



TO: Planning Commission

FROM: Department of Community and Economic Development

DATE: Wednesday, February 22, 2023

RE: Addendum to Staff Report for Municipal Code Amendment 23-01 Related to Infill Housing Development, Temporary Housing Uses, and General Code Clarifications and Housekeeping

STAFF REPORT

I. BACKGROUND

On February 8, 2023 the Planning Commission held a public hearing for Municipal Code Amendment No. 23-01 related to infill housing development, temporary housing uses, and general code clarifications and housekeeping. After the public hearing and commission discussion, the hearing was continued to the next regular meeting of the Planning Commission on February 22, 2023. Since February 8, 2023, staff has continued to compile and respond to all testimony and written public comment that has been provided to date. Those comments and responses can be found in Appendices C and D of this addendum. Below is a list of all Title 17 PAMC chapters that have been amended and any changes that have been made to those amendments since the public hearing was continued on February 8, 2023. Staff has also prepared alternative recommendations for the Planning Commission to provide to City Council once the public hearing is closed.

SUMMARY OF CHANGES MADE BASED UPON COMMENTS RECEIVED

Chapter 17.01 Purpose and Scope

To ensure an ordinance that relates strictly to housing related efforts, the included land acknowledgement has been removed from the Chapter.

Chapter 17.08 Definitions

Minor edits have been made to ensure consistency within Title 17 uses and terminology.

Chapter 17.10 R7, Residential Mixed Density

Changes have been made to address the potential impacts that the addition of multiple units on one R7 property beyond any existing units will have on utility capacity. A provision has been included in the density requirements that states “[m]unicipal separate storm sewer system capacity shall be considered when assessing the feasibility of any proposal that results in 3 or more primary units on a single lot.”

Chapter 17.11 R9, Low Density

No changes have been made.

Chapter 17.12 R11, Low Density

No changes have been made.

Chapter 17.13 RTP, Residential Trailer Park Overlay Zone

No substantial changes have been made. Staff has found that under the proposed amendment 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.

Chapter 17.15 RHD-Residential High Density

No changes have been made.

Chapter 17.17 Home Occupations

This Chapter has been removed and placed into Appendix E to be included in future recommended amendments to Title 17 related to commercial uses.

Chapter 17.18 Bed and Breakfasts

This Chapter has been removed and placed into Appendix E to be included in future recommended amendments to Title 17 related to commercial uses.

Chapter 17.20 Commercial Zones

No changes have been made.

Chapter 17.21 Residential Infill Standards

Changes to this section include the provision of ANSI standards to ensure any Park Models used as accessory dwelling units are anchored properly to withstand required wind loads and other environmental risks for the Port Angeles area.

Chapter 17.22 Commercial and Multifamily Design Standards

No changes have been made.

Chapter 17.23 CA, Commercial Arterial

No changes have been made.

Chapter 17.40 PBP, Public Buildings – Parks

No changes have been made.

Chapter 17.42 FL Forest Lands

No changes have been made.

Chapter 17.96 Administration and Enforcement

The Temporary Use section was updated to include an owner occupancy requirement for Mobile

Homes and to include fire safety standards for Mobile Homes and Temporary Emergency Housing Structures.

Environmental Review

This project was reviewed under the Washington State SEPA threshold determination rules requirements and procedures. A Determination of Non-significance (DNS) was adopted on February 1, 2023 for this action. In accordance with WAC 197-11-340 the 14-day combined comment and appeal period ended on February 15, 2023. No public comment or appeal was received by staff. The SEPA determination and checklist are on file at the City of Port Angeles Department of Community and Economic Development Planning Division and are available upon request.

Consistency

In preparation and submission of a Municipal Code Amendment, City Staff has demonstrated that all standards will be met in accordance with the City's Comprehensive Plan and the Port Angeles Municipal Code.

VII. RECOMMENDATION

It is the recommendation of Department of Community and Economic Development Staff that the Planning Commission concur with staff's recommendation to the City Council to approve Municipal Code Amendment No. 23-01. This recommendation is based on the staff report, 2019 Comprehensive Plan, 2019 Housing Needs Assessment, and submitted comments.

It is recommended that the Planning Commission adopt one of the following motions:

1. General motion to recommend approval of the Municipal Code Amendment No. 23-01 to City Council as written including any minor changes required to maintain consistency with all titles and chapters of the Port Angeles Municipal Code with the list of future recommendations municipal code changes as identified in Appendix E of the Staff Report; or
2. General motion to recommend approval of the Municipal Code Amendment No. 23-01 to City Council with any changes approved by the Planning Commission by adopted motion, including any minor changes required to maintain consistency with all titles and chapters of the Port Angeles Municipal Code with the list of future recommendations municipal code changes as identified in Appendix E of the Staff Report.

VIII. APPENDICES

[2023-02-08 PZ 23-01 Planning Commission Staff Report](#)
[Appendix A: Title 17 Draft Municipal Code Amendments](#)

[Appendix B: Workshop Summary and Survey Results](#)

[Appendix C: Public Comment Matrix by Code Reference](#)

[Appendix D: Individual Public Comments by Date Received](#)

[Appendix E: Staff Recommendations for Future Code Amendment Items](#)

[Appendix F: Planning Commission and City Council Meeting Minutes](#)

[Appendix G: Evaluation Criteria and Priority Changes Memo](#)