

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

The Planning Commission meeting was called to order at 6:02 p.m.

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

Members of the public: Bill Reynolds (La Conner Weekly News).

PUBLIC COMMENT:

None.

MINUTES:

Commissioner Bradburn moved to approve the July 21, 2020 minutes. Seconded by Commissioner Talman. Motion carried 5-0.

OLD BUSINESS:

- *Update to PURD – Coupeville and Port Townsend examples for detached options and continued discussion on alternatives for attached options.*

There was general discussion on exploring ways to increase density for multifamily development using means other than Planned Unit Residential Development (PURD). Instead the commission expressed interest in looking into changes to the Residential Chapter of the zoning code to increase density and reduce lot sizes as an alternative to modifying the PURD guidelines. The commission does still need to address the 50% density bonus for housing for the elderly that is currently in the zoning code in some fashion. It may be removed altogether or reworked into a general density bonus for satisfying some as yet undetermined requirements. Marianne would also like to see the current PURD bonus be increased from 40% to 50% even though that process is not used often. Marianne will find information on smaller lots and what those densities look like and bring that back to the commission for discussion.

NEW BUSINESS:

None.

CLOSING COMMENTS:

Marianne said that the shoreline update is coming along. Council is looking at making changes to some streets, so the consultant is reviewing how that will impact the update.

Since the Kirsch property has been sold, that is no longer an item that needs to be addressed. The Streets Committee is going to be meeting to discuss the numerous safety issues that have come up during the traffic consultant's review, so the transportation update will be coming back to the Planning Commission after the Streets Committee has looked at these issues. Speeding is a major concern on several streets that needs to be addressed.

The planning department is as busy as last year with permits, even with the COVID-19 situation. The Snapdragon Hill development is coming along and should be starting work soon. There are seven lots in that development, and the developer has some interesting design ideas for the residential lots which could potentially be used by the commission.

Commissioner Talman asked about the potential development behind the Slider Café. Marianne said that whether or not that happens is dependent on a lot of things, but the owner is waiting on the approval of the code changes before they make a decision on how to move forward.

The next regular planning commission meeting will be held Tuesday, September 15, 2020. There will be a public hearing at that meeting for the code changes.

With no further business Commissioner Hanneman moved to adjourn the meeting at 6:51 p.m. Seconded by Commissioner Hedlin. Motion carried unanimously.

Chair

Date