

**TOWN OF LA CONNER
PLANNING COMMISSION MEETING
September 5, 2023**

The Planning Commission meeting was called to order at 6:01 p.m.

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

Commissioners absent: None

Staff: Michael Davolio, Ajah Eills

PUBLIC COMMENT:

Leslie Smith spoke in favor of keeping the Talmon Development on the agenda for future meetings and requested that any update be covered in detail. She also requested that the Town Administrator hold an equal level of knowledge about the project. She is in support of strong short-term rental regulations and mentioned that she has several neighbors who rent long term, among them a school principal and an EMT.

MINUTES:

Commissioner Bradburn moved to approve the minutes from the August 1, 2023 meeting. Seconded by Commissioner Hanneman. Discussion opened; Commissioner Holt requested an amendment of the minutes to clarify her comments from the previous meeting. **Motion to approve minutes with amendments carried unanimously.**

OLD BUSINESS:

There was no new information about the Talmon Development. There was a discussion about the height limit of the project and discussion of the process that all building permit applicants go through in La Conner. There was discussion of the role of the Town Council in approving the development.

Staff discussed the ongoing solicitation of public comments regarding short-term rental regulations, including an open house or community mingle in October designed to spark discussion. Staff discussed their participation in the "Braves Day" event which welcomed students in the La Conner School District back to school.

There was an ongoing and wide-ranging discussion of the pros and cons of short-term rentals, which included mention of a data analytic company, comments related to housing availability, community make-up, hotel/motel taxes, and a moratorium on new short-term rentals in the residential zone.

Staff presented new potential high density housing regulations, combined with an update to the PURD regulations that simplifies and combined planned unit residential development with high density housing. Discussion of the proposed regulations ensued. Commission asked for additional time to review the proposed regulations.

NEW BUSINESS:

Staff presented information on the Housing Element update in the Comprehensive Plan update.

COMMISSIONER COMMENTS/STAFF COMMENTS:

Planner Davolio said that he connected with a famous architect that could help interpret housing developments during a trip to Langley.

The next Planning Commission meeting will be on September 19, 2023.

With no further business Commissioner Hanneman moved to adjourn the meeting at 7:44 p.m. Seconded by Commissioner Bradburn. Motion carried unanimously.

Carol Hedli
Chair

9/19/2023
Date