

**TOWN OF LA CONNER**  
**PLANNING COMMISSION MEETING**  
**July 20, 2021**

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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.

Others present: Park Commissioner Ollie Iversen, Councilmember Mary Wohleb and 2 members of the public.

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**PUBLIC COMMENT:**

None.

**MINUTES:**

Not available.

**OLD BUSINESS:**

None.

**NEW BUSINESS:**

- *Parks & Recreation Element Review with the La Conner Parks Commission*

The Park Commission was invited to this meeting with the Planning Commission to discuss the draft Parks and Recreation element. Staff had started working a couple of years ago on updating the current Parks Plan to incorporate it into an element of the Comprehensive Plan, but nothing more has been done on it. Park Commissioner Ollie Iversen suggested having several meetings with the planner to go over the information and then developing a draft from that that can be brought to the commissions for review. There is also a Parks Inventory document which will be included as an appendix in the Comp Plan. Relevant information from the 2019 Parks Survey will be included in this update. The Hedlin Park will be added to the Parks Inventory, but specific details don't need to go into the Comp Plan.

- *Public Meeting – LU21-23HDR, LU21-24CU Leslie Brazeau Historic Design Review and Conditional Use Permits, 612 S. First Street – This is a public meeting with the Planning*

*Commission making recommendation to the Hearing Examiner. The Hearing Examiner will hold a hearing at 2pm July 29, 2021 and will make the decision on these permits.*

The proposal is to repair an existing structure in the historic district. Three windows will be added, and a sliding door will be replaced. The applicant is also applying for a conditional use permit to change the use of the studio to a residential unit. This conversion requires parking, which will be addressed through an administrative variance. The studio will be owner owner-occupied.

The question arose about where the access for the upstairs apartment is located.

Public hearing opened at 6:13 PM.

**A motion was made by Commissioner Theaker to recommend approval of the conditional use permit for residential use and to recommend approval of the historic design review as presented with the addition of drawings or plans that indicate that indicate the entrance to the residential piece. Seconded by Commissioner Dole. Motion carried 5-0.**

Public hearing closed at 6:21 PM.

- *Discussion of transitional housing for the homeless*

House Bill 1220 which addresses transitional housing for the homeless was recently passed. It does not mandate provision of housing for the homeless, but there is a deadline for municipalities to act on it. Staff recommendation is to at minimum define transitional housing in the Municipal Code. There was considerable discussion on this topic. The commission felt that since the Code does not currently forbid housing for the homeless, it would be best to wait and gather more information before making any changes to either the Code or the Comprehensive Plan. The topic will be addressed at the next Council meeting and the planner will do more research on what action if any needs to be taken. If Council acts on it, it would be an interim ordinance because the short deadline does not allow time for Dept. of Commerce 60-day review, and then the topic would be revisited in more detail later. The commission will weigh in on this if it is decided to incorporate it into a comprehensive plan update or if a proposal for housing for the homeless is brought to La Conner.

### **CLOSING COMMENTS:**

Commissioner Hanneman brought up the subject of fire sprinklers, which are not currently required for residences, and whether La Conner can require them in the code. Considering all of the fires lately and the new developments in town with homes very close together, she felt that the planning commission should consider taking a look at this. Planner Davolio will work with the fire chief to draft some language to add to the building requirements for the commission to review.

The next Planning Commission meeting will be on August 17, 2021.

With no further business Commissioner Hanneman moved to adjourn the meeting at 6:45 p.m. Seconded by Commissioner Bradburn. Motion carried unanimously.

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Chair

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Date