of infill housing can help the City of Port Angeles achieve goals identified in the Comprehensive Plan.
4	1/23/2023	Paper Submittal	Pamela Hastings	Group Housing	Are there group programs to encourage group housing and cluster building?	Cottage housing is a type of cluster housing on a single property. Cluster housing is encouraged

8	1/24/2023	Email	Kurtis Lorentzen	Housing	Port Angeles has some of the highest home resale values in the country. It can't be ignored that this is in large part due to the desirability of the area and of the city.	This code update is meant to transcend market trends and be in place when construction become feasible for whomever can afford it. It is also not requiring or suggesting the construction of affordable housing. It is providing flexibility for property owners to construction and place housing units as infill. No evidence has been provided in this comment that affordable housing leads to increases in crime and infrastructure deterioration.
9	1/24/2023	Email	Kurtis Lorentzen	Housing	if zoning is considered/relaxed, it must be done so as to provide the least impact on the values of existing homes and structures. If government is to be involved, it should be absolutely limited to the regulatory side. The biggest, by far, cost increase where government is involved is the state requirement for prevailing wage.	An increase in housing construction will likely lead to property value increases. Prevailing wage is not required for private construction practices.
10	1/24/2023	Email	Kurtis Lorentzen	Housing	Housing is not, and cannot be "equitable". Wealthy people live in million-dollar homes, where working people like me paid \$68K for our humble abode. There's no more a one-size-fits-all approach to affordable housing than there are people who are clones.	Housing equity in this instance means that every person, family, and child has a human right to a safe place to live out of the elements with a roof over their head.
11	1/24/2023	Email	Kurtis Lorentzen	Housing	Things on the regulatory side that lead toward pricing a project into oblivion need to be reconsidered, and evaluated on a case-by-case basis.	Zoning changes are being made in order to dictate where increased capacity needs to be provided and prioritized. Zoning for flexibility and a future use is long term planning.
12	1/24/2023	Email	Kurtis Lorentzen	Housing	Property tax payers are not willing to pay double for a prevailing wage government-contracted facility.	Comment acknowledged
13	1/25/2023	Email	Fran Mason	Housing	Forwarded an announcement from the National Low Income Housing Coalition titled Biden-Harris Administration Releases Blueprint for a Renters Bill of Rights	Comment acknowledged
14	1/25/2023	Email	Paula Obrebski	Housing	I have reached the age where I would like to downsize to a smaller dwelling and to less maintenance responsibility. The proposed code changes make it more likely that I will find what I want in Port Angeles. The proposed code amendments have my wholehearted support.	Comment acknowledged
141	2/17/2023	Email	Sean Simpson	Housing Attainability	Require dense housing developers to build a percentage of low-income units (proportional to the median family income of PA) to prevent gentrification.	This code is not seeking to "require" density and affordability. Instead, it is seeking to "allow" density and affordability.
15	2/1/2023	Email	Lyle Courtsal	Housing Supply / Environmental Protection	let's go up four to seven stories with any housing developments as a way to save that irreplaceable farm and forest land. People love to visit farms and forests and see the critters that live there.	Comment acknowledged
7	1/23/2023	Paper Submittal	Pamela Hastings	Housing Types	Advocating for tiny houses, shared housing, and the transformation of larger housing to group homes.	Comment acknowledged. Changes to ADU requirements, manufactured home standards and accessory uses are all integrated into the code amendment.
16	2/1/2023	Email	Martin Williams	Housing Types	Construction of multi-family units in my neighborhood would significantly impact the view and resale value of our residence. I cannot support the proposal since it would negate our reasons for moving here.	Comment acknowledged. All new multi-family units would be subject to design standards intended to ensure that they are compatible with the existing neighborhood in which they are being constructed.
59	2/7/2023	Email	Nancy Stephanz	Housing Types	In favor of apartments and shelters with on-site resources for single parents and unhoused individuals. Also, recommends pairing elderly with students and workers who need housing through a city database.	Comment acknowledged
164	2/22/2023	Verbal	Frank McPhee	Housing Types	It is wrong to scatter smaller units throughout single-household neighborhoods.	Comment acknowledged. All infill development will be subject to the dimensional and design standards applicable to the zone in which the development is occurring.
