



REGULAR MEETING AGENDA

PLANNING COMMISSION

February 25, 2026

6:00 - 8:00 PM

Notice is hereby given that the Port Angeles Planning Commission will meet on Wednesday, February 25, 2026 starting at 6:00 p.m. in the City Council Chambers in City Hall, located at 321 E. 5th Street, Port Angeles, WA. This meeting will be conducted as a hybrid meeting. In hybrid meetings, members of the public, Committee members, and City staff have the option to attend the meeting in person at City Hall or remotely through the Webex virtual meeting platform. For those planning to attend remotely, learn how to watch the meeting live and participate during the public comment period by visiting: <https://www.cityofpa.us/Live-Virtual-Meetings>

For audio only, please call: 1-844-992-4726

Use access code: 2557 481 2669

Webinar password: PC02252026 (72022520 when dialing from a phone or video system)

Once connected, press *3 to raise your virtual hand if you wish to make a comment or public testimony. You will be notified when it is your turn to speak. This access code will work for the February 25, 2026 meeting only.

If you are joining the meeting through the Webex link and wish to make a comment or provide public testimony, please use the “raise your hand” feature in Webex. You will be notified when it is your turn to speak.

Virtual Webex Meeting Link:

<https://cityofpa.webex.com/cityofpa/j.php?MTID=mf5666366a354c4de40956f2f1f994482>

The meeting is open to the public.

- I. CALL TO ORDER**
- II. ROLL CALL**
- III. PUBLIC COMMENT**
- IV. APPROVAL OF MINUTES**
Minutes of the January 28, 2026 Meeting
- V. ACTION/DISCUSSION ITEMS**
 - 1. Discussion: MCA Phase 1 Update Introduction.** Staff presentation introducing future municipal code update regarding certificate of occupancy processes, fire code, fire alarms, fire zones, automatic fire sprinkler systems, fire inspections, building moving, and urban services.

VI. STAFF UPDATES

- 1. Monthly Customer Service Report**
- 2. Monthly Type 0/OTC Report**
- 3. Monthly 5290 Report**
- 4. Monthly Affordable Housing Report**
- 5. Monthly Natural Resources Verbal Report**
- 6. Monthly Land Use and Permitting Verbal Report**
- 7. Monthly Building Report**

VII. REPORTS OF COMMISSION MEMBERS

VIII. PUBLIC COMMENT

IX. ADJOURNMENT

PLANNING COMMISSION MEETING

Port Angeles, Washington

January 28, 2026

This meeting was conducted as a hybrid meeting.

CALL TO ORDER - REGULAR MEETING

Chair Steiger called the regular meeting of the Port Angeles Planning Commission to order at 6:00 p.m.

ROLL CALL

Planning Commission Chair Steiger, Commissioners: Schorr, Stanley, Kiedrowski, Mellema.

Members Absent: Commissioner McMillian (excused)

Staff Present: Community and Economic Development Director Shannen Cartmel, Planning Supervisor Ben Braudrick, Long Range and Special Projects Administrator Angel Torres, Housing Administrator Jalyn Boado, Natural Resources and Grant Administrator Courtney Bornsworth, Senior Development Services Specialist Pat Bartholick, Building Inspector/Licensing Administrator Chris Jackson, and Community Development Technician Triston Carlstrom

PUBLIC COMMENT

John Ralston, Resident, expressed appreciation for the process of adopting permit-ready plans.

APPROVAL OF MINUTES

It was moved by Schorr and seconded by Stanley to:

Approve the October 22, 2025, minutes after confirming the motion that was made (see recording). There was a question about whether Chair Young voted on a housing-related motion; it may have been 3-1 rather than 4-0.

Motion carried unanimously.

AGENDA ITEMS

Action: Planning Commission Elections With the recent resignation of the Chair, the Planning Commission will nominate and elect a new vice chair to backfill the position for the remainder of the 2025-2026 period.

It was moved by Commissioner Stanley and seconded by Commissioner Kiedrowski to:

Nominate Commissioner Stanley to Vice Chair.

Motion carried 4-0 with Commissioner Stanley abstaining.

Discussion: Planning Commission Work Plan Staff presentation and discussion of the Planning Commission work plan, including life/safety and over-the-counter permitting updates, critical area ordinance updates, safe routes to school and sidewalk prioritization, and zoning and urban development updates.

Housing Administrator Jalyn Boado to bring back a list of potential legislation that might affect the COPA to PC at the February 2026 PC meeting.

Vice Chair Stanley had a question regarding the Fire Code updates. There are many cities in the Country where Fire code revisions are limiting housing development. Multifamily housing should be front of mind.

CED Manager Shannen Cartmel: The Fire Code updates will primarily address antiquated code. The City cannot change the fire sprinkler requirement, as that is an IFC and IBC requirement. The Fire Marshal is always available to sit down and talk over why fire requirements exist.

Commissioner Mellema asked about removing the R9 and R11 zones.

It was moved by Commissioner Kiedrowski and seconded by Vice Chair Stanley to:
Adopt the Municipal Code Amendment Schedule as the 2026 – 2028 Planning Commission Workplan.
Motion carried unanimously.

STAFF UPDATES

Monthly Customer Service Report

CED Manager Cartmel, presented the Customer Service Report. CED Technicians managed over 7,400 customer interactions in 2025.

Monthly Type 0/OTC Report

CED Manager Cartmel, presented the over-the-counter report where in 2025, we issued 352 over-the-counter permits.

Monthly 5290 Report

Building Inspector/Licensing Administrator Jackson, Presented the 5290 report. In 2025, the City reviewed 447 permits in total.

Monthly Affordable Housing Report

Housing Administrator Boado, presented the monthly affordable housing report and shared an update on the Housing Action Plan Housing task progress.

Monthly Natural Resources Report

Natural Resource and Grant Administrator Bornsworth, presented an oral report of the monthly natural resource related programs and actions.

Monthly Land Use Permitting Report

Long-range and Special Projects Administrator Torres, presented an oral report of the monthly land use permitted activities.

Monthly Building Report

Senior Development Services Specialist Bartholick, Presented the monthly building report for December 2025. Overall, in 2025, we issued 529 building permits compared to 491 in 2024.

Quarterly Grant Report

Natural Resource and Grant Administrator Bornsworth, presented the quarterly grant report.

COMMISSION REPORTS

Chair Steiger, Marc Abshire, and the Port Angeles Chamber of Commerce signed with Nesterly, and home sharing will be coming to Clallam County.

Commissioner Schorr, stop signs around the City were replaced due to the sign warranty. This seems wasteful, as there are many areas in the City without stop signs, and for safety reasons, there should be one there.

