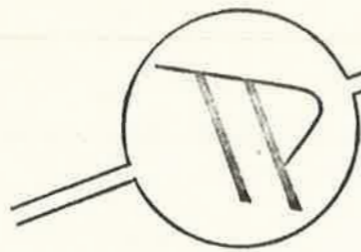


FINAL REPORT

THREE-STAGE 701 PLANNING PROGRAM

PORT ANGELES



TOWN PLANNERS

m.g. poole & associates

dash point, washington

wa 7-9682

12 August, 1966

Mr. Lloyd Kirry
Chief, Planning Section
Local Affairs Division
Dept. of Commerce & Economic Development
Olympia, Washington

Dear Mr. Kirry:

Enclosed is the Project Completion Report for Clallam County and Port Angeles, P-98. It is in the form of two separate Final Reports, one for Clallam County and one for Port Angeles. The two reports are necessarily similar. This report is designed for the Planning Commission and the Council of Port Angeles.

I appreciate the cooperation that the City Council, the Planning Commission and their Chairman, Fred Strange, the City Manager Don Herrman, and the City Engineer John Warder, have given me in this project.

I have enjoyed working with all of these people very much.

Very truly yours,

M. G. Poole

MGP/sjw

Enc.



CLALLAM REGIONAL PLANNING

DISTRIBUTION OF POPULATION IN GREATER PORT ANGELES

M.G. POOLE & ASSOCIATES

FIRST STAGE

Agencies Participating

Agencies participating in this First Stage Project were the following:

City of Port Angeles
Clallam County Public Utility District
Port Angeles School District
Port of Port Angeles

Projects Completed

These were the projects completed during the First Stage:

Base Maps and Information Maps

Base maps showing topography and city and National Park boundaries were produced, and information maps showing generalized land use, population spot maps and major trafficways were made and submitted to the participating agencies.

Inventory Surveys

Land use, population and circulation studies identifying the land use, the distribution and population and the major thoroughfares were made.

Economic Base Study

An economic base study that analyzed the population, labor force and industries and economics potential of this region was conducted by a firm of New York consultants.

Goals and Objectives

Long range goals and objectives pertinent to the city were submitted to the Port Angeles Planning Commission, and goals and objectives pertinent to the county were submitted to the Clallam

County Planning Commission. These were discussed at length with the members of the two commissions.

Narrative Report

A report summarizing the facts obtained and projects completed was published and distributed.

The facts obtained and the maps prepared during this First Stage contained the basic information needed in the preparation of the City and the Regional Comprehensive Plans.

SECOND STAGE

Agencies Participating

Agencies participating in this Second Stage project were the following:

Clallam County
Port Angeles
Port of Port Angeles
Clallam County Public Utility District

Projects Completed

The following were the projects completed during this Second Stage.

Community Facilities Survey & Analysis

An inventory of community facilities throughout the City of Port Angeles was made, tabulated and analyzed. Emphasis was given to recreation areas and facilities.

Goals....Objectives

The goals and objectives submitted in the First Stage were reviewed with the members of the Planning Commission and the Council selecting the long range objectives they desired. These were part of the background material used in the preparation of the Regional and City Comprehensive Plans.

Regional Comprehensive Plan

A Regional Comprehensive Plan was prepared as a means of establishing coordination of planning of Federal, State, County and City government agencies participating in this program.

Land Use Element

The land use element of this Plan proposed a land use pattern, generalized, throughout the region. This Plan was designed

to coordinate the Federal, State, County and City long range plans in this region.

Circulation Element

This section of the Plan showed a proposed pattern of highways throughout the County. It emphasized the need for a bypass highway in the Greater Port Angeles area and made proposals regarding the route.

Community Facilities

This section considered the community facilities in the cities and the County. A brochure showing the location of existing and proposed recreation sites in Clallam County was prepared and distributed.

City Comprehensive Plan

The City Comprehensive Plan was directly related to and an out-growth of the Regional Plan. It was more specific and detailed, however.