138	2/17/2023	Email	Erika Dallmann	Housing Types and Density	Port Angeles should update their zoning code to allow for the construction of more "middle" housing. I specifically support increasing flexibility in the zoning code provisions to allow the construction of duplexes and accessory dwelling units. I support the proposed reduction of lot size requirements. I believe that this will facilitate an increase in urban density and reduce the inappropriate conversion of undeveloped land.	Comment acknowledged
165	2/22/2023	Verbal	Beau Clark	Housing Types and Density	Supports the proposed changes because they would ease the provision of housing by facilitating varied housing types and an increase in density	Comment acknowledged. The proposed amendments are intended to reduce the Zoning Code as a barrier to affordability and development feasibility by facilitating a variety of housing types and infill development.
40	2/4/2023	Email	Jim Haguewood / Port Angeles Association of Realtors (PAAR)	Infrastructure System Capacity	PAAR advocates for City completion of a sewer, waste water and storm water capacity analysis for all areas of the City.	Comment acknowledged

75	2/8/2023	Email	Kelly Johnson / Port Angeles Association of Realtors (PAAR)	Infrastructure System Capacity	PAAR advocates for City completion of a sewer, waste water and storm water capacity analysis for all areas of the City.	Comment acknowledged. This process will likely take place as a part of the 2025 periodic Comprehensive Plan Update.
82	2/8/2023	Verbal	Richard Kendall	Infrastructure System Capacity	Expressed concern about the ability of traffic to turn around in a neighborhood that has no outlet and is zoned to accommodate additional density through the allowance of duplexes and multi-family housing. Also questioned the ability of solid waste disposal service to handle additional bins.	Off Street parking requirements have been made for alley/street subdivisions. All other off-street parking requirements are located in Chapter 14.40 PAMC.
88	2/8/2023	Verbal	Jim Haguewood	Infrastructure System Capacity	Recommends that the City undertake a capacity analysis for sewer and wastewater.	Comment acknowledged. This process will likely take place as a part of the 2025 periodic Comprehensive Plan Update.
93	2/8/2023	Verbal	Amy Hempel	Infrastructure System Capacity	Expressed a need for infrastructure to support the proposed housing. Noted that additional strain on infrastructure will result in higher costs.	Comment acknowledged. A greater inventory and assessment of utility capacity will likely take place as a part of the 2025 periodic Comprehensive Plan Update.
166	2/22/2023	Verbal	Steve Luxton	Infrastructure System Capacity	Advocated for increased density as a way to maximize the efficient use of infrastructure.	Comment acknowledged.
39	2/4/2023	Email	Jim Haguewood / Port Angeles Association of Realtors (PAAR)	Manufactured homes	PAAR opposes allowing buildings that meet WA State IBC standards on any property meeting infill development standards. PAAR supports requiring manufactured homes to meet infill design standards and supports changing RTP minimum lot size to 1.5 acres.	The quality of manufactured homes that have the necessary IBC requirements has changed immensely in the last decade, such that these structures will integrate well when coverage and setback requirements are met. Smaller manufactured homes will also fit on 25 foot wide lots allowed in the R7 zone. Through careful analysis staff has found that the allowance of park models uses as accessory will not diminish the quality of the neighborhood. As accessory uses, park models will be limited to the same requirements as accessory dwelling units
74	2/8/2023	Email	Kelly Johnson / Port Angeles Association of Realtors (PAAR)	Manufactured homes	PAAR opposes allowing buildings that meet WA State IBC standards on any property meeting infill development standards. PAAR supports requiring manufactured homes to meet infill design standards and supports changing RTP minimum lot size to 1.5 acres.	The quality of manufactured homes that have the necessary IBC requirements has changed immensely in the last decade, such that these structures will integrate in to existing neighborhoods well when coverage and setback requirements are met. Smaller manufactured homes will also fit on 25 foot wide lots currently allowed in the R7 zone. It is staffs opinion that the allowance of park models as accessory dwellings will not diminish the quality of the neighborhood. Park models will be limited to the same requirements as accessory dwelling units.
