



PORT ANGELES
WASHINGTON, U.S.

DEPARTMENT OF
COMMUNITY & ECONOMIC DEVELOPMENT

AGENDA

PLANNING COMMISSION

321 East Fifth Street

January 9, 2019

6:00 p.m.

- I. CALL TO ORDER**
- II. ROLL CALL**
- III. PUBLIC COMMENT**
- IV. APPROVAL OF MINUTES**
Regular meeting of December 12, 2018
- V. ACTION/DISCUSSION ITEMS/OTHER BUSINESS**
 1. 2019 Comprehensive Plan Amendment Draft Review: Conservation and Capital Facilities
- VI. STAFF UPDATES**
- VII. REPORTS OF COMMISSION MEMBERS**
- VIII. ADJOURNMENT TO COMMUNITY BICYCLE MEETING**

MINUTES

PLANNING COMMISSION

City Council Chambers
Port Angeles, Washington 98362
December 12, 2018 6:00 p.m.
REGULAR MEETING

PLEDGE OF ALLEGIANCE

Chair Schwab opened the regular meeting at 6:00 p.m.

ROLL CALL

Commissioners Present: Pamela Hastings, Duane Morris, Andrew Schwab (Chair), Steven Hopkins (Vice-Chair), Amy Powell, Benjamin Stanley, Mel Messineo

City Staff Present: Ben Braudrick (*Assistant Planner*)
Kevin Bagwell (*Planning Technician*)

Public Present: John Ralston, John Brewer

PUBLIC COMMENTS:

John Ralston, Asking for staff updates moving up staff and commissioner updates ahead of item 5 on agenda, is in favor of the proposed façade grant, and confirm whether the meeting on December 26th will be taking place.

Chair Schwab closed public comments

Commissioner Hopkins proposed moving items 6 and 7 ahead of item 5. **Chair Schwab** moved the items forward after the approval of the minutes.

APPROVAL OF MINUTES:

Commissioner Hopkins requests replacing **Commissioner Hastings** name in the minutes with **Commissioner Hopkins**.

Commissioner Hopkins moved to accept the minutes from November 28th meeting with the suggested edits. **Commissioner Hastings** seconded. **Chair Schwab called for a vote. All were in approval.**

STAFF UPDATES

Assistant Planner Benjamin Braudrick will wait until 2019 to update on the Façade Grants status, and history.

The Planning Commission meeting on December 26th had been cancelled.

REPORTS OF COMMISSION MEMBERS

Commissioner Morris made an observation on the corner of Race and Front Street. The business with signs in the windows were taking down. The commissioner inquired as to whether it was the City who induced this action or did the owner take it down on his own volition. The other case,

First Federal on First and Laurel streets had windows on the west side of their building which are now signs. The commissioner stated that it is a fairly bad example to have in the City and is registering a public complaint.

Discussion followed.

ACTION ITEMS

Façade Grant 18-13 A & B Rotary Nor' Wester Mural Restoration at 105 East 1st and 102 East Front Streets:

Planner Braudrick presented Façade Grant 18-13 A & B

Staff recommended the approval of funding for Façade Grant 18-13 A & B citing 7 findings, 3 conclusions, and 7 conditions.

Applicant John Brewer spoke on behalf of Rotary Nor 'Wester about the application. After his presentation asked the commission if they had any questions.

Discussion followed.

Chair Schwab opened up for discussion amongst the **Commission**.

Discussion followed.

Commissioner Stanley moved to approve Façade Grant 18-13 A & B. **Commissioner Hastings** Seconded. **Chair Schwab called for a vote. All were in favor.**

2019 Comprehensive Plan Amendment Draft Review: Transportation, Utilities and Public Services, and Conservation:

Planner Braudrick gave a brief synopsis on improving the methodology to analyze and review the Comprehensive Plan Amendment.

Commissioner Hopkins explained his methodology for the proposed edits in the Transportation section of the Comprehensive Plan.

Discussion followed.

Planner Braudrick gave a brief overview of the Utilities and Public Services section of the Comprehensive Plan.

Discussion followed.

Commissioner Messineo gave an overview of her methodology for the proposed edits in the Conservation section of the Comprehensive Plan.

Discussion followed.

