

**TOWN OF LA CONNER
PLANNING COMMISSION MEETING
JULY 5, 2016**

The Planning Commission meeting was called to order at 6:00 p.m.

Present were Commissioners Linda Talman, Mary Wohleb, Marna Hanneman, Bob Skeelee, and Administrator John Doyle. Also in attendance was newly appointed Commissioner Carol Hedlin.

OPENING COMMENTS:

Commissioner Talman spoke about the sidewalk improvements on N. Third Street. She suggested having local residents write letters of support to include in the grant application.

Commissioner Wohleb appreciates public works adding a garbage can on Third Street by the park and announced the farm-to-table event is on hold.

Commissioner Hanneman appreciates the presence of a code enforcement officer on the streets.

Carol Hedlin was introduced and welcomed to the planning commission.

MINUTES:

Commissioner Skeelee moved to approve the minutes of June 7, 2016. Seconded by Commissioner Wohleb. Motion carried 4-0.

NEW BUSINESS:

- *Public Hearing on amendments to LCMC §15.70.130 – Provisions for flood hazard reduction, §12.30.070 – Storm and Surface Water Utility Permits and §15.50.160 – Accessory structures, File #16-24LCMC.*

Commissioner Talman opened the public hearing. There were no audience members in attendance and the hearing was closed.

Mr. Doyle outlined the proposed code amendments. The flood provision section is required by FEMA for the town to remain in the CRS program. It will now require all accessory structures, including storage sheds less than 120 square feet, to comply with flood control standards. A recreational vehicles section is also added requiring RV's to be fully licensed and ready for highway use. The amendments addressing rain barrels will

require they be screened or concealed so as not to detract from other properties in the historic district.

Commissioner Wohleb inquired about 5(b) in the flood section. Mr. Doyle stated this language was mandated by FEMA and low flood damage refers to anchoring of structures to avoid inundation. The materials used must be designed to withstand flood inundation without compromising the integrity of the structure or materials. There was a brief discussion about the sections relating to recreational vehicles, encroachment and storm water.

Commissioner Wohleb feels the wording in accessory structures #4 is confusing and thought it should be reworded to also include garbage cans.

A motion was made by Commissioner Wohleb, seconded by Commissioner Skeele, to recommend approval of the amendments as presented, with the change in 15.50.160 to read:

(4) Exposed storage areas and accessory devices (e.g. rain barrels or garbage cans) shall be enclosed, screened or concealed so as not to detract from historic structures.

Motion carried 5-0.

With no further business Commissioner Wohleb moved to adjourn the meeting at 6:37 p.m. Seconded by Commissioner Skeele. Motion carried unanimously.

Chair Linda Talman

Date