87	2/8/2023	Verbal	Jim Haguewood	Manufactured homes	Opposed to the proposal to allow single-wide manufactured homes	The quality of manufactured homes that have the necessary IBC requirements has changed immensely in the last decade, such that these structures will integrate well when coverage and setback requirements are met. Smaller manufactured homes will also fit on 25 foot wide lots allowed in the R7 zone. Through careful analysis staff has found that the allowance of park models uses as accessory will not diminish the quality of the neighborhood. As accessory uses, park models will be limited to the same requirements as accessory dwelling units
5	1/23/2023	Paper Submittal	Pamela Hastings	Mobility	Identification of a need for increasing sidewalks and transportation options.	Comment acknowledged. The City completed an ADA transition plan in 2021 that identifies barriers to pedestrians. This plan is intended to prioritize critical sidewalk and ADA updates.
140	2/17/2023	Email	Sean Simpson	Mobility	Expand bike/pedestrian infrastructure. Building a bikeable and walkable city also complements dense housing and will minimize the impact of removing minimum parking requirements. The bike lanes throughout PA (Front, 1st, 8th, Lauridsen) are unprotected and must be updated to encourage new ridership. Expand bus routes and frequency. Reduce local traffic downtown by installing a bus lane for rapid transit on Front/ 1st.	There are many projects in the City's Capital Facilities Plan that include bike and pedestrian infrastructure.
139	2/17/2023	Email	Erika Dallmann	Mobility	Expand the bike and pedestrian infrastructure downtown. This complements an increase in dense housing by reducing the necessity of owning/needng access to a vehicle. Expanding public transit would also support this. An expanded bus route and increased frequency would facilitate and promote public transit use.	There are many projects in the City's Capital Facilities Plan that include bike and pedestrian infrastructure.
96	2/10/2023	Email	Pat Milliren	Neighborhood	It is important to have a walkable and friendly neighborhood where we know our neighbors.	Comment acknowledged

1	1/22/2023	Email	Fran Mason	STRs	When zoning is considered there must be some form of regulations and protections in place. Port Angeles already has too many vacation rentals and AirBnbs, VRBOs and who is to say that new homes built will not become the same? We need strong enforcement of short-term rental regulations in PA, and across the country.	Comment acknowledged. Staff plans to address STR's separately from this process. An inventory of existing STR's will be an important first step in regulating them.
17	2/1/2023	Email	Martin Williams	STRs	The proliferation of short-term rentals has taken the type of housing that is needed off the market. City efforts should address the issue of short-term rentals.	Comment acknowledged. Staff plans to address STRs separately from this process. An inventory of existing STRs will be an important first step in regulating them.
99	2/11/2023	Email	Laurel Cripe	STRs	Expressed concern about the effect short-term rentals are having on the Port Angeles housing market. Notes that many single-household dwellings are used as STRs and sit empty for long periods of time.	Comment acknowledged. Staff plans to address STRs separately from this process. An inventory of existing STRs will be an important first step in regulating them.
100	2/11/2023	Email	Laurel Cripe	STRs	Advocates for code enforcement of unpermitted STRs and code that addresses the impact of STRs on housing stock.	Comment acknowledged. Staff plans to address STRs separately from this process. An inventory of existing STRs will be an important first step in regulating them.
167	2/22/2023	Letter	David Goldstein	STRs	Suggested that the City introduce a county tax relief exemption category or an incentive program, with a yearly property tax percentage reduction for homeowners who can provide proof (lease agreements etc.) that they are actually using their ADUs as long term income rentals instead of short term rentals throughout the entire year.	Comment acknowledged. Staff plans to address STRs separately from this process. An inventory of existing STRs will be an important first step in regulating them. Incentive programs exist to stimulate construction of multi-family dwellings and attainable housing.