Commissioner Stanley advocated for a T-shirt for Planning Commissioners who serve a full 8-year term.

Commissioner Kiedrowski, thanks the staff for the work and effort this past year.

Commissioner Mellema, no report.

SECOND PUBLIC COMMENT

John Ralston, Resident, commented on the Fire Code updates and the need to keep development costs affordable in the City. He expressed a desire for public engagement throughout the process. Expressed the design standards of development and the increased costs that are associated with them.

ADJOURNMENT

Chair Steiger motioned to adjourn the meeting at 7:20 p.m.

Commissioner Schorr seconded the motion.

Chair Steiger, Chair

Jalyn Boado, Secretary

DRAFT



MEMORANDUM

DATE: Wednesday, February 25, 2026

TO: Planning Commission

FROM: Planning Division

RE: Municipal Code Amendment (MCA) 26-0044 – Phase 1 Fire Life and Safety Introduction

Background and Current Regulations

The city is undergoing a multi-phased municipal code update project of its development codes over the next three years to improve clarity, organization, and update to align development regulations with policies of the Vision 2045 Comprehensive Plan update. The first phase of this project relates to portions of the Port Angeles Municipal Code (PAMC) related to fire, life and safety regulations, inspections, and occupancy requirements. This work is part of a multi-year effort to.

Phase 1 focuses on improving structure and clarity rather than creating new regulations. Over time, and with incremental disconnected changes, code sections can become difficult to follow. Processes may appear in multiple locations, appeal routes may be unclear, and procedures may not be fully organized in one place.

It is important to note that the proposed Phase 1 amendments do not modify adopted International Building Code or International Fire Code standards and All life-safety requirements are being updated to reflect the most recently adopted codes.

Methodology

For the purpose of maintaining a common set of decision criteria for the proposed Phase 1 changes staff have created a methodology to explain the reasoning for proposed changes. Each change tracked in Phase 1 will be placed into one of the following categories:

Outdated or Nonconforming (ON): Sections that no longer match current state law, adopted plans, or current standards. These may include outdated references or language that conflicts with other parts of the code. Updates in this category maintain legal alignment and internal consistency.

Ambiguous or Grammatically Ambiguous (GA): Language that is unclear or open to more than one interpretation. These sections may require staff interpretation. Revisions clarify intent and support consistent decision-making.

Restrictive or Unnecessary (UR): Provisions that add steps or limits that no longer serve a clear public purpose. Updates focus on removing duplication and improving efficiency while maintaining adopted safety standards.

Incorrect Procedures or Procedural Outline (IP): Sections where timelines, appeal paths, notice requirements, or decision authority are incomplete or inconsistent with state law or other code sections. Corrections improve clarity and legal defensibility.

Proposed Updates

Following the review, staff prepared draft amendments to improve clarity and organization. Key updates include:

Certificates of Occupancy (Chapter 14.15): A new chapter clearly explains when a Certificate of Occupancy is required, how it is issued, posting requirements, and how appeals are handled. Previously, this information appeared in multiple locations.

Annual Fire and Life Safety Inspections (Chapter 14.30): A new chapter documents the City's existing annual fire inspection program. It outlines which buildings are inspected, how inspections are conducted, correction timelines, and how inspections relate to occupancy approval. This reflects current practice and improves clarity.

Fire Code and Appeals Language (Chapters 14.01, 14.21, 14.23, 14.26): Outdated appeal language was removed and standardized. Cross-references between building and fire code sections were corrected to eliminate duplication and confusion. No fire flow requirements, sprinkler thresholds, or adopted safety standards were changed.

Building Moving Regulations (Chapter 14.32 – Relocated to Title 11): Provisions related to moving buildings were relocated to align with Public Works review authority. This improves administrative consistency without altering substantive standards.

Fire Suppression Language (Chapter 14.26 and Section 18.08.110): Residential sprinkler and response-time language was aligned between code sections to remove ambiguity and ensure consistent interpretation.

Community Impacts

These updates are organizational improvements. Residents, business owners, and contractors will benefit from:

- Clearer explanations of occupancy requirements;
- Inspection procedures documented in one location;
- Consistent appeal and enforcement pathways; and
- Reduced duplication between related code sections.

Next Steps

Draft ordinance language will be made available for public review. Outreach and engagement will include:

- Waterfront District Elevate PA – February 10, 2026;
- Planning Commission Fire Code Introduction – February 25, 2026;
- Port Angeles Association of Realtors – March 26, 2026 ;
- North Peninsula Builders Association – Tentatively April 2026;
- Planning Commission public hearing on the Fire/Life/Safety Code Amendments – April 22, 2026;

Following public engagement, the City Council will consider adoption.

CED Customer Service Report - January 2026

Total Engagements YTD:

473

% Change vs Last Year:

