

**TOWN OF LA CONNER**  
**PLANNING COMMISSION ZOOM MEETING**  
**February 15, 2022**

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

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

Staff: Michael Davolio.

Others present: 0.

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**PUBLIC COMMENT:**

No member of the public made a comment.

Commissioner Hanneman asked what's going on with Snapdragon Hill. Planner Davolio said that there were some cultural issues that people had expressed concern about when the project was done on top of the hill. The town was told at the time that those issues only related to the bottom of the hill so they didn't have to be addressed at that time. Now they do, and the applicant is providing information for that. A potential Mitigated Determination of Non-Significance SEPA notice was issued today on that project.

Hanneman also asked about the two other ongoing projects. Davolio said that with regard to the project behind the market, the developer has provided a lot more information and he anticipates that there will be a public hearing on that project at the next meeting. The staff report will look at the individual development proposals for each lot so that the Commission can make a determination on a lot by lot basis as to whether the project meets the historical requirements. Davolio said that the project behind Slider's is still ongoing and the town just received the geotechnical report today. He will start reviewing and there's a chance that project might be at the next meeting as well.

Hanneman asked if, since there is so much development going on in town, there is a way of putting a building moratorium on to take a breath. Davolio said that would be up to the Town Council and it might not affect already proposed projects.

Davolio had a correction on the number of permits applied for last year- the number was 99 instead of 88 as stated at the last meeting. Of those, some of the bigger ones are still ongoing, but a lot of the smaller ones are turned around fairly quickly- sign permits, administrative historic design review, etc. So far this year, it looks like the totals may exceed last year.

## **MINUTES:**

Commissioner Bradburn moved to approve the January 18, 2022 minutes, seconded by Commissioner Hedlin. Motion carried 4-0.

## **OLD BUSINESS:**

- *Public Hearing – 2021 Annual Code Update*

Public Hearing for the 2021 Annual Code Update opened at 6:12 PM. There were no public comments.

Planner Davolio said that this code update was initiated last year and the commission has seen it several times. It was sent to the Department of Commerce last year for 60-day review which ended last month. The code updates address several issues from fire safety to historic review process clarifications, some parking regulations changes and some sign regulation changes. Costs are being taken out of the ordinance so council can approve them separately by resolution to make them easier to change in future.

A SEPA determination was published on January 26. No comments were received.

Public Hearing closed at 6:15 PM.

After general discussion, Commissioner Hedlin moved to accept the proposed 2021 Annual Code Update and send it on to Council, seconded by Commissioner Bradburn. Motion carried 4-0.

- *Public Hearing – 2021 Comprehensive Plan Update – Parks Element*

Public Hearing for the 2021 Comprehensive Plan Update – Parks Element opened at 6:21 PM. There were no public comments.

Planner Davolio expressed his thanks to Ollie Iversen for his help updating the Parks and Recreation Element. The commissioners also expressed their thanks and said that Iversen is a good guy.

Public Hearing closed 6:22 PM.

Commissioner Hanneman asked if the municipal code regarding who's appointed and what terms had been looked at with regard to having a high school student on the Parks Commission. Planner Davolio said that yes, it had, and that while there is a provision to allow for it, there is no specific requirement for it. It's in the hands of the Town Administrator and Mayor as to how to proceed.

After general discussion, Commissioner Bradburn moved to send the proposed 2021 Comprehensive Plan Update – Parks Element on to Council with the recommendation to approve, seconded by Commissioner Theaker. Motion carried 4-0.

**NEW BUSINESS:**

- *None*

**CLOSING COMMENTS:**

Planner Davolio said that work has already been started on the 2022 municipal code update. He is reviewing the sign code at the request of the town administrator. There is a lot of precedent in the courts that signs cannot be regulated on the basis of their content.

The town received a comprehensive plan amendment request from the Port, who is looking to work with the town to create some new development opportunities on their property. One of the things they're looking at is height restrictions. The Mavrik building already exceeds the minimum height which was approved by the town through a variance, and there's at least one other developer that wants to build something of similar size. Davolio wants to get the fire department involved early on, in order to come up with a provision that addresses their safety concerns while also allowing the development to occur. The Port is also looking to include some residential uses on their property.

The mayor has requested that the commission look at the issue of tiny houses to see if there is a way that those can be allowed in town. The code currently has a minimum width requirement that would preclude tiny homes.

Commissioner Hanneman asked about what's going on with the Moore Clark building and the fencing. Planner Davolio said that there was some concern about the stability of the building and the fencing went up to ensure that nobody was injured if something fell off the building. She also asked when they will be getting a fifth planning commissioner. Davolio said there's been two applicants and expects the council will take that up next week.

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

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

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Chair

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Date