

**TOWN OF LA CONNER  
PLANNING COMMISSION MEETING  
June 18, 2019**

---

---

The Planning Commission meeting was called to order at 6:06 p.m.

Present were commissioners Bruce Bradburn, Marna Hanneman, Carol Hedlin, Linda Talman, Liz Theaker, and Planning Director Marianne Manville-Ailles.

Also present were Rene and Kim Pedroza, Doug and Kathleen Cole, and Jean Wharton.

---

---

**PUBLIC COMMENT:**

No public comment.

**MINUTES:**

Commissioner Talman moved to approve the May 21, 2019 minutes. Seconded by Commissioner Hanneman. Motion carried 5-0.

**OLD BUSINESS:**

- *Discussion and possible action Planning Commission By Laws*

The By Laws had not been corrected to reflect the change to once-monthly commission meetings, so the item was tabled until the July 16<sup>th</sup> Planning Commission meeting.

- *Discussion 2019 Permit Log*

Marianne passed out the 2019 Permit Log, which is current at 52 permits. Commissioner Hanneman enquired about possibly including a reminder with the utility bills regarding repair and maintenance work requiring a permit. Since this is only true in the historic district, Marianne said she would look into possibly putting a friendly reminder in the paper – perhaps on the planning commission agenda.

**NEW BUSINESS:**

- *Public Hearing Historic Design Review Pedroza Garage*

Rene & Kim Pedroza of 513 South Second Street have applied to construct a 528 square foot freestanding garage in back of the existing residence with alley access. The ground floor will have a single parking stall and carport with office/shop and stair foyer to the 528 square foot second floor which will have two guestrooms, a three-quarter bath and closet. The bedrooms are for family and friends and not intended for tourist

accommodation or long-term rental. The project is consistent with LCMC 15.50 Uniform Development Code and staff recommends approval.

Project architect Doug Cole said that the garage is intended as a multi-purpose building for family use. The garage doors will open onto the alley and the more aesthetically pleasing carport side of the garage will face the neighbor to the north. The garage was designed to fit in with the character of the neighborhood.

Public Hearing opened at 6:32 p.m.

Jean Wharton had to leave the meeting before she could speak, but she had previously come to Town Hall with some questions and concerns regarding the project. One of them was the height of the garage- there is a small window near the roofline that gave the appearance of a third floor. Doug Cole stated that there is an attic, but it is not a livable space and the window is for scale and ventilation purposes. Marianne said that the garage is only 27.5 feet tall, and is well within the height guidelines.

Rene Pedroza asked whether there was a palette of paint colors for the historic district. Marianne said that yes, there is, and she just received an updated color swatch.

Doug Cole said that Wharton was mainly concerned about her fence, which cost \$200,000 to put in, but he had assured her that while the fence does encroach on the Pedroza property, the current project will not affect the fence.

Public Hearing closed at 6:41 p.m.

Commissioner Hanneman asked how long the project would take. Cole said he figured somewhere around 5-6 months. Marianne said that it depends on how long it takes to County to review the permits. She will issue the authorization probably sometime next week and then the applicants can submit an application for a building permit. They will need to schedule the submittal so Marianne can issue a letter that they will take along with the plans to Skagit County to start the building permit process. Commissioner Talman said she appreciated that the applicants had taken the time to talk to their neighbors about the project and said she saw no reason to object to it.

**A motion was made by Commissioner Talman to approve the construction of the garage. Seconded by Commissioner Hanneman. Motion carried 5-0.**

- *Discussion Transportation Element of the Comprehensive Plan*

The commission started with the 2005 version of the transportation element which had been marked up by John Doyle. Commissioner Talman had looked at the Anacortes Comprehensive Plan to get an idea for how to update La Conner's. She particularly liked the introduction, which provided a narrative to set the scene for the transportation element, and used this to rewrite the Town's intro, starting with a description of the current transportation situation and ending with the purpose.

### Purpose of the Transportation Element

Marianne will add 2016-2036 in reference to the 20 year plan.

### Concurrency

Marianne clarified that concurrency as defined in the GMA in relation to transportation refers to the infrastructure being able to meet the level of service (LOS) required by the current demands on the system. The Town's consultants will be using accepted concurrency standards which include SCOG's traffic model to arrive at the LOS numbers for La Conner.

When considering consistency, Marianne said that the Commission could reiterate the county-wide transportation policies within the transportation element, as they have only been used selectively elsewhere.

Marianne asked the Commission to decide what issues they want to focus on so that she can inform the traffic consultant. The first issue the Commission would like to address is traffic calming strategies, among them, crosswalks and street narrowing. The calming strategies will need to be all-inclusive so that even the most unlikely strategy that might potentially be used will not be automatically excluded due to not being mentioned.

The second issue is the boardwalk extension along the entire waterfront. Both Council and the Parks Commission initially wanted to ensure that this was included in the transportation element. Even if there is little possibility of this extension happening now, it is important to have it in the Plan for the future.

ADA accessibility is the third issue that the Commission wants to focus on. There are currently a number of challenges to ADA accessibility even downtown. There is a lack of sidewalks on Third Street and various other linkage issues throughout town that need to be addressed. The Commission will consider a number of strategies to increase ADA access, which may include paths and other alternatives to sidewalks.

### CLOSING COMMENTS:

Commissioner Talman mentioned that there is a crosswalk disconnect at the intersection of Whatcom Street and Washington Avenue. She would like to see crosswalks on all four sides, instead of the two it currently has.

With the focus areas determined by the Planning Commission, Marianne has enough information for the traffic consultant at this time. For the July meeting, the Commission will work on getting the transportation element goals and policies laid out. There will probably be two meetings in August to fully work through this.

Commissioner Talman will likely be absent at the July 16<sup>th</sup> meeting.

La Conner Planning Commission

6-18-19

Page 4 of 4

With no further business Commissioner Hanneman moved to adjourn the meeting at 7:41 p.m. Seconded by Commissioner Bradburn. Motion carried unanimously.

---

Chair

---

Date