

**TOWN OF LA CONNER  
PLANNING COMMISSION MEETING  
August 16, 2022**

---

---

The meeting of the La Conner Planning Commission was called to order at 6:00 p.m.  
Commissioners present: Bruce Bradburn, Marna Hanneman and Carol Hedlin.

Commissioners Absent: Liz Theaker and John Leaver

Staff Present: Planner Michael Davolio.

---

---

**This was a hybrid meeting held in person and electronically on Zoom. Information to join was posted at Town Hall, the published Agenda and on the Town Website.**

**PUBLIC COMMENT:**

Resident Linda Talman requested extending the time for community input for the annual code updates to October. Planner Davolio and Commissioner Hanneman explained the timeline of the process. The next Planning Commission Meeting on September 20, 2022, there will be a Public Hearing for comments, the Planning Commission recommendations will go before Council on September 27, 2022, followed by the submittal to the Department of Commerce on October one for the 60 day review. It was recommended she submit her written suggestions early if she can't be present for public comments at next Planning Commission Meeting.

Linda Talman also requested "No Gun" signs to be posted at the La Conner meetings.

There were further discussions on encouraging written public input on future code changes earlier in the year for the Planning Commission and Planner to review. Planner Davolio also stated the zoning map will be updated this year.

**MINUTES:**

**Minutes of the June 21, 2022 Meeting:**

**Commissioner Hedlin moved to approve the Minutes of the June 21, 2022 Meeting. Motion seconded by Commissioner Bradburn. Motion carried 3/0.**

**Minutes of the July 19, 2022 Meeting:**

**Commissioner Bradburn moved to approve the Minutes of the July 19, 2022 Meeting. Motion seconded by Commissioner Hedlin. Motion carried 3/0.**

**OLD BUSINESS:**

• **Continue Review of Development Regulations.**

Planner Davolio presented the recent updates discussed in the last meeting. This is the third draft for review.

15.05.070 Rules of Interpretation, he added:

(6) All activities that are not permitted as a right or by permit shall be prohibited.

He also added two zoning districts, Port Commercial and Port Industrial.

Commissioners accepted both additions.

15.10.1118 Story above grade plane:

It was the consensus of the Commissioners to accept this section with the addition of clarifying the total of all would not exceed 30 feet.

15.1110 - Definitions:

Added 15.10.1197, the State definition for tiny homes

Added 15.10.1117 the definition of a "Story"

Commissioners accepted both definitions.

The Addition of 15.20.030 (6) Short-term residential uses are permitted for not more than 30 days within any 365 day period.

Discussions included what the definitions of short-term and long-term rentals are and because of the addition of 15.05.070 (6), long-term rentals would be prohibited. Planner Davolio will review this further for more clarification.

15.20.100 Tiny Homes:

1) Minimum number of tiny homes in a development shall not be less than \_\_\_\_.

No decision was made.

15.35.030 Conditional Uses

Residential uses in the Commercial Zone shall not exceed a density of \_\_\_\_ dwelling units per acre of land.

No decision was made.

5.105.020 Applicability:

(4) Agricultural setback: After discussions, it was the consensus of the Commission to require a 15 foot rear setback for uncovered patios and porches/decks extending into the agricultural setback.

15.20.070 Manufactured (factory-built) home standards:

Suggested removal of (d) Minimum width because of the Tiny Homes consideration.

It was the consensus of the Commission to leave in (d) The minimum width of the main body of the manufactured home shall not be less than 24 feet, but add with the exception of tiny homes.

Chapter 15.65 Environmentally Sensitive and Critical Area Lands:

15.65.070 Specific Requirements - Nontidal Wetlands

(5) Buffer Requirements:

Planner Davolio explained this comes directly from our Shoreline Protection Act and thought it made sense to put it here as well. It was the consensus of the Commission to accept 15.65.070 (5), with the addition of adding where to find the category definitions.

Impact Fees:

Planner Davolio explained this is a draft for review and comment. It will be before the Planning Commission at the next meeting for their recommendation to Town Council. These impact fees are for Parks and Fire. Fire would impact all commercial, industrial and residential. Parks would impact just residential. The fees will be based on the departments Capital Facility budgets. Any comments can be submitted to the Planner.

**NEW BUSINESS:**

No New Business

**CLOSING COMMENTS:**

There were discussions on an RV that has been parked on a property for quite a while. Planner Davolio will have Code Enforcement check it out.

The next Planning Commission meeting will be on September 20, 2022.

With no further business the meeting ended at 7:01 p.m.

---

Chair

---

Date