168	2/22/2023	Verbal	Julie Maron	STRs	Hoping that accessory dwelling units will be subject to restrictions that will prevent them from being converted to short-term rentals	Comment acknowledged. Staff plans to address STRs separately from this process. An inventory of existing STRs will be an important first step in regulating them.
32	2/4/2023	Email	Jim Haguewood / Port Angeles Association of Realtors (PAAR)	Subdivisions	PAAR supports allowing alley/street subdivisions as long as setbacks and frontage standards are compatible with the neighborhood.	Comment acknowledged
67	2/8/2023	Email	Kelly Johnson / Port Angeles Association of Realtors (PAAR)	Subdivisions	PAAR supports allowing alley/street subdivisions as long as setbacks and frontage standards are compatible with the neighborhood.	Comment acknowledged
79	2/8/2023	Verbal	Kevin Russell	Temporary Housing	Asked the Commission not to consider RVs as temporary shelters due to unknowns about how wastewater discharge will be handled by existing infrastructure capacity. Electrical connection to RVs by extension cord is a fire safety issue.	RVs will be required to be affixed to permanent, permitted utilities.
83	2/8/2023	Verbal	John Worthington	Temporary Housing	Suggested that temporary emergency housing be built in the flood zone rather than building it where services and places to park are unavailable.	Comment acknowledged
98	2/10/2023	Email	Pat Milliren	Traffic	Street width encourages speeding. With additional units, speed limits need to be enforced.	Comment acknowledged
169	2/22/2023	Verbal	Katie Connors	Traffic	She advocated for walkability and bicycle use in addition to the proposed code amendments.	Comment acknowledged. Increasing infill options will facilitate housing units in locations where residents can use active transportation to acquire needed goods and services.
6	1/23/2023	Paper Submittal	Pamela Hastings	Unhoused	How many unhoused do we have?	The point in time count in 2022 listed 176 sheltered and unsheltered persons in Clallam County

Comments - Planning Commission						
#	Date	Form	Name	Code Section	Comment (may be paraphrased or abridged)	Response / Recommendation
1	12/27/2022	Written	Dziadek	Chapter 14.40 PAMC	Eliminate parking standards, both in residential and commercial areas. Donald Shoup (Distinguished Research Professor in the Department of Urban Planning at UCLA, Fellow of the American Institute of Certified Planners, Honorary Professor at the Beijing Transportation Research Center, recipient of the American Planning Association's National Excellence Award, recipient of the American Collegiate Schools of Planning's Distinguished Educator Award) on his website https://www.shoupdogg.com/ , recommends "that cities should (1) charge fair market prices for curb parking, (2) spend the meter revenue to improve public services in the metered areas, and (3) remove off-street parking requirements." In his "2018 edited book, Parking and the City, Shoup and 45 other academic and practicing planners examined the results where cities have adopted these policies. The successful outcomes show this trio of reforms may be the simplest, cheapest, and fastest way to improve city life, protect the environment, and promote social justice."	Parking reduction tools exist in Chapter 14.40.045.
3	1/11/2023	Verbal	Planning Commission	Chapter 17.08	Affordable and attainable are defined differently. Clarification should be provided to better distinguish the two.	Changes made. The definitions have been provided.
3	2/8/2023	Verbal	Marolee Smith	Chapter 17.08 PAMC	The difference between bed and breakfasts, STRs, and hostels needs to be clarified in Chapter 17.08 PAMC.	Comment acknowledged. Staff has reviewed the definitions and made applicable changes.
4	1/11/2023	Verbal	Planning Commission	Chapter 17.12	Port Angeles does not have adequate existing available land to facilitate new trailer parks	Changes made. The land area required for a trailer park overlay zone has been reduced to 1.4 acres
5	2/8/2023	Verbal	Andrew Schwab	Chapter 17.13 PAMC	Approximately how many standard trailers can fit in a 1.5 acre trailer park developed using RTP zone standards?	The maximum number of trailers allowed would be 17 on 1.4 acres, or 12.44 units per acre. This includes all driveways and required/accessory uses and structures within the park.