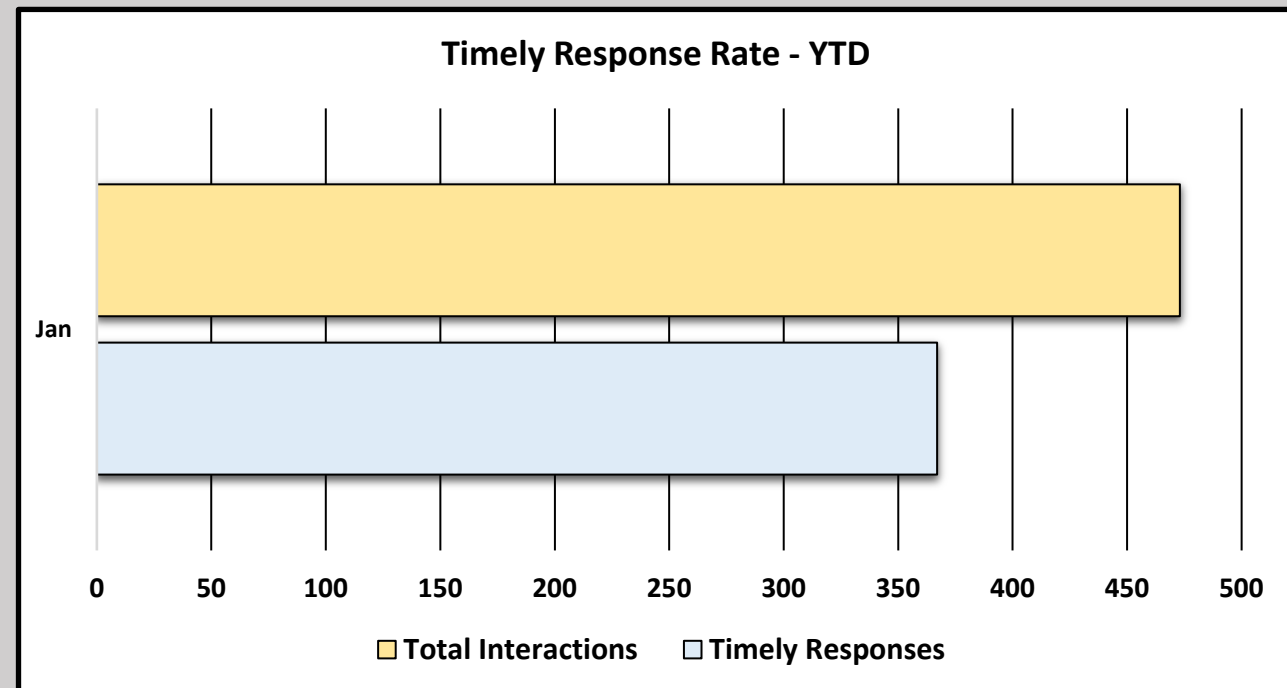
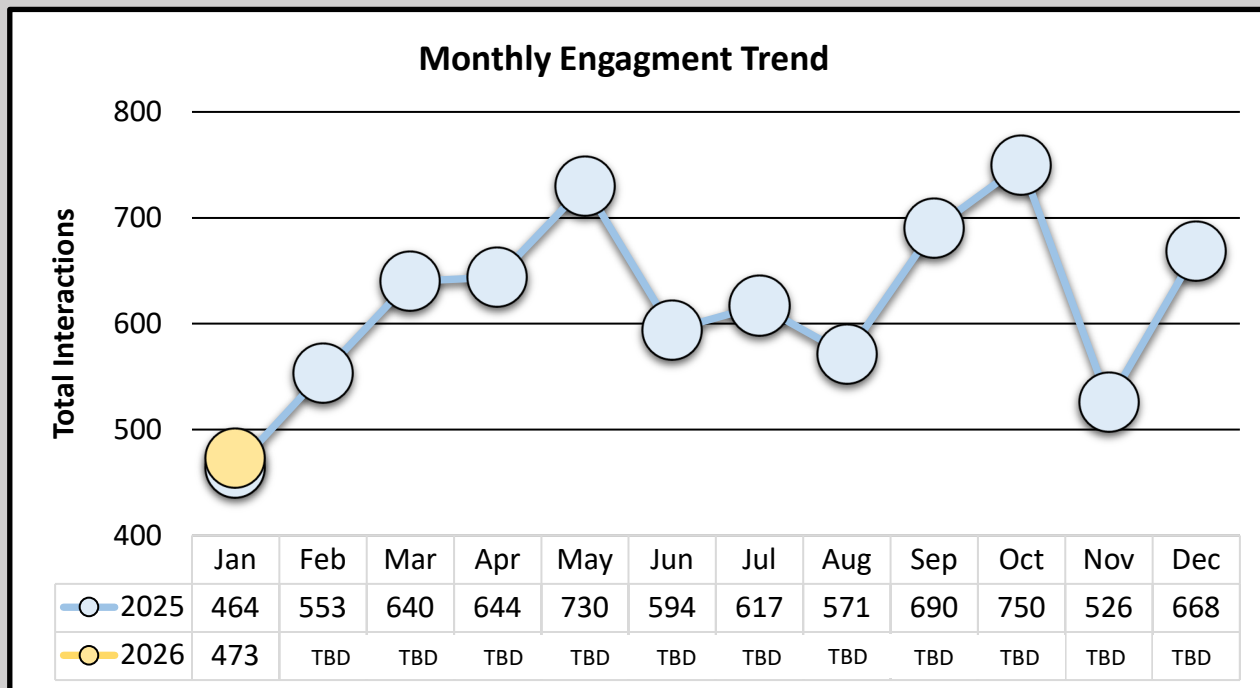
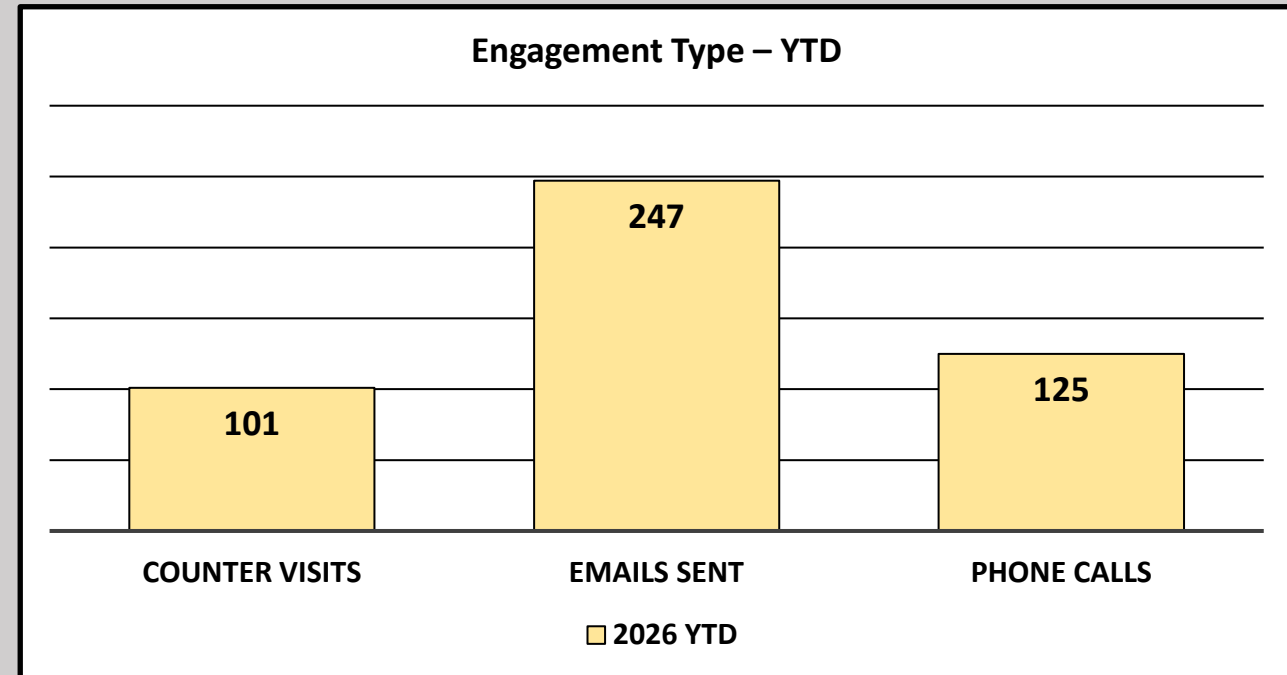
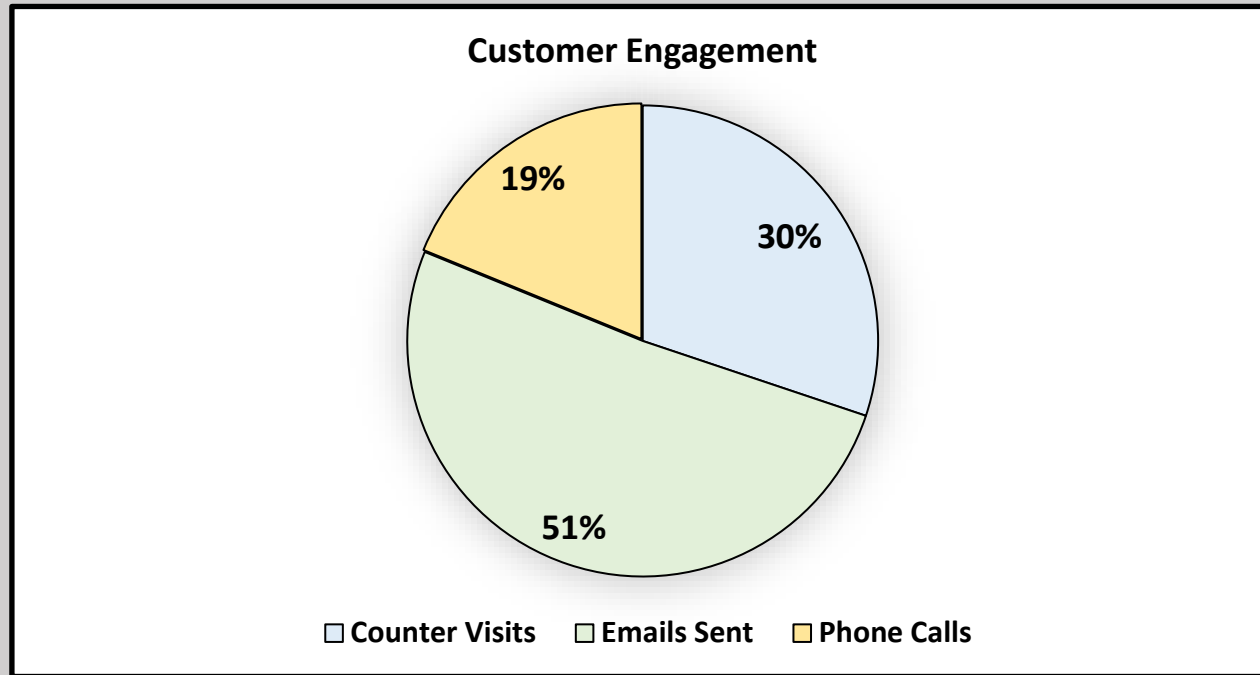
+1.9%