Commissioner Hopkins asks for searching of Conservation then Preservation within the Comprehensive Plan and points out that they're being used synonymously. He then goes on to state how this should be titled Preservation and not Conservation.

Discussion followed.

Chair Schwab asked that definitions be included in future agendas.

Planner Braudrick offered the Commission to provide how they thought the public might be informed of the Comprehensive Plan Amendment public process.

Commission recommended radio ads, boosted Facebook posts, posting in markets and stores in the area.

Discussion followed.

ADJOURNMENT

Commission made a motion to adjourn. The motion passed 6-0 all in favor.

The meeting adjourned at 6:35 p.m.

Kevin Bagwell, Secretary

Andrew Schwab, Chair

PREPARED BY: Kevin Bagwell, Secretary

Planning Commission amendment recommendation to the Comprehensive Plan:
Conservation Element

Conservation Element

The Conservation Element establishes the importance of quality of life to the people of Port Angeles. A clean, healthy, and diverse natural environment along with a variety of historical and cultural amenities are critical elements of a high quality community.

As with other elements, this chapter provides a goal, policy, and objective-action framework to support Port Angeles' long-range vision related to conservation. This includes efforts to optimizing-optimize the city's relationship with its natural, historic, and cultural setting by protecting and enhancing the environment and identifying and conserving sites and entities of historical or cultural significance. setting; supporting safe, attractive and character-rich neighborhoods; creating a more dynamic, successful downtown; and supporting a wide range of recreational opportunities available to the entire community.

Objectives-Actions related to conservation goals and policies are included in Chapter 11, Implementation

Conservation Goals & Policies

Goal G-7A

To create and maintain a community with a high quality of life where the land is used-To promote sustainable development and land use in a manner that is compatible with the area's unique physical features, its overall natural environment, historical, archaeological, and cultural amenities, and the overall environment.

Commented [BB1]: MM: This goal pertains to natural resources & development. How we use resources, how to keep our use sustainable, infrastructure & development.

Policies

P-7A.01

The City should rRequire all development, including the location and design of all structures and open space areas, to be compatible with the unique physical features and natural amenities of the land and complement the environment in which it is placed, while recognizing the rights of private ownership.

P-7A.02

The City should pPromote compatibility between the land and its use by regulating the intensity of the land use.

P-7A.03

The City should aAdopt development criteria, which promote the use of innovative design techniques to provide for the use of the land in a manner compatible with any unique physical features or valuable natural, historical, and/or cultural amenities.

Commented [BB2]: MM: Redundant, 'amenities' captures its value

P-7B.16

The City should dDesignate open space areas to preserve major or unique physical features, to serve as natural greenbelts and wildlife corridors, and to establish an urban edge to the PAUGA.

P-7B.04

Building density should decrease as natural constraints increase.

Planning Commission amendment recommendation to the Comprehensive Plan:
Conservation Element

P-7B.05

~~The City should e~~Establish minimum standards for development of properties, which contain or adjoin critical areas for the purpose of protecting such areas and enhancing their natural functions.

P-7B.30

~~The City should i~~Implement site-specific requirements for individual development proposals to mitigate any negative impacts created by the development, particularly to an area identified as an environmentally sensitive area.

P-7B.06

~~The City should r~~Regulate site design, preparation, and development to avoid or minimize damage to wetlands and other environmentally sensitive areas.

P-7B.21

~~The City should c~~Coordinate its environmental regulations with County, State, and Federal regulations to simplify the permitting process and to reduce associated costs to the land user.

P-7B.13

~~The City should u~~Use regionally consistent requirements for industrial and commercial sewer discharge pretreatment and require new indirect dischargers to locate where appropriate sewer service can be made available.

Planning Commission amendment recommendation to the Comprehensive Plan:
Conservation Element

Goal G-7B

To protect and enhance the area's unique physical features, its natural, historical, archaeological, and cultural amenities, and the overall environment.

Commented [BB3]: This goal pertains to protection of the environment. Climate change, preservation and protection.

Policies

P-7B.02

~~The City should m~~Maintain and preserve ~~its~~ ~~the City's~~ unique physical features and natural amenities, such as creeks, streams, lakes, ponds, wetlands, ravines, bluffs, shorelines, and fish and wildlife habitats.