6	2/8/2023	Verbal	James Taylor	Chapter 17.15 PAMC	RHD zone dimensional table now exists, but the RMD zone is still absent from the document.	Only the chapters with proposed changes are available in the track changes. If there are no changes proposed, the chapter is not represented.
7	2/8/2023	Verbal	James Taylor	Chapter 17.17 PAMC	A hobby should be better distinguished from a home occupation.	Staff is pulling Chapter 17.17 is being pulled from consideration and recommending further review during a future commercial use code update
8	2/8/2023	Verbal	Andrew Schwab	Chapter 17.20 PAMC	Does not agree with the time period of one year for residential conversion of a commercial occupancy in the CBD. The waiting period is unnecessary for existing construction, but wants to force new construction in the CBD to establish commercial uses on the ground floor.	Staff has taken this into consideration and provided alternatives that include no time limit.

9	1/11/2023	Verbal	Planning Commission	Chapter 17.21 PAMC	cottage housing standards are too complex and are not needed	The standards are important because these developments are meant to be small communities and open space, accessibility, community space, and parking are all important standards for the development
10	1/11/2023	Verbal	Planning Commission	Chapter 17.21 PAMC	Revisit ADU standards to increase the floor area from 600 to 800 square feet. An analysis of unit size should occur to determine a percentage of the dwelling unit as a standard for ADU size. ADU standards should be tailored to ensure that unit size is more proportional to existing dwelling unit.	Changes made.
11	1/11/2023	Verbal	Planning Commission	Chapter 17.21 PAMC	Add section allowing conversion of interior space to ADU even when structure is nonconforming.	This is already allowed by code and has been done in the city.
12	2/22/2023	Verbal	Ben Stanley	Chapter 17.21 PAMC	Viewsheds are a way to shield neighboring properties from new housing by preventing windows from facing adjacent structures.	All new multi-family developments, cottage housing, and duplexes are subject to design standards. When block frontage standards are addressed in a future amendment, the opportunity for addressing multi-family landscaping requirements will be provided.
13	1/11/2023	Verbal	Planning Commission	Chapter 17.46 PAMC	Chapter 17.46 PAMC – Multi-family property tax exemption language is confusing. The goal should be to simplify this code to make it less “nebulous.”	The MFTE code is being amended to include the eligibility of additional unit construction beyond any existing units on site. Additional changes have not been deemed an immediate priority.
14	1/10/2023	Written	Smith	Chapter 17.46 PAMC	Chapter 17.46 is unclear and difficult to understand	Staff has added Chapter 17,46as a future priority for Council consideration in Appendix D
15	1/11/2023	Verbal	Planning Commission	Chapter 17.96	RVs – Concern about the lack of code addressing temporary housing in a concrete way.	Changes made. Design standards have been provided that treat RV's as a temporary accessory use
16	1/10/2023	Written	Smith	Chapter 17.96 PAMC	PAMC 17.96.070 is not well thought out. Where are the permit fees? Where are the provisions? Why only "temporarily for one year"? Why not a provisional year, and then up to 5 consecutive years, with approval (and new fees and new inspections)? Make this simple: temporary permitted, with a fee, and with an inspection; extended with a fee and an inspection for another year, up to 5 years.	Changes made. The standards are now in place. The Planning Commission recommended to the City Council to waive fees and that recommendation was adopted.
17	1/10/2023	Written	Smith	Chapter 17.96 PAMC	This 17.96.070 does not address the elephant(s) sitting on my neighbor's property. It doesn't tell me that the city is paying attention at all. Who is accountable? This documents needs to create accountability.	Code Enforcement pursues accountability. Title 17 does not address code enforcement actions.

