

KNOW YOUR PORT:

Industrial Zoning on the Waterfront

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Many of the historic industrial activities on the waterfront have been replaced by new best management practices. The Port works with the Department of Ecology and the Department of Natural Resources to protect habitat and maintain a working harbor. There are also new industrial stormwater regulations that would apply to any kind of industrial zone use, so keeping the current industrial-zone designation will require that stormwater mitigation takes place regardless of the industry.

Modern aquatic log operations have much less impact on the environment due to their smaller scale and the introduction of best management practices, such as storage of logs in deep water and the ban on dumping logs directly into the harbor. The areas currently used by the Port for aquatic log storage are monitored to determine impacts, if any, to aquatic habitat.



Some have asked why the Port doesn't capitalize on the waterfront's natural beauty and put in a commercial area of shops and restaurants for locals and tourists. It is true that our harbor is beautiful. It is also true that people need living-wage jobs to live here. A continual attention to the proper balance of different interests is required to make sure the highest, best and fairest use of our waterfront is maintained. Sometimes these interests appear to be in competition. The Port believes that the waterfront currently has a good mix of tourism, recreational, commercial and industrial use.

Since the Port's required mission is to support the creation of living-wage jobs, it concentrates on providing infrastructure for three main lines of business: advanced manufacture, forest products and marine trades (the latter two being water-dependent). The jobs associated with these industries typically offer far better compensation than retail and tourism businesses. So with the exception of the Port's two marinas, the Port does not actively support tourism and commercial ventures. These are supported by other entities such as the Cities of Port Angeles, Sequim and Forks and the Olympic Peninsula Visitor Bureau, who directly benefit from promoting retail sales and tourism by receiving sales tax and lodging tax. The Port does not receive these types of taxes. Down-zoning industrial waterfront to commercial zoning would be a devastating loss to many of the businesses whose jobs support Clallam County families.