Avg Daily Engagements YTD:

17.5

% Timely Responses:

97.5%



The CED Technicians have managed over 400 interactions so far this year, with nearly 98% of inquiries responded to within 2 business days.

*Counter Visits = In-person front desk visits.
 Emails Sent = Messages sent through the permits inbox to applicants.
 Phone Calls = Customer phone calls logged.*

Timely Responses = Customer inquiries that receive a response within two business days of the initial contact.

CED Over-the-Counter Permit Report – January 2026

Total Permits YTD:

27

% Change vs Last Year YTD:

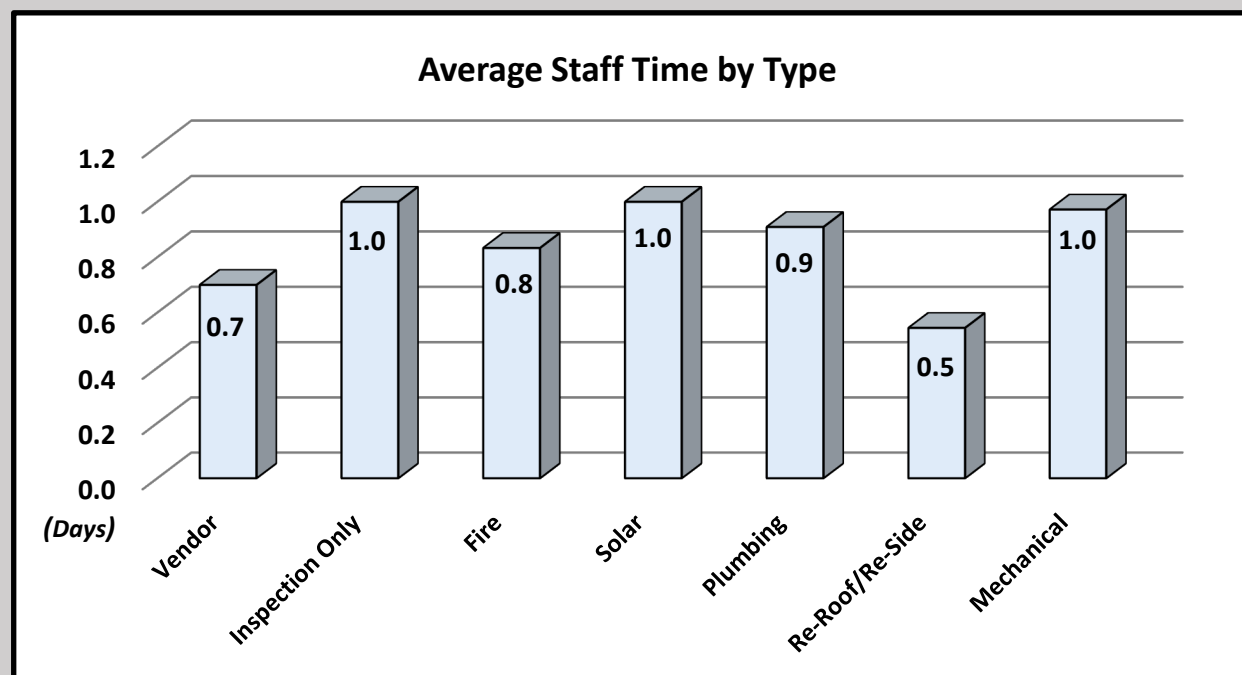
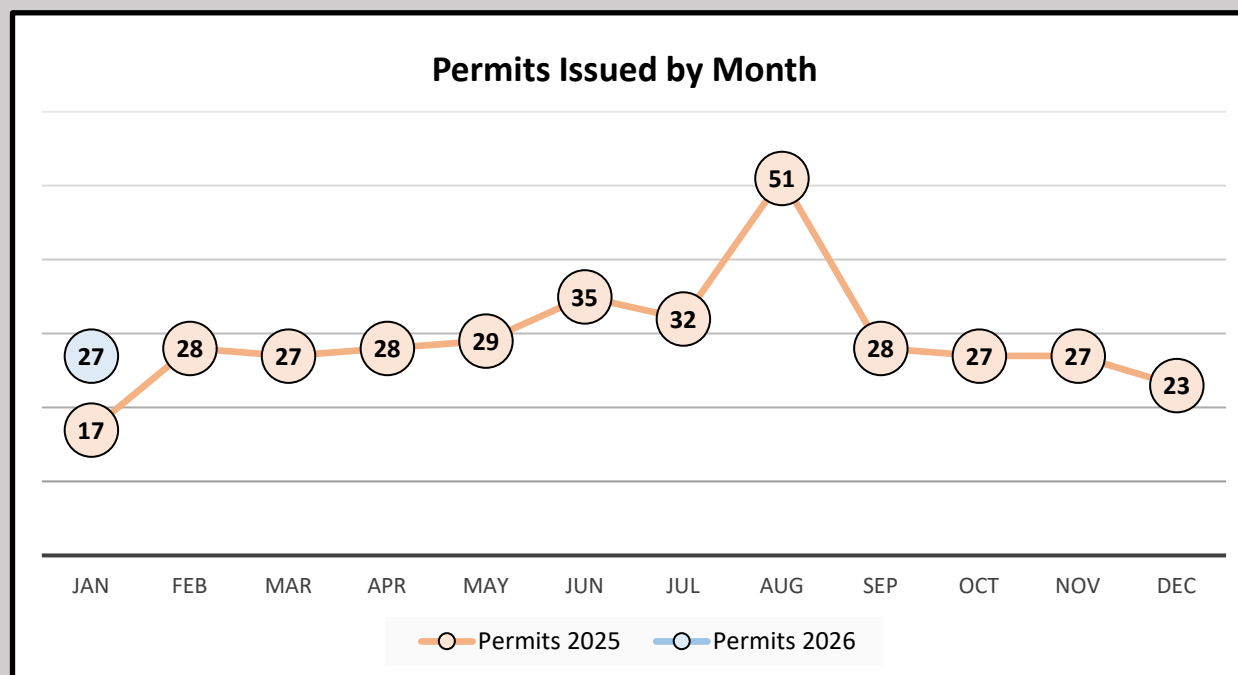
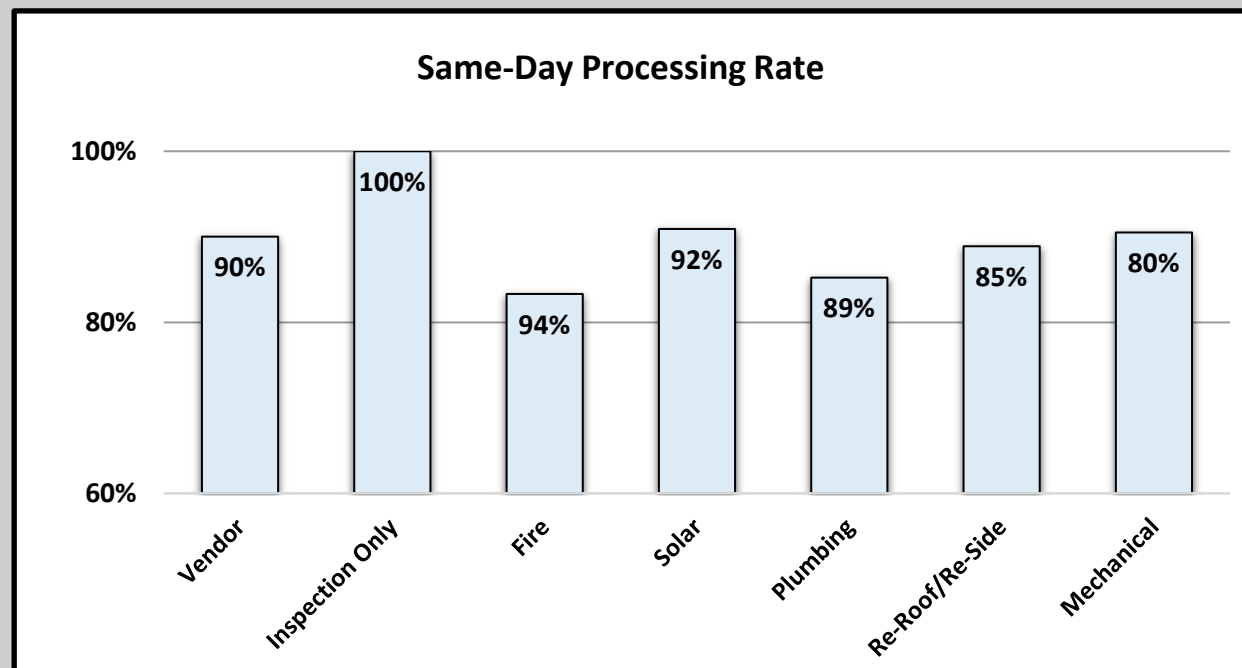
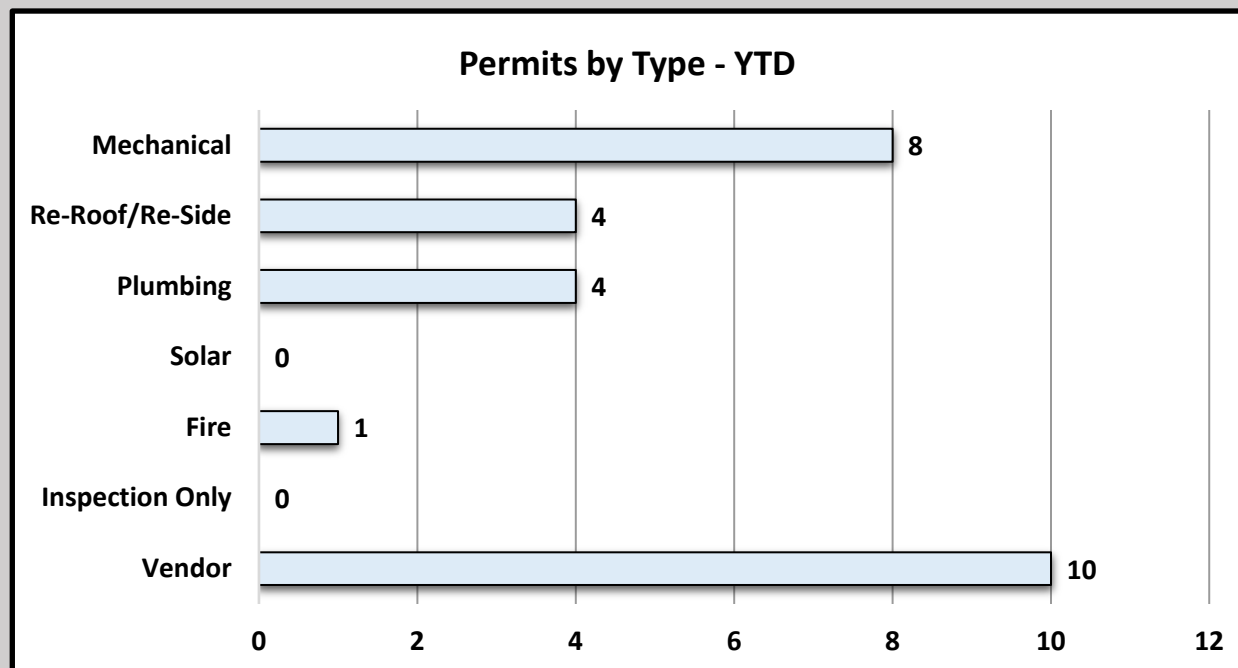
+58.8%