18	1/10/2023	Written	Smith	Chapter 17.96 PAMC	<p>If we are to do this, allow temporary RVs as living quarters, we cannot have:</p> <p>a.) We cannot allow sewage collected in little pooh wagons and "just dumped somewhere" (maybe sloppily poured down the sewer clean-out, maybe dumped down the gutter, maybe on a far corner of the lot or in shallow hole dug). We cannot allow sewage to just become "grey water" for the landscape. (Untreated human sewage is a health issue to be addressed.)</p> <p>b.) We cannot have lightweight 16 gauge power cords running out to power a toaster, blender, microwave oven, and electric heater. We cannot allow multiple extension cords plugged in, and routed out a window of the home, without any thought as to the electric load already on the house circuit.</p> <p>c.) We cannot allow a garden hose (not lead or pba free) to bake in the sun to leech chemicals into the drinking water of the person in the temporary shelter. There must be a potable water hose. And, then to keep that hose flowing in the winter months, we need to designate insulation requirements for that hose.</p>	Changes made. The purpose of this section of code is to ensure RV's are placed temporarily and meet life safety standards, including those listed in the comment.
19	1/10/2023	Written	Smith	Chapter 17.96 PAMC	<p>An RV in the yard can kill the occupants of the RV, and burn down the neighborhood. Overloaded electric circuits can cause house fires, yard fires, and RV fires. Sewage is laden with bacteria --sometimes chemo drugs, or illicit drugs -- and can contaminate soil and ground water of an entire block, our stream run-off, and the strait. The permits should be clear. They should NOT BE FREE. There should be an inspection (yearly) to make sure that the RV hookups, its interior and exterior cannot become a neighborhood nuisance, rodent vector, or endanger anyone's health, life, or safety.</p>	An inventory of existing RV's and mobile homes on private property and process to permit and inspect will be identified by City moving forward after the code amendment is adopted.
20	1/10/2023	Written	Smith	Chapter 17.96 PAMC	<p>The penalties are vague and non-specific for 17.96.180. What exactly is a violation? Who administers this? What steps are taken? What is the purpose if we don't have a way to have rules first, regular inspections, etc.? Four different agencies within the city should have jurisdiction over this (fire, public works, permit/inspector) and then, violations would be the jurisdiction of police/code compliance -- lets spell out the rules and responsibilities.</p>	Comment Acknowledged. An inventory of existing RV's and mobile homes on private property and process to permit and inspect will be identified by City moving forward after the code amendment is adopted. This includes code enforcement and potential penalties for non-compliance.
21	2/8/2023	Verbal	Marolee Smith	Chapter 17.96 PAMC	<p>City needs to get handle on existing RVs before allowing more. There are other communities that have attempted to handle allowing RVs, but few have been successful. She is concerned about declaring that RVs are undesirable so not regulating them at all.</p>	An inventory of existing RV's and mobile homes on private property and process to permit and inspect will be identified by City moving forward after the code amendment is adopted.
22	2/8/2023	Verbal	Ben Stanley	Chapter 17.96 PAMC	<p>Regulating safety standards of RVs is important given the existing conditions in the City</p>	Comment acknowledged
23	2/8/2023	Verbal	Marolee Smith	Chapter 17.96 PAMC	<p>Inspections and safety are essential aspects of any temporary use permit process.</p>	Comment acknowledged. Safety inspections will be limited to utility connections and life safety issues.

24	2/8/2023	Verbal	Colin Young	Chapter 17.96 PAMC	Noted that temporary RV dwelling units is comparable to temporary electrical service. When it is taken away, people become upset because they have become accustomed to the arrangement.	Permanent RV facilities such as power, water and sewer connection are currently allowed to be installed on private property. The code would ensure any RV being used as housing would have permanent facilities.
25	2/8/2023	Verbal	Andrew Schwab	Chapter 17.96 PAMC	Is the temporary use permit associated with the RV or the lot on which it sits?	The permit is associated with the property, not the individual RV.
26	2/22/2023	Verbal	Andrew Schwab	Chapter 17.96 PAMC	The proposed temporary housing performance standards would not enable someone to merely connect an RV to an electrical outlet.	Comment acknowledged.
