

TOWN OF LA CONNER
PLANNING COMMISSION ZOOM MEETING
January 18, 2022

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

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

Staff: Michael Davolio.

Others present: Park Commissioner Ollie Iversen and 3 members of the public.

PUBLIC COMMENT:

Commissioner Hanneman asked how many permits were issued in 2021. Planner Davolio said he is working on the annual report and doesn't have that figure at this time, but the number of permits applied for was 88.

Commissioner Theaker asked for a quick update on what's happening with the Moore Clark building. She noticed new fencing extending from the old fence down to the walkable part of the shoreline. Commissioner Bradburn said that it was announced at the last council meeting that a chunk of the building fell off during the bad weather, they felt it was not safe to have people be able to walk around it and park there, so fencing has been increased so you can't get close to it. Davolio said that it is one of his goals this year to do a more thorough review of that property and see if there is a way the town can work with the owner to develop a plan for what future development might look like.

MINUTES:

Commissioner Hedlin moved to discuss the October 5, 2021 minutes, seconded by Commissioner Hanneman. Motion carried 4-0.

OLD BUSINESS:

- *2021 Annual Code Update*

Planner Davolio said that there was one change made since the October 5th meeting at the suggestion of the Town Administrator. This deals with onsite parking requirements on South First Street. The concern was raised that if the Town requires parking there, it means that applicants would have to create a curb cut to access to their lots, which would eliminate a parking space on the street. Staff has added a section to the code that prohibits onsite parking on South First Street and requires properties to contribute to the

parking fund to allow the town to create parking elsewhere. This would maintain street parking and encourage development.

There will be a public hearing on the code amendments at the February 15th Planning Commission meeting, following which the Town Council will hold a public hearing to finalize it.

- *2021 Comprehensive Plan Update – Parks Element*

Planner Davolio said that Commerce had no issues with the Parks Element. There will be a public hearing on the Comprehensive Plan Update at the next Planning Commission meeting. Commissioner Hanneman mentioned that page 11-35 Current Practice describes the Park Commission very differently than Municipal Code Chapter 2.45.010, which among other things, mentions a high school student as part of the commission. She asked if there could be some clarity added to that section on what constitutes the general public. Davolio said he can review that section of the code and bring it to the attention of the Town Manager and Mayor to see how they want to approach it, but the intent of that section in the Parks Plan was to deal mostly with things like changes to the Plan would require a public hearing before adoption, and surveys to generate public comment.

The Parks and Recreation Element will have a public hearing at the February 15th Planning Commission meeting. The Commission thanked Planner Davolio and Commissioner Iversen for their work on this update.

NEW BUSINESS:

- *New Planning Commission Chair and Vice Chair ~~2021~~2022*

Commissioner Theaker moved to elect Commissioner Hanneman Planning Commission Chair, and Commissioner Hedlin Vice Chair for 2022. Seconded by Commission Bradburn. Motion carried 4-0.

CLOSING COMMENTS:

Commissioner Bradburn echoed Council's commendation to Public Works for all their work last year.

Commissioner Hanneman asked for an update on the Ellis property and also on the property behind Slider's. She noticed that the building that had been there is gone. Planner Davolio said that Ellis dropped off more information for review, so if it works out, the project can probably move forward. As for the property behind Slider's, a demolition permit was authorized on Dec. 17th, so the demolition was authorized, but there were conditions to that permit that the applicant ignored and Public Works had to correct. The applicant will be billed for that work. Commissioner Bradburn asked that this background be included in the staff report when this project comes to the Planning Commission for review. Davolio said that the Planning Commission has an advisory role

in this process, but there will be hearings to allow plenty of opportunity for public comment on both projects. He made it clear that the demolition permit was administrative and there is no public review of that.

Planner Davolio said that he has been working on an update to the sign code at the request of the Town Administrator. There have been a number of Supreme Court decisions that say you can't regulate a sign by its content so he looked at the code through that lens and made some other changes. They're going to suggest to Town Council that a separate committee be appointed that would include businesses in town and others, and at least one member of the Planning Commission, to review the proposal and come up with changes which would then be brought to the Planning Commission for review and approval. This would require 60-day review by the State as well.

Commissioner Hanneman asked when the Planning Commission will have a new member. Planner Davolio said he expects to have a new member by the March meeting.

The next Planning Commission meeting will be on February 15th.

With no further business Commissioner Hanneman moved to adjourn the meeting at 6:35 p.m. Seconded by Commissioner Hedlin. Motion carried unanimously.

Chair

Date