% Same-Day Processing YTD:

63.0%

% Timely Issuance YTD:

92.6%

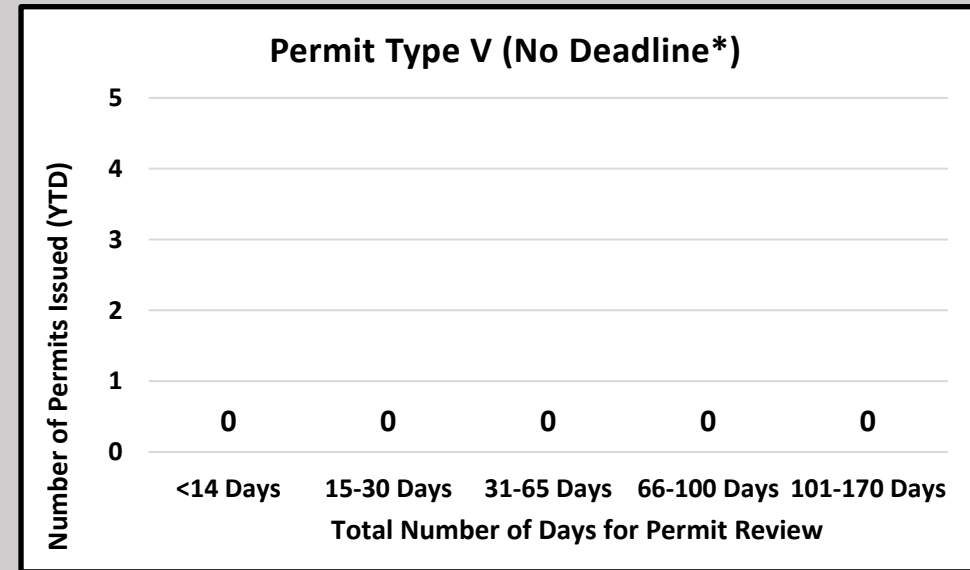
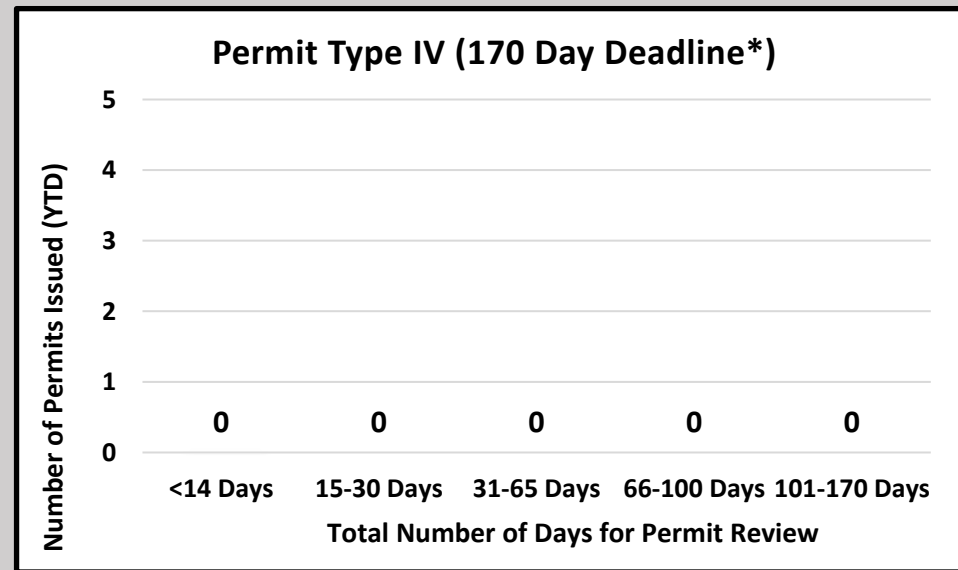
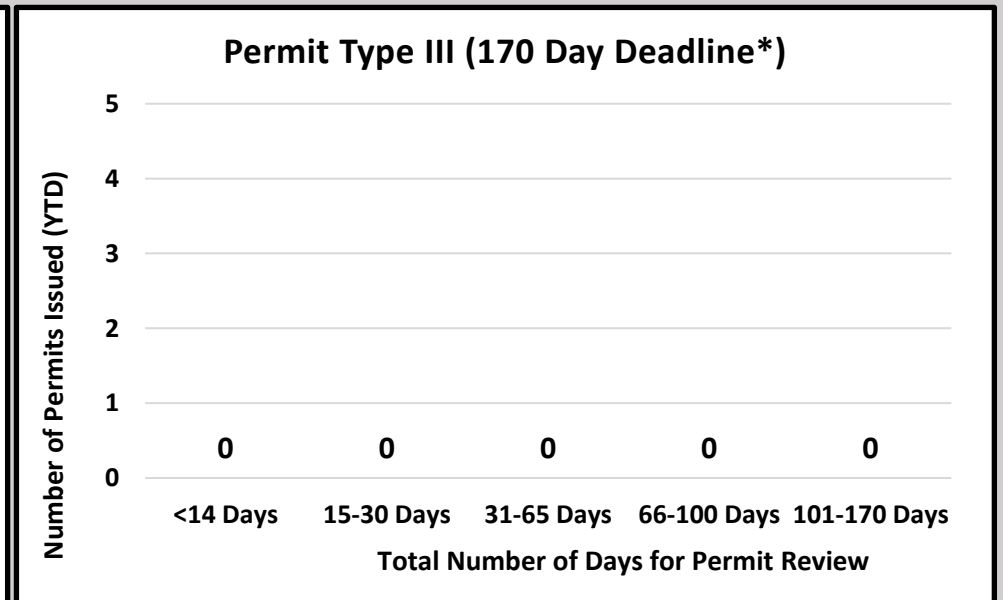
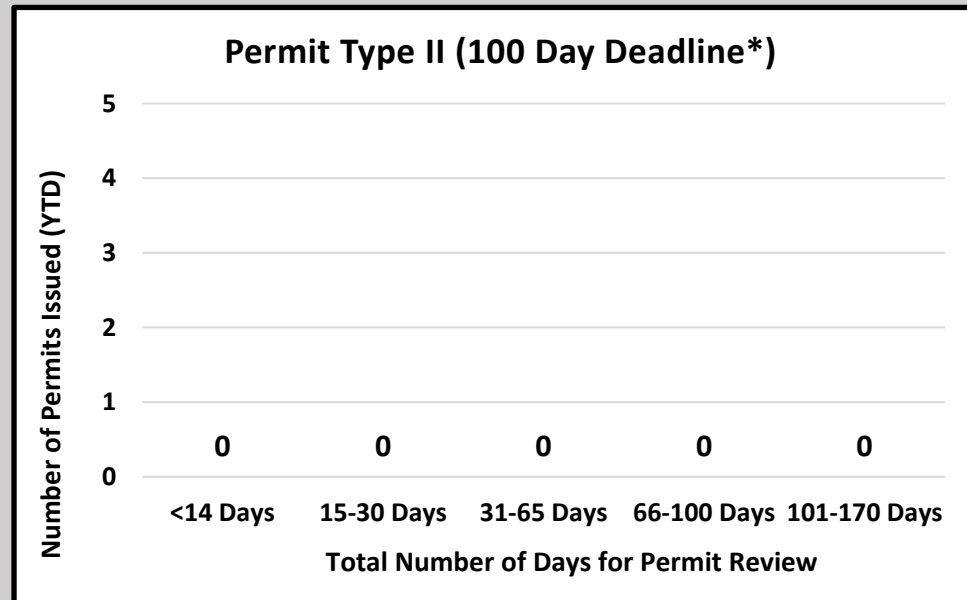
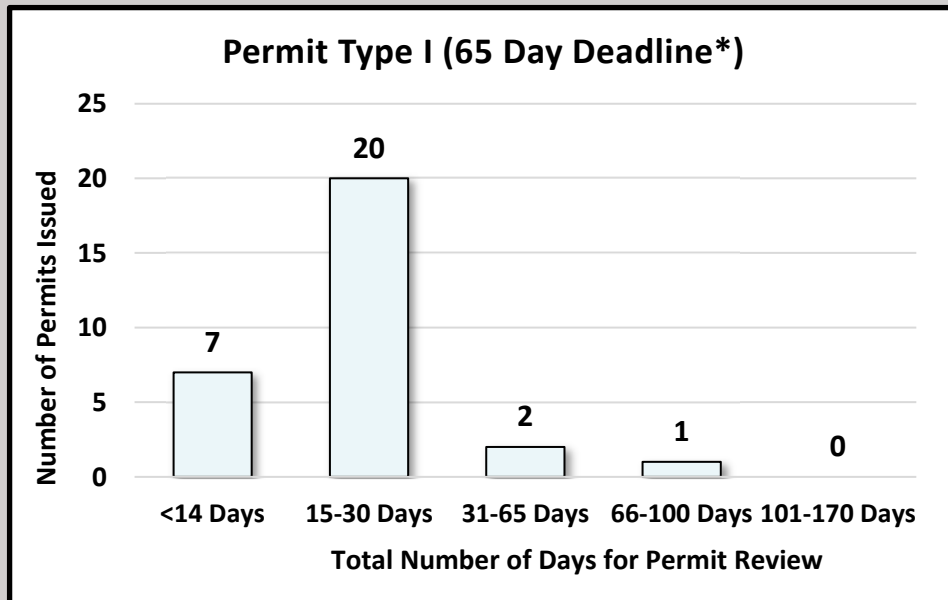


