

**TOWN OF LA CONNER  
PLANNING COMMISSION MEETING  
March 3, 2020**

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The Planning Commission meeting was called to order at 6:03 p.m.

Present were commissioners Marna Hanneman, Carol Hedlin, Linda Talman, Liz Theaker, and Planning Director Marianne Manville-Ailles. Commissioner Bradburn was absent.

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**PUBLIC COMMENT:**

None.

**MINUTES:**

Commissioner Hanneman moved to approve the February 4, 2020 minutes. Seconded by Commissioner Hedlin. Commissioner Talman arrived after the minutes were approved. Motion carried 3-0.

**OLD BUSINESS:**

Bruce Bradburn is the new Planning Commission vice chair.

Planner Marianne Manville Ailles noted that according to Robert's Rules of Order, Commissioners can approve minutes for a meeting they did not attend.

- *Continue Code Clean up discussion with primary focus on ADUs.*

There was discussion on the following topics:

- The difference between an accessory dwelling unit and a duplex
- ADUs as affordable housing and source of income for property owners
- Owner occupancy requirement vs. owner living in Town limits and issues that could arise in the event of owner death or relocation/sale
- Enforcement of ADU regulations
- ADU maximum size increase and allowing them to exceed maximum requirements if within primary structure footprint such as basement/attic
- Addressing issues and building flexibility into the ADU code to make it more doable for homeowners
- Short term rental definition
- Taking the current density bonus provision based on demographics and basing it on a menu of design guidelines instead

- Repealing the automatic fire sprinklers chapter in La Conner Municipal Code 15 as it is out of place (other standards are in Title 13), and is out of date with the international building, residential and fire codes.

**NEW BUSINESS:**

- *SMP Discussion – FAQ flyer, public participation program, open house, stake holders.*

Marianne said that the consultant has put together a public participation plan, and identified stakeholders for the Shoreline Master Program update. There will be a joint meeting with Council to present the shoreline update, with an open house beforehand to enable public input. The consultant is also preparing a gap analysis, identifying areas in the Comprehensive Plan, development regulations and Shoreline Master Program that are missing information, in order to bring the code up to date with current state regulations. After this is completed, the commission will review then review the SMP, there will be a public comment period, it will be sent off to Ecology for review who will also send out for public comment. There will be an open house workshop at which the consultant will present their work. This will be followed by a public hearing where the Planning Commission will make a recommendation to Council.

She passed around the FAQ flyer that addresses frequently asked questions about the shoreline program and update. It will be available on the Town website along with drafts of the SMP.

**CLOSING COMMENTS:**

Marianne said that the consultant has provided a very rough draft of the transportation element. It's not yet ready to come before the commission. She also announced that La Conner has gotten the permit from the Corps of Engineers for the Waterfront Park bank armoring, so the project will be going to bid shortly.

With no further business Commissioner Hedlin moved to adjourn the meeting at 7:01 p.m. Seconded by Commissioner Hanneman. Motion carried unanimously.

  
Chair

7-21-2020  
Date