Land Use Element

This section showed detailed proposals regarding land use and proposed densities of population. This Plan was designed to be (1) a guide and a reference for future development of land in the City, (2) a legal basis for future City Zoning Regulations.

Circulation Element

This section showed the proposed pattern of major highways, including a future bypass highway in the Greater Port Angeles area. The purpose was to serve as a guide to the City Planning Commission regarding the development of a circulation pattern in the City.

Community Facilities

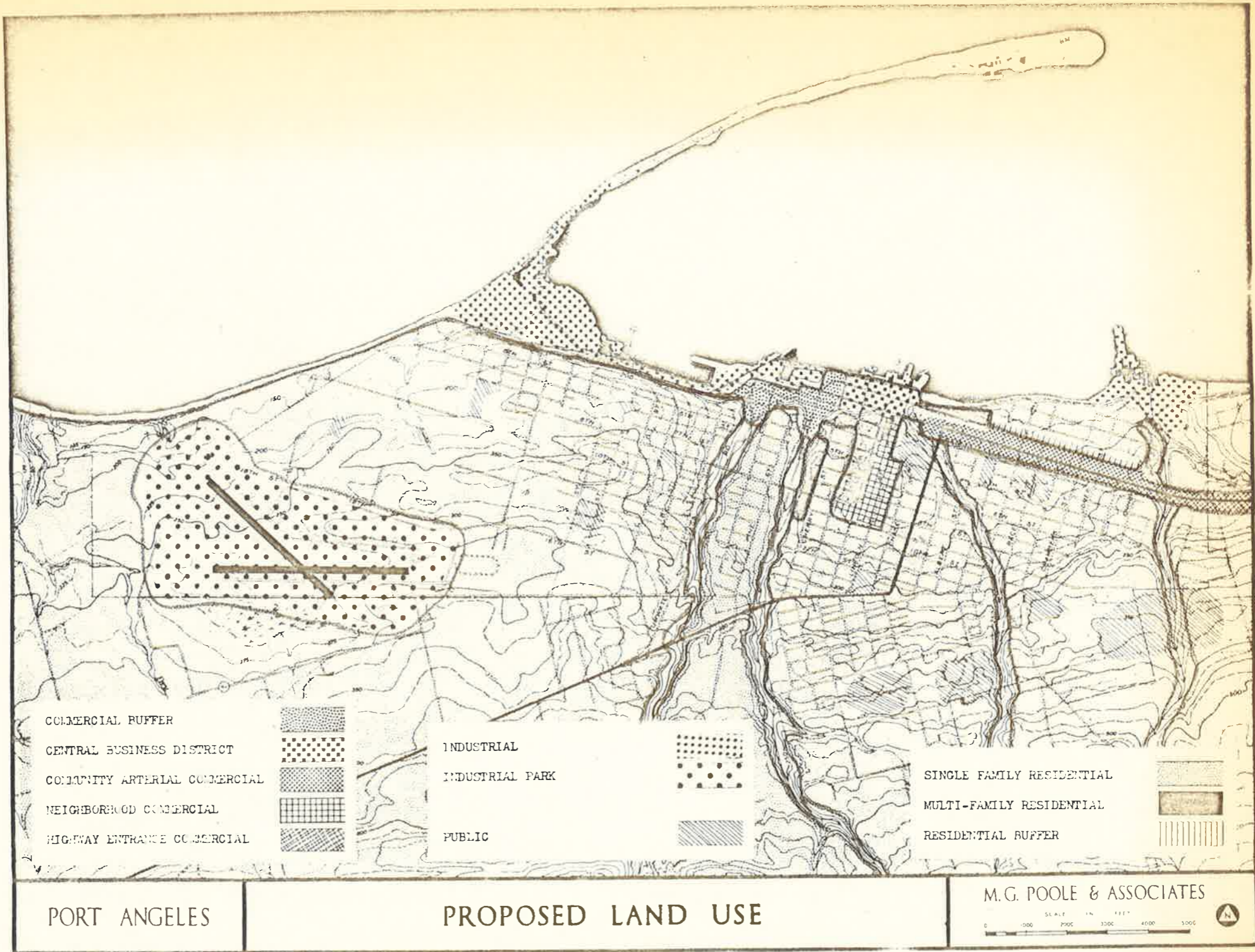
This section included the community facilities in the City, with emphasis upon recreation areas.