Over-the-Counter permits are completed quickly averaging 1 business day from intake to issuance with 63% processed the same day

Same-Day Processing = Measures the time from when an application is received until fees are sent. Counted as "Same-Day" if fees are sent the same business day.

Timely Issuance = Measures the time from when payment is received until the permit is issued. Counted as "Timely" if issued within one business day of payment.

Note: Customer payment delays are not included in these times.



TYPE I - Allowed, Permitted, or Accessory Uses Not Requiring Notice of Application; Building Permits Categorically Exempt from SEPA; Business Licenses; Clearing and Grading Permits; Critical Area Exemptions; Director's Determinations¹; Electrical Permits; Environmentally Sensitive Area Permits and Extensions; Fee Waivers; Final Binding Site Plans; Final Boundary Line Adjustments; Final Overlay Zones; Final Planned Residential Development (PRD); Final Plats; Final Short Plats; Final Unit Lot Subdivisions; Fire Alarm Permits; Fire Permits – Any Other Approval Provided by the Fire Department – Office of the Fire Marshal; Fire Sprinkler Permits; Flood Development Permits; Home Businesses/Home Occupation Permit; Land-Use Verification; Minor Amendments to an Approved Plat, Binding Site Plan, or Planned Residential Development; Minor Deviations Up to 20%; Minor Mobile or Itinerant Vendor Hosting Site Plan Review; NICE Grants; Preliminary Boundary Line Adjustments; Preliminary Short Plats; Regulatory Mobile or Itinerant Vendor Permit; Reasonable Use Exceptions; Right-of-Way Construction Permits; Sales and Use Tax Grants; Shoreline Exemptions; Sign Permits; Short-Term Lodging Licenses; Site Plan Review; Temporary Uses Up to One Year; Utility Feasibility Requests; Wetland Permit Extension; Wetland Temporary Emergency Permit.

TYPE II - Administrative Conditional Use Permits; Administrative Conditional Use Permits Required for Transitional Housing Facilities 1–4 Units; Building Permits Requiring SEPA; Cottage Industries; Discretionary Conditional Use Permits; Major Mobile or Itinerant Vendor Hosting Site Plan Review; Minor Plat Amendment; Minor Variances; Preliminary Binding Site Plan; Preliminary Unit Lot Subdivision; SEPA Review (Not Associated with a Public Hearing); Shoreline Substantial Development Permits²; Temporary Housing Facilities; Wetland Permits.