P-7A.04

~~The City should p~~Promote and highlight Port Angeles' plentiful natural beauty, amenities and cultural history.

P-7B.07

Recognizing the functions and values of wetlands, the City should strive to achieve no net loss of wetlands.

P-7B.08

~~The City should p~~Preserve uniquely featured lands, which still exist in their natural states and which are notable for their aesthetic, scenic, historic, or ecological features, ~~and should~~ ~~p~~Prohibit any private or public development, which would destroy such qualities, or ~~are~~ ~~would~~ subject to damage from climatic change, while recognizing the rights of private ownership.

P-7B.10

~~The City should e~~Enhance and preserve the quality of ~~its~~ ~~the City's~~ air and water as two of its unique physical features.

P-7B.11

~~The City should p~~Protect ~~its~~ ~~the City's~~ air and water quality by minimizing ~~potential new~~ pollution from new and existing sources including climatic change impacts.

P-7B.12

~~The City should d~~Develop and implement a plan to improve water quality, which includes measures to reduce and minimize stormwater pollutants and combined sewer overflow pollutant discharges.

P-7B.14

~~The City should m~~Maintain and enhance the quality of water resources through the regulation of clearing, grading, dumping, discharging, and draining and the provision of flood and erosion control measures and regulations to protect wetlands and other environmentally sensitive areas.

P-7B.15

~~Through the retention of existing vegetation, the City should p~~Protect water quality and

Planning Commission amendment recommendation to the Comprehensive Plan:
Conservation Element

prevent erosion [through the retention of existing vegetation.](#)

[P-7B.29](#)

[Review all new development for impacts on climate change and adaptation to sea level rise.](#)

[P-7B.17](#)

[Identify and preserve significant public scenic view corridors.](#)

[P-7B.18](#)

[Encourage identification, preservation, and restoration of sites and structures that have historical or cultural significance.](#)

[P-7B.03](#)

[Protect and enhance the characteristics of its unique residential neighborhoods.](#)

[P-7B.23](#)

[Avoid adverse impacts to archaeological sites by following and requiring best management practices for archaeological preservation.](#)

P-7B.19

~~The City should g~~[Give](#) precedence to long-term environmental impacts and benefits over short-term environmental impacts and benefits.

P-7B.20

~~The City should p~~[Promote](#) and utilize environment enhancing conservation practices. Those practices may include waste reduction, use of energy efficient and conserving materials, ~~and~~ energy conservation techniques, ~~and should also encourage~~[ing](#) the development and use of alternative forms of energy and transportation.

P-7B.22

~~The City should r~~[Reference](#) the 2004 Washington State Citations of Recommended Sources of Best Available Science for Designating and Protecting Critical Areas (as currently adopted) and other research identified as more locally appropriate and applicable (when it is available) as Best Available Science in the Critical Areas Ordinance.

P-7B.24

~~The City should p~~[Publicly](#) recognize the many values provided by trees in an urban setting, ~~and~~ [identify](#) opportunities to plant trees, ~~and establish a tree management plan.~~

P-7B.27

~~The city should implement~~[Establish and implement](#) an urban tree management program intended to retain and/or restore the overall tree canopy in the city by using plant materials as a unifying element and tool to protect the health, safety and welfare of the public, using the environmental services provided by trees to mitigate the negative effects of impervious surfaces and vehicular traffic such as increased temperatures, airborne particulates, carbon dioxide, noise, and stormwater runoff.

Planning Commission amendment recommendation to the Comprehensive Plan:
Conservation Element

P-7B.26

~~Trees should be planted~~ [Plant trees](#) along residential streets, in parking lots, and in other areas as opportunities arise. Trees should be retained whenever possible and maintained using Best Management Practices as appropriate for each tree type.

P-7B.27

~~The City should s~~ [Seek](#) strategies and technologies which reduce greenhouse gas (GHG) emissions by city facilities and operations.

P-7B.28

~~The City should p~~ [Promote](#) the use of alternative energy, energy conservation technology, and smart energy grid.

G-4B Redundancies/Ideas for Policy Adherence

P-7B.01

The City should further the public interest by protecting and enhancing the area's unique physical features, valuable natural historical, archaeological, and cultural amenities, and the overall environment, while recognizing the rights of private ownership.

