

**TOWN OF LA CONNER  
PLANNING COMMISSION MEETING  
August 1, 2023**

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

Commissioners present: Carol Hedlin, Marna Hanneman, Bruce Bradburn, John Leaver, Sommer Holt

Commissioners absent: None

Staff: Michael Davolio, Ajah Eills

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**PUBLIC COMMENT:**

Greg Ellis, who is in the process of developing land on 333 Washington Street, stated that the Town needs affordable housing for families, and that that is his focus. He indicated that property outside the floodplain could be developed with federal grants for affordable housing, and brought up the concept of a property transfer because 333 Washington is in the floodplain.

Linda Talman stated that the Kirkland population is 92,200 people, which is around 102x the size of La Conner, and because of this size difference using ideas from Kirkland would be ludicrous, and like trying to give a meal for a lion to a kitten. She expressed her belief that there should be no short-term rentals and that the Town shouldn't use conditional use permits. She said that the Town should focus on the building blocks of good development before moving forward.

Kathy Shiner questioned the protocols for public comment periods and inquired about expectations from the state. A discussion about the public comment requirements, the Comprehensive Plan designation and role in the Town's development, and state expectations followed.

**MINUTES:**

Commissioner Holt moved to approve the minutes from the July 18, 2023 meeting. Seconded by Commissioner Leaver. **Motion carried unanimously.**

**OLD BUSINESS:**

There was no new information about the Talmon Development. The applicant will need to schedule a pre-construction meeting before any work is completed. Staff discussed a future meeting with the La Conner School District in order to present to students in the senior class as part of the Public Participation Program. The Transportation Element of

the Comprehensive Plan Update includes Level of Service standards, which have posed a complication. The parking study is complete.

There was an ongoing discussion of the pros and cons of short-term rentals, including a discussion based on the differences between the commercial and residential zone. It was decided to make a "call for community comments" in order to ensure members of the community are able to comment. There was a brief discussion of short-term rentals at 333 Washington Street. This sparked a general discussion of noise levels and the noise ordinance in La Conner. Staff presented potential high density development regulations, and following this a discussion on the difference between a high-density development and a planned urban residential development occurred.

**NEW BUSINESS:**

Staff presented updates on bills from the 2022-2023 legislative session.

**COMMISSIONER COMMENTS/STAFF COMMENTS:**

Commissioners agreed that the intersection of Maple and Morris is too dangerous and too complex, while Commissioner Holt and Commissioner Hedlin said that people often run the stop sign on Morris Street. Commissioners inquired if there was anyway to simply the intersection of Maple and Morris. Commissioner Holt asked for clarification and confirmation on the existing wording of the PURD regulations to accommodate high-density development. Commissioners agreed to temporarily table the discussion of high-density development regulations. Commissioner Leaver inquired about a trip to Langley.

The next Planning Commission meeting will be on September 5, 2023.

With no further business Commissioner Hanneman moved to adjourn the meeting at 7:10 p.m. Seconded by Commissioner Leaver. **Motion carried unanimously.**

Carol Hedlin  
Chair

9/19/2023  
Date