TYPE III - Conditional Use Permits; Conditional Use Permits Required for Transitional Housing Facilities 5+ Units; Major Amendments to an Approved Plat or Planned Residential Development; Major Variances; Minor Deviations 21–30%; Plat Vacation; Preliminary Overlay Zones; Preliminary Plats; Preliminary Planned Residential Development (PRD); SEPA Review (Associated with a Public Hearing); Shoreline Conditional Uses; Shoreline Substantial Development Permits³; Shoreline Variances; Temporary Uses – One to Five Years; Unclassified Use – Conditional Use Permits.

TYPE IV - Site Specific Rezones.

TYPE V - Amendments to Development Regulations; Amendments to the Port Angeles Municipal Code; Annexations; Area-Wide Rezones; Comprehensive Plan Amendments; Development Agreements; Master Land Use, Subarea, Functional, and/or Utility Plans and Amendments; Shoreline Master Program Adoption and Amendments.

NOTES: 1. See PAMC 18.02.240 for applicable procedures. 2. Only if the application is for a permitted use and receives a threshold determination of non-significance. 3. Except for Type II shoreline substantial development permits.

*If we ask for more information about a project and the applicant takes longer than 60 days to respond, the City may add up to 30 extra days to the overall review time for the application, as allowed under Port Angeles Municipal Code (PAMC) 18.02.170(G) and (H).

CED Affordable Housing Report - January 2026

Type	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC	2026 YTD	2025 YTD
SUT - HB 1406	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
SUT - HB 1590	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
FWP	\$97,226.99	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$97,226.99	\$39,666.66
NICE - Small Scale	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
NICE - Medium Scale	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
NICE - Large Scale	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
TOTAL CITY INVESTMENTS	\$97,226.99	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$97,226.99	\$39,666.66
PRP	4	0	0	0	0	0	0	0	0	0	0	0	4	3
MFTE	0	0	0	0	0	0	0	0	0	0	0	0	0	0

Key

SUT- HB 1406	Sales and Use Tax - HB 1406. Grants are shown in the month that the contract was fully executed between the developer and the City.
SUT- HB 1590	Sales and Use Tax - HB 1590. Grants are shown in the month that the contract was fully executed between the developer and the City.
FWP	Fee Waiver Program. The costs of 25 permit types are waived by the City for all infill and multifamily housing projects.
NICE - Small Scale	New Improvements for Community Enhancement of Neighborhoods Projects (≤ \$14,999). Grants are shown in the month that the contract was fully executed between the developer and the City.
NICE - Medium Scale	New Improvements for Community Enhancement of Neighborhoods Projects (\$15,000-\$24,999). Grants are shown in the month that the contract was fully executed between the developer and the City.
NICE - Large Scale	New Improvements for Community Enhancement of Neighborhoods Projects (≥ \$25,000). Grants are shown in the month that the contract was fully executed between the developer and the City.
PRP	Permit Ready Plans. Plans are shown in the month they were shared with prospective developer, minimum number of estimated new dwelling units listed. Final dwelling unit counts will be determined at permitting/approval phase, and will be detailed on the monthly Building Report.
MFTE	Multi Family Tax Exemption. Contracts are shown in the month they were executed between developer and City, minimum number of estimated new dwelling units listed. Final dwelling unit counts will be determined at permitting/approval phase, and will be detailed on the monthly Building Report.

Please Note: City staff invest considerable time to proactively engage with prospective housing developers in order to amplify these critical City programs. This report only includes one stage of this important process.

CED Building Report - January 2026

		JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC	2026 YTD	2025 YTD	
Comm	New Construction	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
		\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	
	Repair and Alteration	2	0	0	0	0	0	0	0	0	0	0	0	0	2	4
		\$8,007.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$8,007.00	\$352,600.00
Certificate of Occupancy	1	0	0	0	0	0	0	0	0	0	0	0	0	1	N/A	
Ind	New Construction	1	0	0	0	0	0	0	0	0	0	0	0	1	0	
		\$7,000,000.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$7,000,000.00	\$0.00
	Repair and Alteration	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1
		\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$2,632,599.00
Certificate of Occupancy	0	0	0	0	0	0	0	0	0	0	0	0	0	0	N/A	
Public	New Construction	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
		\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	
	Repair and Alteration	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
		\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Certificate of Occupancy	0	0	0	0	0	0	0	0	0	0	0	0	0	0	N/A	
Res	New Multi Family	4	0	0	0	0	0	0	0	0	0	0	0	4	2	
		\$2,120,000.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$2,120,000.00	\$800,000.00
	New Manufactured Home	2	0	0	0	0	0	0	0	0	0	0	0	2	1	
		\$407,313.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$407,313.00	\$250,000.00
	New Single Family	1	0	0	0	0	0	0	0	0	0	0	0	1	2	
		\$224,352.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$224,352.00	\$718,694.00
	New Accessory Structure	1	0	0	0	0	0	0	0	0	0	0	0	1	0	
		\$170,517.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$170,517.00	\$0.00
Repair and Alteration	19	0	0	0	0	0	0	0	0	0	0	0	0	19	18	
	\$251,345.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$251,345.00	\$332,185.00	
Certificate of Occupancy	2	0	0	0	0	0	0	0	0	0	0	0	2	N/A		
Comm Res	Demolition and Moving	0	0	0	0	0	0	0	0	0	0	0	0	0	2	
		\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$16,500.00	
Total Permits Issued		30	0	0	0	0	0	0	0	0	0	0	0	30	30	
Total Construction Valuation		\$10,181,534.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$10,181,534.00	\$5,102,578.00	
Permit Fees Paid		\$106,793.40	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$106,793.40	\$66,449.71	
Business Certificate of Occupancy		3	0	0	0	0	0	0	0	0	0	0	0	3	3	
Dwelling Units - ADU		0	0	0	0	0	0	0	0	0	0	0	0	0	2	
Dwelling Units - Duplex		8	0	0	0	0	0	0	0	0	0	0	0	8	6	
Dwelling Units - Single Family		1	0	0	0	0	0	0	0	0	0	0	0	1	5	
Dwelling Units-Manufactured Home		2	0	0	0	0	0	0	0	0	0	0	0	2	5	
Dwelling Units - Multi Family (3+)		0	0	0	0	0	0	0	0	0	0	0	0	0	0	
Total Dwelling Units		11	0	0	0	0	0	0	0	0	0	0	0	11	18	

The pending units, shown in *italics* are at various stages of staff review. Additionally, not all applicants have submitted a complete application at this time. While we expect the majority to advance through the review process, it is possible that some may experience the need for additional review.