

TOWN OF LA CONNER
PLANNING COMMISSION ZOOM MEETING
April 19, 2022

The Planning Commission meeting was called to order at 6:04 p.m.

Commissioners present: Bruce Bradburn, Marna Hanneman, Carol Hedlin, John Leaver and Liz Theaker.

Staff: Michael Davolio.

Others present: 1.

PUBLIC COMMENT:

Commissioner Bradburn asked if staff had heard back from the Hearing Examiner on the Center Street project. Planner Michael Davolio said that he had not, but that it was not unusual for it to take this long.

Commissioner Hanneman asked about the Snapdragon projects. Planner Davolio said that Snapdragon Hill was approved last year. They have applied for building permits and those are in the process of being approved. Davolio approved the administrative conditional use and variance permits for Snapdragon Flat last week. The commission requested to see layouts of the proposals. Davolio will email them.

MINUTES:

Commissioner Hedlin moved to approve the minutes from the February 15, 2022 meeting. Seconded by Commissioner Bradburn. Motion carried 5-0. Commissioner Bradburn moved to approve the minutes from the March 15, 2022 meeting as amended. Seconded by Commissioner Theaker. Motion carried 5-0.

OLD BUSINESS:

- *Greg Ellis Historic Design Review, 333 Washington Avenue- Note that this is a continuation of Planning Commission review from March 15, 2022. The public hearing has been closed.*

Planner Davolio said that this proposal is for Lot 3 of the development. The proposed single-family residence is not unlike the others. Commissioner Theaker asked if the gravel area to the north is part of this property. Davolio said it is owned by Pioneer Market and is not part of this development. Commissioner Hanneman asked when work would start on the development. Davolio said that won't happen until there are buyers. Commissioner Bradburn asked if the lot at the north end was originally noted as Lot 4 on

the site plan. Davolio said that Lots 4 and 5 were originally hoped to be part of the development and were shown on the site plan, but he advised the developer that until he actually owned/had the property under agreement, not to include them in the application. Therefore, the current proposal is only on lots 1, 2, 3, 6, 7 and 8. Commissioner Leaver asked about the RV located next to the existing house. Davolio said that no one should be living there as it's not allowed.

Commissioner Theaker moved to recommend approval of the historic design review for Lot 3. Seconded by Commissioner Bradburn. Motion carried 5-0.

NEW BUSINESS:

Commissioner Hanneman said that she would like to see a list of the vacant lots that can be mixed commercial, residential, etc. so that the Commission can understand which lots might have potential challenges and consider possibly rezoning. Planner Davolio said that another option would be to change the current zoning. He said that the Port has requested some zoning changes to their property and that will be coming to the planning commission for review.

CLOSING COMMENTS:

Commissioner Hanneman said that a Communications Committee was started by a couple of councilmembers which will be looking at housing solutions such as tiny homes. She is part of that group, and they will be meeting a couple of times a month to keep that going.

Commissioner Theaker asked about the dock that's fenced off and falling apart at the north end of town and whether it's privately owned. Linda Talman said the town sold it to the Harlans.

Commissioner Leaver asked if there's any intention of talking with the owners of the Moore-Clark property about doing something there. Planner Davolio said that Scott has an interest in looking at that property and seeing what the Town can do to encourage some activity there. Leaver also asked if there's any way to talk to the tribe about doing something with their dilapidated property adjacent to the boardwalk. Davolio said that one of the recent code amendments made it easier for that property to be developed without having to put parking on site and he will let them know that the code change has been made.

The Commission asked to be notified if there was any upcoming training for planning commissions.

The next Planning Commission meeting will be on May 17th and will be in person at Maple Hall.

With no further business Commissioner Leaver moved to adjourn the meeting at 6:32 p.m. Seconded by Commissioner Hedlin. Motion carried unanimously.

Chair

Date