P-7B.03

The City should protect and enhance the characteristics of its unique residential neighborhoods.

Commented [BB4]: MM: Restating Goal

Planning Commission amendment recommendation to the Comprehensive Plan:
Conservation Element

Goal G-7C

To promote community awareness of the importance of environmental, historical and cultural amenities, the responsible use of such resources, and the use of the land with minimal impact on its unique physical features; its natural, historical and cultural amenities, and the overall environment.

Policies

P-7C.01

~~The City should i~~Inform the public concerning the long-term benefits of protecting and improving the quality of the region's air, land, and water.

P-7C.02

~~The City should e~~Encourage the development and implementation of environmental, historical, and cultural awareness programs which focus on local and regional issues, including climate change impacts and preparedness.

Planning Commission amendment recommendation to the Comprehensive Plan:
Conservation Element

Goal G-7D

To preserve and enhance the City's shoreline, its natural [vegetation and wildlife](#) landscape, and flora and fauna and to ~~minimize conflicts with~~ [mitigate for](#) present and planned ~~uses~~ [impacts](#) in a manner consistent with the State Shoreline Management Act and the City's Shoreline Master Program.

Commented [BB5]: MM: Mitigation is a more encompassing term that includes minimizing.

Policies

P-7D.01

~~Shoreline areas should be p~~reserved [shoreline areas](#) for future generations by restricting or prohibiting development that would interfere with the shoreline ecology or irretrievably damage shoreline resources.

P-7D.02

~~Where possible,~~ [Maintain and restore](#) riparian vegetation in shoreline areas and on tributary streams, which affect shoreline resources, ~~should be maintained and restored.~~

P-7D.03

~~Where possible,~~ [Employ](#) techniques to rehabilitate degraded shorelines for the purpose of shoreline stabilization and habitat enhancement ~~should be employed~~ [wherever possible](#).

P-7D.04

~~Where possible,~~ [Preserve and protect](#) aquatic habitats including shellfish habitat, and important marine vegetation ~~should be preserved and protected~~ [wherever possible](#).

P-7D.05

Development patterns and densities on lands adjacent to shorelines should be compatible with shoreline uses and resources and reinforce the policies of the Shoreline Management Act and the City's Shoreline Master Program.

P-7D.06

~~Where possible,~~ [Utilize common utility corridors for](#) urban service facilities located in shoreline areas ~~should utilize common utility corridors.~~

P-7D.07

[Designate an A](#) adequate shoreline area for water-oriented commercial and industrial development ~~should be designated~~ based on the Land Use Element.

P-7D.08

[Locate S](#) shoreline uses and activities ~~should be located~~ to avoid environmentally sensitive and ecologically valuable areas and to insure the preservation and protection of shoreline natural areas and resources.

P-7D.09

~~Where possible,~~ [Locate](#) utility facilities and rights-of-way ~~should be located~~ [wherever possible](#) outside of the shoreline area [wherever possible, and if unavoidable, protect shoreline ecology and resources](#).

P-7D.10

~~Shoreline ecology and resources should be protected when locating utilities in shoreline~~

Planning Commission amendment recommendation to the Comprehensive Plan:
Conservation Element

areas.

P-7B.09

The City should promote public access to the shoreline, while preserving a healthy shoreline environment.

Commented [BB6]: MM: Combine with P-7D.09

Capital Facilities 8

For January Which part is the Capital Facilities

Element and which is the Comprehensive Plan? Ben sent me a copy of the Capital Facilities Elements on 1/7/19... This is 5 pages of projects, each with a link to specific items on the Comprehensive Plan, which may need to be changed.

The Capital Facilities Element is a six-year plan consisting of two parts.

- 1) The listing of goals and policies for providing urban services and planning Capital improvements
- 2) The Annual Capital Facilities Plan is adopted separately from the Comprehensive Plan and is included as an attachment.

In the definition section, The Comprehensive Plan defines Urban Services, including the following, which should be available in an urban environment:

Surface transportation

Water

Sewer facilities

Storm water

Solid waste

Parks and recreation

Emergency services (police, fire and medical response)

Public service buildings

Public schools

Regional facilities (libraries, corrections, and mass transit).

