

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

The Planning Commission meeting was called to order at 6:20 p.m.

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

Staff: Planner Michael Davolio.

PUBLIC COMMENT:

No Public Comments.

Planner Davolio updated the status of Snapdragon Flats. They have requested a building permit, but he is waiting for required documents before his review.

MINUTES:

No Minutes for approval

OLD BUSINESS:

- *Continue review of sign regulations*

Planner Davolio provided the sign regulations with the changes made at the last meeting. It is before the Commission for further suggestions. He is planning to have the updated sign regulations, changes to the Development Codes and the zoning changes for the Port, completed by the end of September to send to the State for the 60 day review.

Changes discussed involved signs on fences and temporary signage. Under 15.115.030, Signage Exempt From City Authorization, under #5 Temporary Signs, he removed the sign descriptions, as both State and Federal Laws state you can't regulate the contents of signs. Other changes involved business signage and signage on sidewalks.

NEW BUSINESS:

- *Begin review of additional development regulations*

Planner Davolio explained changes involve inconsistency with with other regulations or clarifying what is vague or unclear. Items discussed are as follows:

- Clarifying a basement is not counted in a two story building, as per the International Building Code.
- Minor changes to the Hearing Examiner Procedures, such as clarifying business days and not calendar days, as well as a timeline for decisions.

- Our codes on Commercial Zones has limits for height and ground coverage, but not residential density.
- Under Permitted Uses in the Residential Zone, should short term residential be permitted.
- Should we allow tiny homes for affordable housing with a minimum and/or maximum square foot requirement.
- 25 Foot Agriculture setback for uncovered patios and decks be allowed, provided they meet the seven foot rear setback requirement.
- Removal of the required size of manufactured homes.
- The addition of the required fire chief approval of the rear yard access on the Waterfront side of First Street.
- Chapter 15.65 Environmentally Sensitive Critical Area Lands updated to match the Shoreline Master Program.

CLOSING COMMENTS:

Planner Davolio will be on vacation, but will be monitoring his emails.

The next Planning Commission meeting will be on August 16, 2022.

With no further business the meeting ended at 7:16 p.m.

Chair

Date