



MUNICIPAL CODE AMENDMENT APPLICATION

Department of Community & Economic Development

321 E. 5th Street, Port Angeles, WA 98362
360.417.4750 | www.cityofpa.us | ced@cityofpa.us

PZ 21-55

file no.

APPLICANT INFORMATION

Applicant Name: City of Port Angeles

Mailing Address: 321 E. 5th St, Port Angeles, WA 98362

Phone: 360-417-4750 Email: ced@cityofpa.us

Applicant's Representative (If other than applicant): Allyson Brekke, CED Director

Phone: _____ Email: _____

PROPOSED TEXT OR LANDUSE MAP CHANGES

(Be specific, noting Plan policy citations)

Title 14, 15, 16, and 17 Port Angeles Municipal Code Amendments to achieve the following:

- Adopt a form-based code for the City's five commercial zones that currently permit multi-family housing (these are the CO, CN, CSD, CA, and CBD zones).
- Increase the maximum number of lots available for "short plat" subdivisions (Port Angeles currently allows up to four lots, and nine lots are allowed under state law).
- Adopt an exemption for environmental review for certain residential or mixed-use infill development (under RCW 43.21C.229). This will involve establishing strategic design provisions that help mitigate impacts of more intensive infill development types (e.g. duplexes, townhouses, mixed-use buildings).

See attached draft code amendments for line in/line out changes.

JUSTIFICATION FOR CHANGE

Port Angeles is growing. By 2036, the population is expected to increase by up to 5,000 residents. In the short-term, however, local construction activity has slowed due to a variety of factors. The current zoning code has limited flexibility for builders and has been identified by some as a barrier to new housing and commercial space for new businesses as Port Angeles evolves.

I have read and completed the application and attached all application materials and know it to be true and correct. I am authorized to apply for this permit and understand that additional information may be required and it is my responsibility to determine what other permits are required and to obtain permits prior to work, use, or activity. I understand that I will forfeit fees if I withdraw the application prior to permit issuance.

9/24/2021

Allyson Brekke, CED Director


Allyson Brekke (Sep 28, 2021 15:58 PDT)

Date Print Name Signature (Owner Representative)

Notes:

Fees: \$500 (SEPA: \$350)



PZ 21-55 MCA Municipal Code Amendment

Final Audit Report

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