

TOWN OF LA CONNER
PLANNING COMMISSION ZOOM MEETING
June 18, 2020

The Planning Commission meeting was called to order at 6:08 p.m.

Present via Zoom were commissioners Bruce Bradburn, Marna Hanneman, Carol Hedlin, Linda Talman, Liz Theaker, and Planning Director Marianne Manville-Ailles.

PUBLIC COMMENT:

None.

MINUTES:

- *February 18th, 2020 meeting – Discussion regarding equipment failure and lack of minutes.*

The recording of the February 18th Planning Commission meeting failed so there are no minutes. A note will be made for the file in lieu of minutes and brought to the next meeting. There was a public hearing for historic design review on the new library project at February 18th meeting, but the building permit requires SEPA review as well so there will be further opportunity for public comment. There is a sign-in sheet from that meeting and everyone on it will be notified of the SEPA review whether or not they live within 300 feet of the project.

- *March 3 will be at the next meeting.*

OLD BUSINESS:

- *Code Clean up discussion. Go over where we are at and what the rest of the process will look like. Last look before we send to Commerce and have public hearings.*

Planning Director Marianne Manville-Ailles gave an overview of the code changes including accessory dwelling units and removal of the Automatic Fire Sprinkler System code in favor of the International Fire Code. The commission had no further code changes.

NEW BUSINESS:

- *Shoreline Master Program Update – Gap Analysis.*

Marianne reviewed the gap analysis and brought it to the commission for comment. The commission requested more time to review the gap analysis so it was tabled until the next meeting.

- *Hedlin Comprehensive Plan Amendment and associated Rezone.*

Marianne updated the commission on the Hedlin ballfield property on Maple Avenue which is in the process of being acquired by the Town. The land is currently zoned public and needs a rezone to enable residential development. This site specific comprehensive plan amendment is on the Council docket and has been sent to Commerce for review.

- *Increased Density for Design Guidelines discussion.*

Town code currently allows a density bonus for housing for the elderly but does not define what that is. The commission requested more information on density guidelines, especially as related to affordable housing. Marianne suggested looking at strongtowns.org.

CLOSING COMMENTS:

Commissioner Hanneman clarified that she was not representing the planning commission when she spoke to Council about possibly closing off the street so businesses could vend outside. Marianne said that the commission can look into including a policy on this topic when they revisit the transportation element.

Marianne said that she is now in La Conner on Thursdays only, but for the full day. She also said that while there has been a slight reduction in permit applications, there is still a lot of interest.

Commissioner Theaker saw a Dero Fixit pole for bicycle repair in Grand Junction, CO and would like to mention it to Council as something that they might put in town. She intends to contact the Park Commission as well.

With no further business Commissioner Hanneman moved to adjourn the meeting at 6:59 p.m. Seconded by Commissioner Hedlin. Motion carried unanimously.


Chair

7-21-2020
Date