The following goals and policies provide guidance on how these services and facilities should be provided. This includes the establishment of minimum levels of service standards for each service.

The policies also call for the development of individual comprehensive service and facility plans which look in-depth at the current status of each service and the projected future demand for each service and which include a financial feasibility analysis of the costs of providing each service.

Capital Facilities Goals & Policies 8

Goal

G-8A

To provide and maintain safe and financially feasible urban services

and capital facilities at or above stated levels of service to all City residents and the general public. [THIS IS VERY SIMILAR TO GOAL G-8B BUT B SPECIFIES STREETS AND UTILITIES, RATHER THAN SERVICES AND CAPITAL FACILITIES] If these remain two separate goals, policies relating to streets should be moved to G-8B

Policies

P-8A.01

Establish general level of service standards for each urban utility and service that will also be used to determine the impacts of development.

P-8A.03

The City should develop individual comprehensive service and facility plans for the following capital facilities and/or services:

- 1) Transportation, including streets, and non-motorized (bikeways and pedestrian walkways),
- 2) Water system
- 3) Sanitary sewer system,
- 4) Electrical system,
- 5) Parks and recreation services
- 6) Emergency services (police, fire, and medical response).

P-8A.08

Each comprehensive service and facility plan should be consistent with the Comprehensive Plan, the County-Wide Planning Policy and the State Growth Management Act

P-8A.02 At a minimum, ensure the continuation of established level of service standards for all urban utilities and services to the extent and in the manner provided herein.

P-8A.04

Cooperate with the appropriate private and/or public agencies to develop individual comprehensive service and facility plans for each of the following utilities and/or services:

- 1) Telecommunications,
- 2) Schools,
- 3) Transportation (air, marine and public transit), and
- 4) Solid waste collection and disposal.

P-8A.05

Comprehensive service and facility plans should be consistent with the general level of service standards established in the Comprehensive Plan and should establish a detailed level of service standards which, at a minimum, meet all local, state and federal health and safety requirements.

P-8A.06

Each plan should include an inventory of current facilities, measurements of current and future service capacities, the determination of future service and facility improvements necessary to serve the twenty-year vision of the Comprehensive Plan Land Use Map, and a financial feasibility analysis

P-8A.06

The comprehensive service and facility plan for streets and non-motorized facilities (bikeways, trails, and pedestrian walkways) should include specific actions and requirements for bringing into compliance any street facilities that fall below the required level of service, including demand management strategies which encourage reduced reliance on single-occupant vehicle trips and encourage use of alternate modes of transportation such as bicycles, walkways, and transit riding with incentive programs for and from local businesses.

P-8A.07

The comprehensive service and facilities plan for streets, bikeways, and pedestrian walkways should include a future US 101 corridor to meet long-term local and regional transportation needs.

(tie in with TRANSPORTATION)

P-8A.09

Require concurrency at the time of development for the following utilities and services:

- 1) Paved streets, curbs, and sidewalks
- 2) Water service,
- 3) Sanitary sewer service,
- 4) Electrical service,
- 5) Solid waste collection,
- 6) Storm water management,
- 7) Telecommunications services
- 8) Emergency services (police, fire and emergency medical response).

P-8A.10 (Doe this mean they must be completed within 6 years?)

Require the following services and facilities within six years from the time of development: Parks and recreation services and facilities and Transit system.

P-8A.11 Should this be the Annual Capital Facilities Plan?

Adopt an Annual Capital Facilities Plan consistent with the Comprehensive Plan and State Growth Management Act. The financing schedule may be corrected, updated, or modified without being considered as an amendment to the Comprehensive Plan, after a public hearing before the City Council.

P-8A.14 Policy Reference TRANSPORTATION

Adopt a Comprehensive Parks and Recreation Plan consistent with the Comprehensive Plan and the Growth Management Act as an Element of the Comprehensive Plan.

P-8A.15 Policy

Require sidewalks be included in all development and redevelopment proposals where sidewalks do not exist at the time of application for development. Permeable materials are preferred for sidewalk construction where feasible.

P-8A.16 Policy, Tie to TRANSPORTATION and Parks and Rec.

Develop and implement an Urban Forestry Program to properly manage street trees, park trees, and forested environmentally sensitive areas located within the City.

