



**APPLICANT:** Renaissance Property Holdings, LLC  
C/O Byron Bolton  
8160 Highland Road  
Vernon, BC V1B3W6  
bbolton@bryton.com

**DATE ISSUED:** March 20, 2026

**DATE EXPIRES:** March 20, 2031

**PERMIT NUMBER:** SMA 25-0175

**PROJECT PLANNER:** Courtney Bornsworth, *Natural Resources & Grant Administrator*

**PROJECT DESCRIPTION:** Shoreline Substantial Development Permit to construct a 43,125 square foot boat manufacturing building with associated office space, parking lot, access driveway and boat staging area.

**PROJECT LOCATION:** Parcels 06-30-00-0010500, - 010506, 010515, 010536, 011000, Zoned Industrial Heavy (IH)

**SHORELINE DESIGNATION:** High Intensity Maritime (HI-M)

**PUBLIC NOTICING PERIOD:** January 23, 2026 – February 22, 2026. See Attachment B for public comment and staff response.

**CONDITIONS:**

1. A structural setback of 50-feet from the Ordinary High-Water Mark must be maintained throughout the life of the project.
2. The project proposal lies adjacent to a Geologically Hazardous Area and as such, will abide by the regulations set forth in PAMC Chapter 15.20 and the Conditions of the Environmentally Sensitive Areas Development Permit ESA 25-0177.
3. All excavation and ground disturbing activities must be monitored by an archaeologist approved by the Community and Economic Development Department. The archaeologist must meet the Washington State Guidelines for a Professional Archaeologist and must be in contact with the DCED prior to and during the permitted project. A Monitoring and Inadvertent Discoveries Plan must be kept on site during all ground disturbing activities. A professional report must be issued to the DCED upon completion of the ground disturbing actions.
4. Long-term storage and/or disposal of industrial wastes is prohibited within shoreline jurisdiction.
5. New industrial developments must employ the best available technology, practices, and procedures for the safe handling of fuels and toxic or hazardous materials to prevent them from entering the water, and optimum means must be employed for prompt and effective cleanup of any spills that do occur.
6. Industrial display and other exterior lighting must, to the extent practicable, be designed, shielded, and operated to avoid illuminating the water surface and to reduce light pollution into the night sky and residential areas situated above the marine bluff.

7. Low Impact Development techniques will be incorporated into the design of the development, where feasible.
8. The boat manufacturing activities must adhere to Best Management Practices concerning the various services and activities they perform and their impacts on water quality. Industrial uses and activities must adhere to the applicable standards in the City of Port Angeles USSG.
9. Power must source underground from pole 17-GP-04 to a pad-mounted three-phase transformer located within an easement on customer property. Pole 17-GP-04 is located near the NW corner of Lot 10, Block 105 TCP on provided preliminary site plan. Refer to City of Port Angeles USSG, Chapter 8, Figures 11-14 for further details. Please provide electrical loading calculations as soon as possible to determine transformer sizing and configuration.
10. Street frontage improvements including sidewalk and street trees will be required by and in accordance with City of Port Angeles regulations.
11. The project will require a Large Stormwater Report that addresses all Minimum Requirements (1-9) of the current edition of the Stormwater Management Manual of Western Washington to be submitted at the time of the building permit application.
12. The conditions of this permit are contingent upon the street vacation of the unopened alley to the south of the project site. Should the street vacation not be accepted, this permit will become null and void.
13. Construction activities must commence, or the use or activity must commence, within two years of the effective date of this permit.
14. Authorization to conduct development activities will terminate five years after the effective date of the permit.

**FINDINGS:**

1. The proposal falls within the High-Intensity Maritime (HI-M) Designation of the Shoreline Master Program (SMP) and is entirely within Segment J of this designation.
2. The purpose of the HI-M designation is to provide for higher-intensity shoreline uses featuring a mix of water-oriented commercial, transportation, recreation, industrial uses, boat building and repair, vessel berthing, marina facilities, the Coast Guard base, and associated support facilities.
3. This designation is also intended to protect existing ecological functions and provide for restoration and public access in appropriate locations and situations.
4. Segment J requires a 50-foot structural setback from the Ordinary High-Water Mark and has a 75-foot maximum structure height.
5. The proposed project lies to the South of Marine Drive, a collector arterial.
6. New development should include ecological restoration, including low impact development techniques and environmental cleanup of the shoreline, in accordance with state and federal requirements.
7. Sign control regulations, appropriate development siting and screening, building bulk and height restrictions, and maintenance of visual buffers should be considered with development or redevelopment to improve aesthetic quality of the shoreline and protect views from public properties and residences.
8. No Vegetation Conservation Area exists in Segment J due the shoreline being heavily armored and containing little or no vegetation to conserve.
9. Chapter 3, Section 5 – Critical Areas (Geologically Hazardous Areas) of the SMP is regulated by Chapter 15.20 PAMC.
10. Boat building is considered an industrial use under Chapter 5, Section 5 of the SMP.

11. The applicant provided a Cultural Resource Assessment prepared by HDR. No precontact or historic archeological materials or anthropogenic sediments were observed within the sediment cores removed during the borings.
12. Per PAMC 13.12.010 B, when a request for non-residential service requires a new transformer and/or an extension of distribution facilities to serve new loads or non-residential customers, the Public Works and Utilities Department will determine the amount of service extension costs, if any, and all applicable taxes to be paid by the customer prior to actual construction. Non-residential service extension costs include all design and construction labor, material, overhead, taxes, and transformer costs.
13. Project is stormwater flow control exempt due to the site draining to the harbor.
14. The existing westerly 42inch concrete stormwater line and conveyance exists in an established easement per the Street Vacation Ordinance 1155. Any future repairs to this line would be restored to existing conditions. Connection or associated conveyance to this line must meet City Standards, detailed in Chapter 5, Connections to the Existing System (5.07.05) of the USSG.
15. Stormwater conveyances shown in the City's GIS system are approximate and should be field verified.
16. A SEPA Mitigated Determination of Nonsignificance (No. 25-0176) for the project was issued by the City of Port Angeles on March 16, 2026.

**APPEALS:**

Pursuant to Section 18.02.220(B), Appeals of Type II decisions must be filed with the City within 14 calendar days after the applicable Director issues the decision.

*Shannen C. Cartmel*

03/20/2026

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Shannen Cartmel, AICP  
Community and Economic Development Manager

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Date

Attachment A: Public Comment Memo

Attachment B: Application Submission