

## PLANNING COMMISSION MEETING

February 21st, 2023

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The meeting of the La Conner Planning Commission was called to order at 6:02 p.m. Commissioners present: Carol Hedlin, Bruce Bradburn, Marna Hanneman and John Leaver.

Commissioner's Absent: Liz Theaker.

Staff Present: Planner Michael Davolio, Assistant Planner Ajah Eills.

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### PUBLIC COMMENTS:

There were no public comments.

### Minutes from the January 17th, 2023, Regular Meeting.

Commissioner Bradburn moved to approve the minutes of the January 17th, 2023, regular meeting. Motion seconded by Commissioner Leaver. Motion carried 4/0.

### Minutes from the February 7th, 2023, Community Round Table.

Commissioner Bradburn moved to accept the minutes of the February 7th, 2023 Community Round Table. Motion seconded by Commissioner Hanneman. The following corrections were offered to the minutes:

Page one: "8th" → "7th"

Page two: "applies to them" → "applies for them"  
"brings up" → "brought up"

Page three: "country" → "county"

Page four: "with in" → "within"  
"Rodgers" → "Rogerson"  
"the" → "that"

Page five: "personal" → "personnel"  
"updated" → "to update"

Commissioner Bradburn moves to approve minutes as corrected. Motion seconded by Commissioner Hanneman. Motion carried 4/0.

**OLD BUSINESS:**

306 Center Street:

The Hearing Examiner returned a decision allowing the 306 Center Street project to continue. The appeal period of the decision is open until March 1<sup>st</sup>. The Town had received no indication of whether or not an appeal was forthcoming. Commission Leaver asked a question about the height requirements and Planner Davolio responded that the height limit is 30 ft with no exceptions.

Georgia Johnson made a public comment and stated that she owns the house across the street from the project. She thanked the Planning Commission for their early denial of the project and stated that KSA had ignored environmental considerations three separate. Johnson also stated that KSA had ignored the removal process for the double wide trailer on the property. She stated that KSA had ignored the Department of Ecology and Washington State recommendations for working with contaminated soil and that she had personally witnessed the soil being disturbed. She wished that the Town Government would keep a close on all the requirements included in the Authorization. She wanted the building to be the best it can be, and urged that construction follow all applicable health and safety regulations.

Debbie Aldrich made a public comment and stated that she was not sure if they would appeal or not. She stated that there were many questions the Hearing Examiner did not address, and in particular he did not address the environmental concerns.

William Smith made a public comment and stated that he also shared the environmental concerns for the site. He questioned if the Planning Commission had a plan for addressing the environmental issues.

Commission Hedlin answered that the Planning Commission is limited in its authority and asked if Planner Davolio would address the question.

Planner Davolio answered that there was an extensive list of considerations that were included in the initial authorization. Specifically, he noted that we required more information about the site environment. An initial soil study was performed, and the applicant is required to get additional soil testing done before any building goes forth. Additionally, an engineer must be on site for the building process. Planner Davolio had talked with Brian Lease to ensure that the sewer lines will be adequate. Planner Davolio also noted that the applicant had provided more off-street parking than required by the code, and that on-street parking will be required when the sidewalks are developed.

William Smith asked if the Department of Environmental Protections had been contacted.

Planner Davolio said that they had not been contacted, but that Smith was welcome to contact them.

Smith asked how they would do that.

Planner Davolio stated that he is not sure it is necessary.

Smith said that others did not agree with Planner Davolio.

**Impact Fees:**

The Impact Fee ordinance was approved by the Town Council and fees will be assessed as buildings applications come in.

Commissioner Hedlin asked if the 50% reduction for affordable housing was included in the ordinance.

Planner Davolio stated that it was included, along with an option to reduce the fees even further upon application.

**NEW BUSINESS:**

**Skagit County Historical Society Carport Application:**

Staff presented on the Skagit County Historical Society's application for a Carport to protect a recently purchased new van. Planner Davolio stated that although the code was unclear if this was an administrative decision or not, he wanted to get the input of the Planning Commission on the application. Planner Davolio shared his opinion that it would not be detrimental to the location.

Commissioner Leaver mentioned that he know someone who lived next to the project area, but hasn't heard about it. Commissioner Leaver was unsure if they owned or rented the property.

Assistant Planner Eills explained that the 300ft mailers are sent to the owners of the surrounding properties.

Jo Wolfe, the applicate, mentioned that the people in the property Commissioner Leaver is referring to are very often out of town.

Commission Hanneman asked about how the carport would be secured.

Jo Wolfe responded that it would be secured with concrete posts.

Commission Hanneman thanked Planner Davolio for bringing it to the Planning Commission.

Commission Bradburn moved to recommend to approve the application. Commission Leaver seconded the motion. Motion passed 4/0.

Community Round Table Staff Report:

Assistant Planner Eills presented the survey results from the first Community Round Table, and highlighted the issues that participants selected were most important to them: Housing, Environmental Issues, Land Use, Parks, Recreation and Open Space, and Public Involvement. The Planning Commission was asked to recommend 3-4 public engagement strategies presented in the staff report.

Commissioner Leaver mentioned that Next Door was a good way to connect with people and spread information.

Planner Davolio responded that we had received guidance from the Town Council that we are not to pursue any social media at this time.

Commissioner Hanneman brought up the Town Council and Communication Committee, and talked about the successful Town Talk held with senior citizens.

Georgia Johnson asked if we sent out Press Releases to the Skagit Herald.

Assistant Planner Eills responded that we did not.

Commissioner Hedlin moved to adjourn. Commissioner Bradburn seconded. The meeting ended at 6:40.

Chair Carol Hedlin

Date 4/18/2023