P-8A.17 Policy Tie to Transportation

Create a unified, coherent design element for signage, street lighting, traffic control devices, and similar structures to be used throughout the City and specifically in the downtown area as a method for improved way finding and place identification for visitors and residents alike.

P-8A.18

Consider climatic change impacts and adaptation strategies in planning and designing capital facilities.

ADMINISTRATIVE ACTION

P-8A.12 Policy Change to Administrative Action

If projected funding fails for a capital project listed in the City's approved Capital Facilities Plan and development permits have been issued reliant upon that capital project for concurrency, the City should take necessary actions to minimize further degradation of the impacted service or facility. This may include one or any combination of the following actions:

- 1) Reduce the level of service standard
- 2) Increase funding by increasing revenues
- 3) Reduce demand by revising the Comprehensive Plan Land Use Map and/or Zoning Map
- 4) Reduce demand by reducing consumption (i.e., conservation).

P-8A.13 Administrative Action

Where existing capital facilities are deficient, remove obstacles to economic development in the area with City participation through a New Improvements for Community Enhancement (N.I.C.E.) Neighborhoods Program.

P-8A.19 Administrative Action

Improve aesthetics of the community by removing abandoned infrastructure.

GOAL: Very Similar to G-8A, except for focus on streets

G-8B

Provide urban streets and utilities at minimum levels of service for all city residents and the general public.

Policies

P-8B.01

All arterial streets shall function at an average daily Level of Service (LOS) of D or better.

P-8B.02

Development on all arterial streets and any other streets identified as school walking routes include pedestrian sidewalks on both sides of the street.

P-8E.01

The City should further revise its existing urban development standards in low density residential areas to include low impact development standards for street, pedestrian and non-motorized access, sewer, and fire suppression to more nearly reflect the needs of suburban densities and conditions in outlying undeveloped areas of the City and PAUGA.

All New Developments will meet the following standards in order to be approved

P-8B.03 (Water. firesafety)

No Development shall be approved that is not served with water service at or greater than the following level of service standards at the time of development:

Single family units: 2 gallons per minute @ 30 psi

(Fire - 1000 gallons per minute @ 20 psi for single family residential > 3,600 square feet)

(Fire - 500 gallons per minute @ 20 psi for single family residential < 3,600 square feet)

Multi-family units: 1 gallon per minute @ 30 psi (fire per Uniform Fire Code)

Commercial: per Uniform Fire Code

Industrial: Per Uniform Fire Code

P-8B.04

The City shall not approve any development that is not served with **sewer** service at or greater than 300 gallons per day per person at the time of development.

P-8B.05

The City shall not approve any development that is not served with **electrical** service at or greater than a level of service standard of 118 volts (120 volt base) at the time of development.

P-8B.07

The City should not approve any development that cannot be served with **telecommunications** service at or greater than the following level of service standards at the time of development:

Telephone

Residential 1 service per unit

Commercial 1 service per business

Industrial 1 service per business

Cable Television

Residential 1 service per unit

Commercial 0 service per business

Industrial 0 service per business

P-8B.06

The City should not approve any development that increases a site's post-development storm water run-off beyond that allowed by the Department of Ecology Stormwater Management Manual for Western Washington (SWMMWW 2014) **as adopted by the City.**

P-8B.08 **Tie in with Transportation**

Highways of Statewide Significance (HSS) should function at Level of Service (LOS) D or better, consistent with the Regional Transportation Plan (RTP).

P-8B.05

The City shall not approve any development that is not served with electrical service at or greater than a level of service standard of 118 volts (120 volt base) at the time of development.

P-8B.06

The City should not approve any development that increases a site's post-development stormwater run-off beyond that allowed by the Department of Ecology Stormwater Management Manual for Western Washington (SWMMWW 2014) as adopted by the City.

P-8B.07

The City should not approve any development that cannot be served with telecommunications service at or greater than the following level of service standards at the time of development:

Telephone

Residential

1 service per unit

Commercial

1 service per business

Industrial

1 service per business

Cable Television

Residential

1 service per unit

Commercial

0 service per business

Industrial

0 service per business

P-8B.08

Highways of Statewide Significance (HSS) should function at Level of Service (LOS) D or better, consistent with the Regional Transportation Plan (RTP).