27	2/22/2023	Verbal	James Taylor	Chapter 17.96 PAMC	Comments from the community were overwhelmingly negative toward RVs used as dwelling units.	Comment acknowledged. The City Council will have access to all written comments received and the Planning Commission meeting records in advance of making a final decision on whether to approve Section 17.96.075 as written.
28	2/22/2023	Verbal	Colin Young	Chapter 17.96 PAMC	Kicking people out of temporary housing at the end of permit duration is disingenuous because the City cannot enforce it.	Comment acknowledged. The proposed Section 17.96.075 allows for extension requests that can enable temporary use permits to remain valid beyond the initial one-year period.
29	2/22/2023	Verbal	Richie Ahuja	Chapter 17.96 PAMC	Does the temporary permit requires one to get permission from the community if they want to extend it?	Extensions over six months involve a public process. From Section 17.96.075: Requests for extensions exceeding six months of previously approved temporary use permits with specified time periods of authorization shall also be considered at a public hearing before the Hearing Examiner and may be granted for a period of one to five years.
30	2/22/2023	Verbal	Colin Young	Chapter 17.96 PAMC	Adoption of temporary housing provisions allowing RV occupancy would create more pressure to eliminate existing illegal RVs. It would create a new pathway for achieving conformance.	Comment acknowledged. Should the proposed Section 17.96.075 be adopted, a next step will be an inventory of existing occupied RVs so staff can aid occupants in achieving compliance.

2	1/11/2023	Verbal	Planning Commission	Chapters 17.01 & 17.03 PAMC	Only list the zones in one location to avoid confusion.	The zones have been listed in two locations because chapter 17.01 provides the zone's purpose and 17.03 provides the City's existing zoning map and legend. A link has been provided to the City's zoning map in chapter 17.03
32	12/27/2022	Written	Dziadek	Chapters 17.10-12 PAMC	Eliminate single family zoning, eliminate minimum lot sizes, and continue major zoning reform. According to Conor Dougherty in his book Golden Gates: Fighting for Housing in America, widespread exclusionary zoning via designated single-family communities and minimum lot sizes excludes major segments of the population.	Changes made. Multifamily is now an allowed use in R7.
33	1/11/2023	Verbal	Planning Commission	Chapters 17.10-15 PAMC	maximum building height should be 30 feet for the R7 zone as a whole, rather than having a different standards for primary and accessory structures. -If the primary structure is a 30 foot structure, then the secondary structure can be 30 feet. -An accessory structure is dependent on the size of the primary structure needlessly. -Cottages should not have a different standard than primary structures.	Changes made. Accessory structures are allowed at 30ft and two stories within primary setbacks and primary height and two stories within accessory structure setbacks
34	1/11/2023	Verbal	Planning Commission	Chapters 17.11 and 17.12	R9 and R11 zones should be combined.	Removing the zone will take and rezone. Staff has suggested approaching this in the 2025 Periodic Comp Plan Update
35	2/8/2023	Verbal	Andrew Schwab	Code Enforcement	Code enforcement is improving because there is a new code enforcement officer. The city is a complaint based jurisdiction so only responds if a complaint is received.	Comment acknowledged
36	1/11/2023	Verbal	Planning Commission	General	development patterns should be conducive to transit and staff should work with Clallam Transit to ensure this occurs	Comment Acknowledged. Staff has suggested approaching this in the 2025 Periodic Comprehensive Plan Update
37	1/11/2023	Verbal	Planning Commission	General	tiny or modular homes on wheels in clusters of 4-6 homes is something that could effectively be integrated into 7000 square foot lots.	Changes made. "tiny homes" have been added as a temporary or accessory use, depending on whether the wheels remain on.
38	12/27/2022	Written	Dziadek	General	Create a disincentive fee for large single-household dwellings, and use that fee for multi-family market subsidies. I like this idea, especially in light of the ever-increasing financial and housing insecurities that many Americans face	This idea has been widely criticized and removed from consideration. Staff is working on more incentives to creating multifamily subsidies.
