

**TOWN OF LA CONNER**  
**PLANNING COMMISSION MEETING**  
**May 16, 2023**

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

Commissioners present: Carol Hedlin, Marna Hanneman, Bruce Bradburn, John Leaver

Commissioners absent: None

Staff: Michael Davolio, Ajah Eills

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**PUBLIC COMMENT:**

No public comments.

**MINUTES:**

Commissioner Leaver moved to approve the minutes from the May 2, 2023 meeting with corrections. Seconded by Commissioner Bradburn. Commissioner Hedlin requested that additional detail be added to the minutes. Motion carried unanimously.

**OLD BUSINESS:**

Staff reported that the applicants for the 306 Center Street project had submitted the soil testing results, although they had not been reviewed by staff. The applicant plans to apply for building permits before the end of June.

Staff presented the final door hangers for the Public Participation Program. The hangers will be distributed within the next week.

Staff presented on the update to the transportation element, and included information about parking around town, the possibility of expanded multi-modal pathways, and a potential collaboration with the school districts around safe walking routes to school.

Commissioner Hanneman stated that about half of the parking available at the Port was now numbered and there is a pay station at the front of the parking lot.

Planner Davolio thanked Commissioner Hanneman for bringing this to staff attention, but as it is all private port-owned property they are allowed to do so. Davolio also mentioned that La Conner Maritime was planning on installing solar panels on their property.

Mollie Rights inquired about the soil report from the 306 Center Street project. Planner Davolio stated that staff had just received the report that same day and had not yet thoroughly gone over it.

**NEW BUSINESS:**

Chair Hedlin opened the Public Hearing for the proposed Adult Business regulations. Planner Davolio introduced the regulations, as well as written public comments from the Port.

Commissioner Hanneman clarified that the Port's comments, which indicated that the Port does not feel that adult business is an acceptable use within the Port Industrial zone, will not present a problem in implementing the regulations.

Commissioner Bradburn stated that the Planning Commission is an advisory body, and it would be Town Council that makes the final decision.

Commissioner Hedlin mentioned that La Conner has a high percentage of children and families.

There were no public comments.

Commissioner Bradburn thanked Davolio and Eills for researching and developing the regulations.

Commissioner Bradburn moved to recommend that the Town Council approve the adult business regulations. Commissioner Hanneman seconded. The motion carried unanimously.

**CLOSING COMMENTS:**

Commissioner Hanneman asked how many Town Survey responses were recorded. Assistant Planner Eills stated that there were around 70 responses the last time she had looked.

Commissioner Bradburn suggested that the Planning Commission set up a Comprehensive Plan Update work process.

Planner Davolio stated that the parking study would be ready for the next meeting.

Commissioner Bradburn mentioned that the Library was proving to be a great success, citing a recent school event that occurred there.

The next Planning Commission meeting will be on June 6, 2023.

With no further business Commissioner Hanneman moved to adjourn the meeting at 6:34 p.m. Seconded by Commissioner Bradburn. Motion carried unanimously.

Carol Hedlin  
Chair

6/6/2023  
Date