ADMINISTRATIVE ACTION

P-8B.09

The City should develop a Capital Facilities Plan list, with public input, for prioritizing pedestrian walkway needs.

P-8B.10

The City should seek funding to increase the provision of sidewalks in already developed areas where sidewalks do not occur.

Goal Is This the Capital Facilities Plan?

G-8C

To provide urban services at minimum levels of service for all city residents and the general public.

Policies

P-8C.01

The Port Angeles School District should develop a capital facilities plan, which the City will consider for inclusion in the Comprehensive Plan. The capital facilities plan should contain at least a six-year plan for public financing of such facilities as may be necessary to provide adequate public schools at or greater than the following level of service standards in order to meet anticipated increases in student enrollment, based on the School District's projected enrollment figures and residential growth as provided for in the Land Use Element of the Comprehensive Plan:

High School

125 square feet of permanent, appropriate educational space per student

Middle School

104 square feet of permanent, appropriate educational space per student

Elementary

School

100 square feet of permanent, appropriate educational space per student

If capacity is inadequate to house students at the established level of service standards (LOS) and adequate school funding is not available, then the demand for new facilities will be

reduced (e.g. through year round use of schools or by matching grade and enrollment to facility capacities) or the level of service standards will be reduced to keep both schools and housing development affordable to the majority of Port Angeles School District residents. Imposition of Growth Management Act impact fees on or denial of new development will not be used as a measure to prevent further degradation of school services, unless the reduced level of service standards are deemed unacceptable to Port Angeles School District No. 121, Clallam County, and the City of Port Angeles.

P-8C.02 **Tie in to Transportation**

The City should not approve any development that will not be served with adequate transit service as determined in the comprehensive service and facilities plan for transportation within six years from the time of development.

P-8C.03 **Tie to Parks and Rec**

The City should not approve any development that will not be served at or greater than a citywide level of service standard of 10 acres of parks per 1,000 population within six years from the time of development.

P-8C.04

The City should not approve any development that will not be served at or less than the following level of service standards at the time of development.

Police 677 persons per one officer'

Fire Four-minute response time or residential sprinkler system installation

P-8C.05

The City should not approve any development that will not be served with solid waste collection service at or less than a city-wide level of service standard of 400 pick-up accounts per 1000 population within six years from the time of development.

P-8C.06

The City should participate with the County in the development, maintenance, and implementation of a regional solid waste plan, which addresses collection, disposal, and recycling of solid waste.

P-8C.07

The City should consider the cumulative effect of development on the City's need for adequate public service buildings.

ADMINISTRATIVE ACTIONS

P-8C.08

The City should consider projected climatic change impacts and adaptation strategies to determine whether adequate services can be provided into the future, prior to approving any development.

P-8C.09

The City should prioritize and support public education and Peninsula College, including initiatives for rebuilding schools.

P-8B.09

The City should develop a Capital Facilities Plan list, with public input, for prioritizing pedestrian walkway needs.

Goal

G-8D

To participate with the County, State, and Federal governments as well as other public agencies to provide adequate regional public services.

Policies

P-8D.01

The City should cooperate with the County and the community's health care providers to ensure quality health care facilities within the City that serve the region as a whole.

P-8D.02

The City should cooperate with the County in planning regional library facilities within the City.

P-8D.03

The City should cooperate with the County in planning for adequate correctional facilities.

P-8D.04

Essential public facilities of a county-wide or statewide nature must meet existing state laws and regulations requiring specific siting and permit requirements consistent with the City's Comprehensive Plan.

Administrative Actions

G-8E Reduce the amount of impervious surface created by new developments and thereby reduce storm water management costs and environmental impacts to the City and its natural resources, reduce development costs to private property owners, and provide safe and more attractive streets through traffic calming, safe pedestrian amenities, and improved street edge landscaping

P-8E.01

The City should further revise its existing urban development standards in low density residential areas to include low impact development standards for street, pedestrian and non-motorized access, sewer, and fire suppression to more nearly reflect the needs of suburban densities and conditions in outlying undeveloped areas of the City and PAUGA.

P-8E.02

The City should invest in Green Infrastructure, Low Impact Development (LID), and similar technologies to maintain and enhance environmental quality.