Narrative Report

Two narrative reports were published, one showing the Regional Plan and the other the City Comprehensive Plan.

Significance of Work Completed

The work completed in this project established (1) a long-range planning program and (2) a legal basis for the zoning regulations that were to be prepared in the Third Stage.



PORT ANGELES

PROPOSED LAND USE

M.G. POOLE & ASSOCIATES



THIRD STAGE

Agencies Participating

Agencies participating in this First Stage Project were the following:

City of Port Angeles

Clallam County

Projects Completed

These are the projects completed during this Third Stage.

Zoning Regulations

Zoning regulations, designed specifically for the City of Port Angeles, were prepared and submitted to the City Planning Commission and City Council, accompanied by a large Official Zoning Map. The boundaries for the zoning districts conform in general to the land uses proposed in the comprehensive plan. Also prepared and submitted was a large zoning chart showing the various classifications and the permitted uses.

Subdivision Regulations

Subdivision regulations, designed specifically for the City of Port Angeles, were prepared and submitted to the Planning Commission.

City Codes

City codes regarding housing, fire, plumbing, electrical and construction were reviewed with the Building Inspector. The codes in this City are up-to-date and satisfactory.

Official Map and Ordinance

An Official Map and Ordinance designating arterial streets and containing provisions for widening or extending specific streets

and reserving future rights-of-way was prepared and submitted. A large print of a city map showing, in color, streets to be widened or extended and future rights-of-way, was the Official Map.

Legal and Technical Consultation

Legal and technical advice and research was prepared for the City. The consultant prepared for and attended three planning commission public hearings regarding adoption of the comprehensive plan. At the time of completion of this project public hearings in regard to zoning and subdivision regulations had not been held. I will attend and participate in the public hearings when they are held.

Long Range Financial Plan

Research covering the past ten years regarding the revenue and expenditures of the City was conducted and a long range financial plan was prepared and submitted.

Administrative Forms

Administration forms were prepared, submitted and discussed with the members of the Planning Commission, particularly the Building Inspector. These forms were designed to facilitate the administration of zoning, rezoning, subdivision, variances and conditional permits.

Report

A Final Summary Report was prepared and submitted to the City.

Prospects for Continuation of Planning

Technical research, maps, plans and regulations for long range planning have been prepared and submitted to the City during these three 701 planning programs. The City has a Building Inspector and a City Engineer, but they do not have a technically trained Planner, needed for coordination with the various local government agencies.

It is our recommendation that the City join forces with the Port District, the Public Utility District, the County and other government agencies in a Regional Planning Commission. A true Regional Agency would include the counties of Jefferson, Cowlitz, Mason and Clallam.

Each of the above mentioned agencies faces increasing problems in their future. The need for regional planning increases in proportion to the population. Each agency, going its separate way, will lack the coordination that the taxpayers are beginning to demand of public agencies.

Representatives of these government agencies, meeting together as members of a Regional Planning Commission, should become acquainted with each others problems and plans.

A Regional Planning Commission is needed for many reasons, particularly these two: (1) coordination, (2) to be eligible to obtain federal and state matching funds wherever these funds are involved.

REPORTS

	<u>Quantity</u>	<u>Published</u>
Mapped Streets Ordinance	100	Ozalid
Subdivision Regulations	50	"
Administration Forms, Procedures	"	"
Long Range Financial Plan	"	"
Zoning Regulations	"	"
Final Report	100	"

CHARTS

	<u>Size</u>	<u>Reproducible</u>	<u>Print</u>
Zoning Regulations Chart (3)	41" x 60"	x	x

MAPS

	<u>Scale</u>	<u>Size</u>	<u>Reproducible</u>	<u>Print</u>
Mapped Streets	1" : 400'	3' x 4½'	x	x
Zoning	1" : 300'	3' x 5½'	x	x

NOTE: We request certification of the above listed maps and charts.