

Town of La Conner

Town Council Meeting
March 9, 2021 – 6:00 p.m.

The meeting of the La Conner Town Council was called to order at 6:00 p.m. by Mayor Hayes.

Present: Councilmembers Brunisholz, Leaver, Stokes, Chamberlain and Wohleb.

Also present: Administrator Thomas and Finance Director DeGoede, Public Works Director Lease, Planner Manville, Planner Davolio, Asst. Fire Chief Avery and Sgt. Willard of the Sheriff's Department.

This meeting was held both at Maple Hall (104 Commercial St.) & electronically on Zoom. Information to join by Zoom was posted at Town Hall, the published Agenda in the La Conner Weekly News and on the Town Website.

Public Comments:

No Public Comments

Consent Agenda:

Approval of Agenda

Approval of the Minutes of February 23, 2021

Accounts Payable:	23894 – 23938	\$116,103.42
Auto Payments:	201681 Parking Meter Processing Fees	\$25.46
	<u>201682 CC Payment Processing Fees</u>	<u>\$128.60</u>
	Total March 9, 2021 Claims	\$116,257.48
Payroll of March 5, 2021	Checks 5350 - 5358	\$20,930.81
Auto Payments:	DCP #201685	\$2,291.00
	PERS #201686	\$11,971.49
	PR Taxes #201687	\$7,065.19
	<u>Payroll Auto Deposit</u>	<u>\$20,986.86</u>
	Total Payroll	\$63,245.35

Councilmember Leaver moved to approve the Consent Agenda as presented. Motion seconded by Councilmember Chamberlain. Motion carried 5/0.

Chamber Report:

Chamber Director Carter has been busy answering phones related to the Daffodil Festival and the upcoming Tulip Festival. She will be away on personal business but will have volunteers covering Thursdays and Fridays from 10:00 a.m. to 1:00 p.m. until her return. She will keep the website updated as she receives information.

Revenue and Expenditure Reports:

Mayor Hayes stated the Sales Tax is excellent due to a mixture of Town businesses, but also from online orders. Hotel Motel was expected to drop, especially since one of the hotels has been temporarily closed. Everything else is stable.

Public Works:

Public Works Director Lease is working on a survey and estimates for the long-term replacement of the Channel Drive water line.

Fire Department:

Assistant Fire Chief Avery noted three firefighters will be attending the EMT classes in April and five to six will be attending a wildlife class in June.

Sheriff's Department:

Sgt. Willard stated the Tulip Festival will be moving forward. The farms will be open as well as the Tulip Pedal and Tulip Run will happen. There is an upcoming meeting for the tulip routes and traffic control.

2021 LCMC Title 15 Code Updates:

Mayor Hayes opened for public testimony:

Resident Amy McFeely submitted a letter to Council for the record. She strongly believes the setbacks affect livability and does not agree the amendments being presented to Council will be equitable to everyone. She is in support of increased ADUs, but would like a code specific to the placement of ADUs on smaller lots.

Resident Linda Talman agreed with Amy McFeely and supports density but does not support a blanket for the setbacks to everything in Town. She would like this part of the proposed code amendment sent back to the Planning Commission.

Closed Record Hearing - 2021 LCMC Title 15 Code Updates:

Mayor Hayes opened the Closed Record Hearing at 6:19 p.m.

Planner Manville stated both Amy McFeely and Linda Talman were parties of record at the Planning Commission Hearing and provided letters. There were also four other members of the public that testified at the hearing whose comments were very well summarized by Amy McFeely and Linda Talman. Concerns were mostly about the setbacks and the potential for large multi-family buildings to be built near the property line next to a small single-family home, and because of this, they requested the need for design guidelines.

Planner Manville stated at the last joint Council/Planning Commission meeting, there was interest in increasing density and reduced setbacks for more allowable use of Accessory Dwelling Units (ADUs). Since then, Council adopted, by ordinance, for ADUs to be allowed on every lot in La Conner with provisions to be long term residential and not for nightly rentals.

