

**TOWN OF LA CONNER
PLANNING COMMISSION MEETING
February 4, 2020**

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

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

Also present: Brian Hedlund, Leonard Johnson, Magdalen Baldassano, Marylee Chamberlain, Sarah Hastings and Jeff Morgan.

PUBLIC COMMENT:

None.

MINUTES:

Commissioner Talman moved to approve the December 17, 2019 minutes as amended. Seconded by Commissioner Hedlin. Commissioner Bradburn abstained. Motion carried 4-0.

OLD BUSINESS:

- *None*

NEW BUSINESS:

- *New Planning Commission Chair*

Liz Theaker is the Planning Commission chair for 2020.

- *Public Hearing 19-76 HDR Hedlund Remodel Historic Design Review 709 S. Second Street*

Brian Hedlund is looking to remodel his house which is in the historic district and requires historic design review and approval by the planning commission. The planner gave an overview of the project and said that it meets HDR requirements. There are no changes to building footprint and it meets height and roof pitch requirements. Staff recommended approval provided options one or three of the proposed roofing material were used. Option 2- metal roofing did not meet historic standards.

Public Hearing opened at 6:08 pm.

Brian Hedlund said that they will probably choose option 1 for the roofing and they expect it to take 9-12 months from start to finish. It will be a complete redo.

Marylee Chamberlain said that she thought the home will be beautiful.

Public Hearing closed at 6:10 pm.

A motion was made by commissioner Hanneman to approve 19-76 HDR Hedlund Remodel Historic Design Review as presented by staff. Seconded by Commissioner Hedlin. Motion carried 5-0.

- *Public Meeting 19-89 Mavrik Marine Shoreline Substantial Development and ~~Conditional Use~~[Shoreline Variance] Permit 780 E. Pearle Jensen Way – This public meeting with the Planning Commission making a recommendation to the Hearing Examiner. The Hearing Examiner will hold a hearing at 2pm February 20, 2020 and will make the decision on this permit.*

Mavrik Marine is planning to expand their boat building operation by adding a new building and are using a temporary structure to facilitate this process while the new building is under construction. This project is located in the industrial zone and its proximity to the water means it falls under the shoreline master program. It is a water-dependent use, consistent with SMP requirements. A shoreline variance applies because the proposed building height exceeds the current maximum allowed and is necessary to manufacture the larger boats the market is demanding. Marianne made a correction to the hearing title- it is a shoreline variance rather than a conditional use permit.

Public Hearing opened at 6:21 pm.

Jeff Morgan of David Evans & Associates representing the applicant gave an overview of the Mavrik Expansion project permitting process that is ongoing. They have been working with both the Town and the Department of Ecology and have conducted a view study to see the impact of the proposed taller building on the surroundings. Sarah Hastings representing the Port of Skagit said she had nothing to add to this but was open for questions.

Magdalen Baldassano, controller at Mavrik Marine, said that they currently employ about 80 people, and at their busiest account for about 8-9% of consumer growth in La Conner. Based on her interviews with employees, she estimates that they recreationally spend about \$350,000 in La Conner annually.

Public Hearing closed at 6:29 pm.

The commission discussed the following items:

- According to Baldassano, the expansion is expected to add 20-25 new employees.

- The project requires removing a number of parking spaces but adequate parking will be provided. A parking analysis will be conducted in conjunction with the building permit to ensure requirements are met.
- The Port is working on a binding site plan for their property that will have specific lots and parking associated with those lots and adequate parking will be one of the conditions of approval.
- Mavrik's future plans for expansion and how parking would be provided for that. This second expansion would require a separate permit.
- Considering improving areas for walking along East Pearle Jensen Way. The pedestrian walkway doesn't extend along the entirety of that section and this poses a safety issue with speeding traffic.
- Providing plants for birds will be included in the landscaping comments for the project.
- The archaeological survey's finding that the project area is considered high risk for encountering cultural resources during ground disturbing activities and what that means. Because of fill, the project is pretty low-risk for encountering cultural resources, but the contractors working on the project will be trained on what to look for and how to respond appropriately if they encounter anything.

A motion was made by commissioner Hedlin to make recommendation to the Hearing Examiner to approve the 19-89 Mavrik Marine Shoreline Substantial Development and Variance Permit with conditions. Seconded by Commissioner Talman. Motion carried 5-0.

CLOSING COMMENTS:

Commissioner Talman said that she was talking to someone the other day who speaks at County planning commission meetings and who expressed that she was very happy to see that La Conner is addressing our accessory dwelling unit policy. Marianne said that right now everyone is looking at their ADU policies because there is legislation in the works at the state level that would set minimum requirements for ADUs.

Commissioner Talman also gave an update that the Skagit Council of Governments Non-Motorized Advisory Committee is working on their walking trails map. Ollie Iversen of the La Conner Park Commission is writing a section on Conner Waterfront Park. Marianne said that once that walking map is completed, it will be incorporated into the transportation element.

The next planning commission meeting will be on February 18th, and will include the historic design review hearing for the new library. Marianne would like to do two meetings in March so that the commission can work toward finalizing the code changes. She will be out of town for the 17th, so is hoping to move the second meeting in March to Thursday, the 19th.

With no further business Commissioner Talman moved to adjourn the meeting at 7:17 p.m. Seconded by Commissioner Bradburn. Motion carried unanimously.

Chair

Date