

TOWN OF LA CONNER
PLANNING COMMISSION ZOOM MEETING
May 18, 2021

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

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

Staff: Michael Davolio.

Members of the public: 2

PUBLIC COMMENT:

None.

MINUTES:

Commissioner Hanneman moved to approve the April 20, 2021 minutes. Seconded by Commissioner Dole. Motion carried 5-0.

OLD BUSINESS:

None.

NEW BUSINESS:

- *Shoreline Master Program Periodic Review Comment Response Matrix*

Planner Michael Davolio said that the only comments received were from the Skagit River System Cooperative. They requested that the Shoreline Master Program take consideration of sea level rise. Staff and consultant have agreed that this rationale makes sense and will be amending the SMP to reflect this. The second comment was regarding land use issues and while staff does not necessarily disagree with the comment, it's not really something that is a part of the SMP. Staff will save this comment and will include this issue when they do the annual Comprehensive Plan update later this year.

- *Historic Commemorative Signs*

The person who was going to make this presentation was unable to attend the meeting, so this item will be addressed at a future meeting.

- *Public Meeting LU21-06SH-CU Shoreline Substantial Development and Conditional Use Permit 317 N. First Street – This is a public meeting with the Planning Commission for review and comment. The Hearing Examiner will hold a hearing at 2 pm May 20, 2021 and will make the decision on this permit.*

Public Hearing for LU21-06SH-CU Shoreline Substantial Development and Conditional Use Permit opened at 6:09 PM.

The applicant Chip Hall said that the proposed project is relational to their marina with a washer/dryer facility and a reading room/library and maintenance area on the upland side, and five Air B&B units along the waterfront with garages in the back and a storage area for the three units above. The property is two parcels situated between Mit and Maureen Harlan's residence to the north, and the Channel Lodge to the south at the end of State Street. Road access is through the Port's marina.

Planner Davolio said that two comments were received- one from the Swinomish Tribe concurring with the cultural resources report and requesting to be notified of the project start date and tribal visitation during construction. Staff will keep them informed as the project goes on. The other comment received was from the Department of Ecology noting that there are three contaminated sites listed on their database that are within a quarter mile radius of the location. Davolio said that they don't impact the subject property.

Planner Davolio noted that there is a separate administrative variance application to meet parking requirements that he will act on following the hearing examiner's decision on the full project. Some parking will be provided on site, but not all of it. Davolio said that he has made council aware that while the ordinance is clear on providing for a parking fee and there is an account for that money to be put to, there is no specific way for that money to be spent. This will be addressed later in the year when the capital facilities plan is updated to include it with specific recommendations for how that money will be spent. There will be a lot of opportunity for the commission to comment on how and when that money will be spent.

A motion was made by Commissioner Theaker to recommend approval on the shoreline substantial development permit and shoreline conditional use for the Charles and Janie Hall Project. Seconded by Commissioner Hedlin. Motion carried 5-0.

Commissioner Dole moved to close the public hearing at 6:20 PM. Seconded by Commissioner Hanneman. Motion carried 5-0.

- *2021 Comprehensive Plan Update: Parks and Recreation Element*

Planner Davolio said that his intent was to make the Commission aware of what's coming up this year as the major Comprehensive Plan update so that they can start to review the material that's available between now and the July joint meeting between the Planning and Park Commissions and come to an agreement on what they want to see in the document. Davolio's plan is to have Council grant final approval sometime in

November which means that he will need to get the final draft prepared probably by September in order to go to the Department of Commerce for their review and approval. He will start to put that material together and keep the Commission informed as this moves forward. It will be the Planning and Park Commissions decision on what this document looks like before it gets adopted. Davolio will attend the next Park Commission meeting to talk to them about the update and update the Planning Commission about what happened there at their June meeting. He intends to invite the Park Commission to attend the Planning Commission meeting in July.

CLOSING COMMENTS:

Commissioner Hanneman asked what's going on at Snapdragon Hill. Planner Davolio said that he is expecting a boundary line adjustment application within the next few days, and is in the process of acting on an administrative variance for setbacks that they have applied for. His inclination is to approve the variance and his intent is to allow them to eliminate the front yard setback because of the issue with the properties going up to the cliff, and add it to the back yard setback. This requirement will apply to any future property owner.

Commissioner Hanneman asked if there was any further information on the ballpark. Planner Davolio said that they are going to be submitting building permits in the near future at least for the houses that don't require subsequent approval. One thing that does have to happen fairly soon in terms of their ability to build is that there are a couple of items in the development regulations that need to be updated to match the new 4,000 square foot minimum lot size requirement. These apply specifically to the issuance of approvals for utilities and should be on the agenda for the next Planning Commission meeting.

With no further business Commissioner Hedlin moved to adjourn the meeting at 6:32 p.m. Seconded by Commissioner Dole. Motion carried unanimously.

Chair

Date