

Appendix E:

Staff Recommendations for Future Code Amendment and Priority Items

I. BACKGROUND

Throughout discussions related to proposed changes to Title 17 of the Port Angeles Municipal Code (PAMC), it was determined that many important items either fell outside the scope of the proposed changes, were not as highly prioritized as other potential updates, or could not be feasibly accomplished by the March 31, 2023 deadline. In recognizing that the Port Angeles Municipal Code is an imperfect document, and that the six goals outlined as a part of the Pursuing Housing for All code amendment process necessitate continual progress, staff has compiled a list of recommendations that warrant either immediate action or should be incorporated into future code update cycles.

2. RECOMMENDATIONS FOR IMMEDIATE ACTIONS

1. Task staff with engaging the community and stakeholders with a comprehensive review of Port Angeles' short term rental policies and standards
2. Approve enabling language for the creation of a public development authority or land bank tasked with the creation of housing, blight reduction, and land use optimization.
3. Task staff with updating commercial and block frontage standards to emulate existing local "high quality" commercial and multifamily projects.

3. RECOMMENDATIONS FOR FUTURE ACTIONS

1. Task staff with reviewing the legality, feasibility, and potential impact of a progressive vacancy fee to spur economic development and reduce vacancy in strategic zones.
2. Task staff with codifying the pre-application process and prepare an accompanying report on current permit review processes and timelines. Staff's report should include alternative methods to increase predictability in the permit review process.
3. Task staff with reviewing the impacts and potential benefits of creating maximum lot sizes in the R9 and R11 zones.
4. Task staff with reviewing the impacts and feasibility of allowing certain types of animal husbandry in higher density residential zones.
5. Task staff with reviewing the impacts of allowing "Corner Shop Mixed Use Structures" adjacent to strategic residential intersections. This could also be addressed as a part of the regularly scheduled Comprehensive Plan update as a look at neighborhood nodal development.
6. Task staff with updating and refining the home occupation standards of Chapter 17.17 PAMC to clarify the home occupation application process and better distinguish between home occupation and personal hobby uses.
7. Task staff with revising the bed and breakfast standards of Chapter 17.18 PAMC to achieve consistency with updated zoning regulations implemented in other chapters of Title 17 PAMC through Pursuing Housing for All.