

**TOWN OF LA CONNER  
PLANNING COMMISSION MEETING  
January 16, 2024**

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

Commissioners present: Bruce Bradburn, John Leaver, Sommer Holt, Cynthia Elliott

Commissioners absent: Carol Hedlin

Staff: Michael Davolio, Ajah Eills

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**PUBLIC COMMENT:**

Mayor Hanneman relayed that she will be hosting a Mayor Meet and Greet at 10:00am on Saturday at the Swinomish Library.

Linda Talman shared that she did not know how Town priorities are set, and stated that affordable housing seemed more important than parking. She questioned how decisions are made, and spoke about the Jenson property as an example.

There was a brief discussion regarding staff time.

**MINUTES:**

Commissioner Holt moved to approve the minutes from the December 19, 2023 meeting. Seconded by Commissioner Elliott. **Motion to approve minutes with corrections carried unanimously.**

**OLD BUSINESS:**

Staff relayed that there have been legal communications between the Town and the applicants regarding the development at 306 Center Street.

Staff plans on holding a Community Mingle on February 20<sup>th</sup> in order to solicit community comments regarding parking.

The community perspectives on parking will be incorporated into the Comprehensive Plan.

Staff introduced the final changes to the Planned Unit Residential Development regulations. Commissioner Elliott moved to recommend the Town Council approve the changes. Commissioner Holt seconds. Discussion commenced regarding the PURD regulations. Commissioner Elliott requested that language relating to accessory and conditional uses be clarified. Commissioner Holt requested that the minimum lot sized be changed to 16,000 square feet. Commissioner Holt requested that PURDs be excluded from the Historic Preservation District.

There was discussion regarding excluding PURDS from the HPD. Staff expressed trepidation about this change because of the large swath of residential zoning that is included within the HPD. Commissioners expressed their concern with how difficult it is to remove buildings within the HPD once they are placed.

**Motion to recommend the PURD regulations with the discussed changes for Town Council approval carried unanimously.**

Staff introduced the finalized population, housing, and employment projections for La Conner from the Skagit Council of Governments.

Staff re-introduced the final changes to the residential and commercial code to clarify the use of short-term rentals and allow for more housing types with in the residential zone. Commissioner Leaver moved to recommend these changes to the Town Council for approval. Seconded by Commissioned Holt. **Motion carried unanimously.**

#### **NEW BUSINESS:**

Staff introduced changes to the residential code that would allow for counseling services to be placed along Maple Ave. There was discussion about the use of the house located at 923 Maple Ave. Commissioner Elliott moved to recommend these changes to the Town Council for approval. Seconded by Commissioned Leaver. **Motion carried unanimously.**

Staff introduced changes to the definitions in the municipal code designed to clarify the verbiage and develop internal consistency. Commissioner Holt questioned the language surrounding building height. The changes for the definition section were tabled for future.

Staff introduced a Land Use Capacity Analysis (LUCA) designed to analyze how La Conner current housing regulations align with County housing projections. The LUCA presented was preliminary, and will be an ongoing staff effort.

#### **COMMISSIONER COMMENTS/STAFF COMMENTS:**

Staff alerted the commissioner to a currently incomplete variance application which, if the applicant choose to complete it, would be the first application to go through the new Hearing Examiner process.

Mayor Hanneman thanked the Planning Commission for all of their hard work.

The next regular Planning Commission meeting will be held on February 6, 2024.

With no further business Commissioner Leaver moved to adjourn the meeting at 7:32 p.m. Seconded by Commissioner Bradburn. **Motion carried unanimously.**



Chair



Date