39	12/27/2022	Written	Dziadek	General	Enable a broad scope municipal development authority/land bank.	This has been listed as a future priority for Council consideration in Appendix D
40	2/8/2023	Verbal	James Taylor	General	Allowing infill development does not solve the problem of maintaining alleys	The intent of this code update is not to solve the street quality index of alleys. Development of housing units will increase the City's tax base and allow for more income available to improve the City's transportation network.

41	2/8/2023	Verbal	Colin Young	General	In discussion of sewer system capacity and the original intent of the wastewater system as serving single-household dwellings, he noted that the household size may have been different at that time. This means that the system could still have capacity due to a change in household size from what was originally planned for when infrastructure was constructed.	Comment acknowledged.
42	2/8/2023	Verbal	Richie Ahuja	General	Due to other pending challenges, such as climate change and natural aging, infrastructure needs to be updated anyway, so it makes sense to update it with growth and economic development in mind.	Comment acknowledged.
43	2/8/2023	Verbal	Colin Young	General	Growth causes an increase in tax revenue which allows infrastructure to be paid for. Increasing allowable density will enable an increase in tax revenue.	Comment acknowledged.
44	2/22/2023	Verbal	James Taylor	Permit Timeline	The community needs to remove some other bottlenecks. It should not take eight months to finish a short subdivision or get a permit	Comment acknowledged. The City is working to simplify the development standards applicable to residential development so the design standards are easier to satisfy in an application. Certain aspects of the development process, such as the availability of private engineers, are not within the control of the City.
45	1/10/2023	Written	Smith	Title 17 PAMC	The Director has too much power so the Planning Commission should make the decisions currently delegated to the Director.	Administrative decision are managed by evaluation of design standards. Many administrative decisions have moved from conditional to allowed uses with design standards. Administrative decision reduced the cost of development.
46	2/22/2023	Verbal	Ben Stanley	Title 17 PAMC	Housing supply is needed. Other reasons for promoting density exist, such as achieving a critical mass for commercial corridors that support new businesses.	Comment acknowledged. The proposed amendments are intended to reduce the Zoning Code as a barrier to affordability and development feasibility by facilitating a variety of housing types and infill development.
47	2/22/2023	Verbal	Ben Stanley	Title 17 PAMC	Density leads to preservation of open space regionally because demand is met in the urban environment.	Comment acknowledged. Facilitating infill development through the proposed code amendments will help accommodate new development in the existing urban environment.

48	2/22/2023	Verbal	Colin Young	Title 17 PAMC	Apartments are needed because most people use apartments at some point in their lives, not just a certain class of people.	The proposed amendments help facilitate infill housing in more locations throughout the City. These units may include multi-family structures, which may include apartments and will need to meet the same dimensional standards as other development in the zone.
49	2/22/2023	Verbal	Richie Ahuja	Title 17 PAMC	Local institutions expressed a need for affordable housing. Those institutions could be brought together to support a public-private partnership in the City	Comment acknowledged. The list of future code amendments includes exploring a development authority or land bank that may provide the opportunity for public-private partnership.
50	2/22/2023	Verbal	Tammy Dziadek	Title 17 PAMC	Believes that staff is following certain principles set forth in <i>The Death and Life of Great American Cities</i> by Jane Jacobs	Comment acknowledged.
1	1/11/2023	Verbal	Planning Commission	Title 17 PAMC	References and terminology must be consistent across Chapters and Sections	Changes made. staff has reviewed the code across all applicable chapters to be consistent
4	1/11/2023	Verbal	Planning Commission	Title 7	Animal husbandry definitions – add poultry and address chickens in code	Animals are addressed separately from Title 17 PAMC in Title 7 PAMC, which includes definitions in Chapter 7.01 PAMC
53	1/10/2023	Written	Smith	Title 7 PAMC	dogs are mentioned, but the document does not address poultry, goats, pet pigs, etc. Since urban poultry is popular, and a very important issue in a quasi-rural area such as where we live, it is important to have meaningful rules.	Animal husbandry is not addressed except by use in Title 17. A future code update may address this.