The proposal before Council tonight lists amendments to residential to increase density by reducing setbacks for more flexibility for ADUs and changing the lot size from 5,000 square feet to 4,000 square feet and multi-family lots from 10,000 square feet to 8,000 square feet with an additional 3,000 square feet attached or detached units. Also, there were a few minor corrections and updates. The design guidelines are not included in this proposal, but can be put on the next work item for the Planning Commission if it is something the public would like reviewed.

Planner Davolio stated the amendments presented tonight is the least intrusive way to address the need to accommodate the growth projection that has been given to the Town. La Conner does not have the option of creating an urban growth area.

Mayor Hayes closed the Closed Record Hearing at 6:44 p.m.

Ordinance 1197 – Title 15 Code Updates:

Councilmembers were in favor of the code amendments except for Councilmember Stokes who felt the setbacks and lot reductions were the wrong way to go for both single lots and multi-family units.

Councilmember Leaver moved to approve Ordinance 1197 amending Title 15 of the La Conner Municipal Code. Motion seconded by Councilmember Wohleb. Motion Carried 4/1 with Councilmember Stokes voting Nay.

Hedlin Property Purchase and Sale Agreement:

Mayor Hayes opened for Public Comments. No Public Comments.

Administrator Thomas stated Land Gentry made an offer in excess of the listing price, as well as negotiated terms and conditions agreed upon by both parties. The development will be along the lines of the plans Planner Davolio provided at the last Council meeting, which is an exhibit in the Purchase and Sale Agreement.

Listing Agent Dick Nord further explained the buyers are intending to close on April 9th so the Town will not have to pay the second interest payment of \$37,000. Also, the developers agreed to postpone the project to allow the Little League the time needed to complete the season, through June 15th.

The Mayor and Administrator Thomas met with the school district and the Little League to discuss the relocation of the Little League.

Land Gentry has been in business in Skagit County for over 40 years. Brian Gentry stated his intention is to develop the property and build the homes.

Councilmember Stokes moved to accept the offer and approve the Purchase and Sale Agreement between the Town and Land Gentry for the purchase of the Hedlin Property. Motion seconded by Councilmember Leaver. Motion Carried 5/0.

Lervick Easement Agreement:

Administrator Thomas explained this is the easement for the dike. The owners agreed to the appraised price and we agreed to reimburse attorney fees for review of the agreement. Also, the owners agreed to the temporary easement needed for construction. This will not be done in escrow as it is a small amount. Councilmember Leaver would like another Charrette for planning the dike.

Councilmember Brunisholz moved to approve the Easement Agreement for the property needed to build the Dike. Motion seconded by Councilmember Wohleb. Motion Carried 4/1 with Councilmember Leaver voting Nay.

Shelter Bay 2021 Rates:

Administrator Thomas asked to table this until the next meeting.

Councilmember Stokes moved to table the Shelter Bay 2021 rates. Motion seconded by Councilmember Brunisholz. Motion Carried 5/0.

Agreement – Hearing Examiner (Lowell):

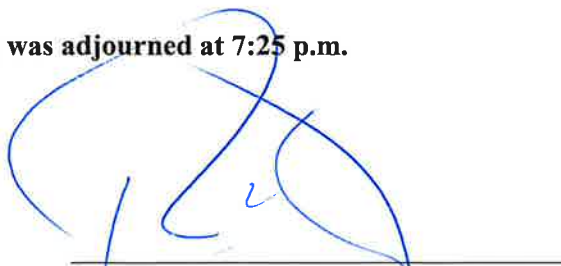
Administrator Thomas explained our current Hearing Examiner, Tom Moser, is retiring. David Lowell has experience in land use.

Councilmember Stokes moved to approve the Mayor to sign the Professional Service Agreement with David Lowell as Hearing Examiner. Motion seconded by Councilmember Leaver. Motion Carried 5/0.

There being no further business the meeting was adjourned at 7:25 p.m.



Maria DeGoede, Finance Director



Ramon Hayes, Mayor