



TOWN COUNCIL AGENDA

June 24, 2025 6 PM
Upper Maple Center
204 Commercial Street

Skagit County Washington
Incorporated 1890
www.townoflaconner.org

I. Call to Order

II. Pledge of Allegiance

III. Public Comments (Limit: 3 minutes per person)

IV. Presentations:

V. CONSENT AGENDA

A. Consent Agenda (Approved without objection 5/0)

1. Approval of the Minutes: June 10, 2025 Council Meeting
Finance:
Approval of Accounts Payable
Approval of Payroll

VI. REPORTS

1. Administrator's Report
2. Mayor's Report
3. Council Committee Reports

VII. UNFINISHED BUSINESS:

1. Public Hearing – 2025 Comprehensive Plan Update
2. Ordinance – 2025 Comprehensive Plan Update
3. Public Hearing – 2025 Development Regulations Update
4. Ordinance – 2025 Development Regulations Update
5. Public Hearing – Moratorium for drive-Through Facilities
6. Sale of the Fireboat & Trailer - Approval

VIII. NEW BUSINESS

1. Resolution – Pioneer Park Bandstand Dedication (Bud Moore)

IX. MAYOR ROUNDTABLE

X. EXECUTIVE SESSION

There may be an executive session immediately preceding or following the meeting as allowed by RCW 42.30.110 and as announced by the presiding officer.

Town Hall Meetings are available for viewing only on our live portal at www.townoflaconner.com "technology permitting".

Consent Agenda

- 1) Approval of Minutes**
- 2) Approval of Accounts Payable**
- 3) Approval of Payroll**



TOWN OF LA CONNER

CLAIMS CLEARING

We, the undersigned Town Council of the Town of La Conner, Skagit County, Washington, do hereby certify that the merchandise or services hereinafter specified for the June 24, 2025 Claims have been received and that;

Checks Numbered:	28231– 28263	\$78,727.98
Auto Payments:		
Excise Tax	#2018351	\$8,692.37

Are approved for a total payment of \$87,420.35 this 24th day of June 2025.



Finance Director

Councilmember – Finance Committee

Councilmember – Finance Committee

Councilmember

Voucher Directory



Fiscal: : 2025 - June

Council Date: : 2025 - June - Second Council Meeting

A-1 Mobile Lock & Key
28231

2025 - June - Second Council Meeting

Invoice - 200463

Programmed Alarm Locks on Public Restrooms		
003-000-575-50-48-05	Public Restrooms - Repair & Maint.	\$217.40
Total Invoice - 200463		\$217.40
Total 28231		\$217.40
Total A-1 Mobile Lock & Key		\$217.40

Active911 Inc.

28232

2025 - June - Second Council Meeting

Invoice - 628795

Subscription Renewal

Total Invoice - 628795

Total 28232

Total Active911 Inc.

Andrea's House Cleaning Services

28233

2025 - June - Second Council Meeting

Invoice - 964

Town Hall & Sheriff Cleaning		
001-000-518-30-48-01	Building Repair & Maintenance	\$350.00
Total Invoice - 964		\$350.00
Total 28233		\$350.00
Total Andrea's House Cleaning Services		\$350.00

Birch Equipment

28234

2025 - June - Second Council Meeting

Invoice - 305926-5

16" Diamond Blades (Multi & Concrete)		
401-000-534-80-35-00	Small Tools & Equipment	\$478.72
Total Invoice - 305926-5		\$478.72
Total 28234		\$478.72
Total Birch Equipment		\$478.72

Cascade Natural Gas Corp
28235

2025 - June - Second Council Meeting

Invoice - CasNatGasJun2025

Utility - Gas

001-000-518-30-47-00	Public Utility Services	\$180.58
204 Douglas-Town Hall		
001-000-522-20-47-00	Public Utility Services	\$55.29
12142 Chilberg-Fire Hall		
003-000-575-50-47-01	Public Utility Services-MH/MC	\$73.23
108 Commercial-MH/MC		
003-000-575-50-47-02	Public Utility Services-GC	\$138.28
622 S 2nd Street-GC		
401-000-534-80-47-00	Public Utility Services	\$21.20
604 N 3rd Street - PW		
409-000-535-80-47-00	Public Utility Services	\$501.28
12154 B Chilberg - Sewer		
409-000-535-80-47-00	Public Utility Services	\$122.77
12154 Chilberg - WWTP		

Total Invoice - CasNatGasJun2025

\$1,092.63

Total 28235

\$1,092.63

Total Cascade Natural Gas Corp

\$1,092.63

CharterMachine Co.
28236

2025 - June - Second Council Meeting

Invoice - 0332457

Conveyor Belt For Mixer

409-000-535-80-48-01	Plant Repair & Maintenance	\$4,000.92
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Total Invoice - 0332457

\$4,000.92

Total 28236

\$4,000.92

Total CharterMachine Co.

\$4,000.92

City of Anacortes
28237

2025 - June - Second Council Meeting

Invoice - CityofAnacortesMay2025

May 2025 Water Charges

401-000-534-80-33-00	Purchase of Wholesale Water	\$27,873.00
Water sales		

Total Invoice - CityofAnacortesMay2025

\$27,873.00

Total 28237

\$27,873.00

Total City of Anacortes

\$27,873.00

		Amount	
Crystal Springs	28238	2025 - June - Second Council Meeting	
		Invoice - 5383122 061125	
		Distilled Water	
		409-000-535-80-31-02	Lab Supplies
		WWTP Distilled Water	\$74.95
		Total Invoice - 5383122 061125	\$74.95
	Total 28238		\$74.95
Total Crystal Springs			\$74.95
Dalco Inc.	28239	2025 - June - Second Council Meeting	
		Invoice - 62504	
		Jetter sewer Nozzle, Elbow & Adapter	
		409-000-535-80-48-01	Plant Repair & Maintenance
		Total Invoice - 62504	\$69.95
	Total 28239		\$69.95
Total Dalco Inc.			\$69.95
Eurofins Environment Testing NW	28240	2025 - June - Second Council Meeting	
		Invoice - 25-15873	
		Effluent Testing	
		409-000-535-80-48-05	Materials/Testing
		Sewer Testing	\$35.00
		Total Invoice - 25-15873	\$35.00
		Invoice - 25-16637	
		Heterotrophic Plate Count	
		401-000-534-80-41-00	Professional Services
		Water Testing	\$64.00
		Total Invoice - 25-16637	\$64.00
		Invoice - 25-16972	
		Coliform Testing	
		401-000-534-80-41-00	Professional Services
		Water Testing	\$26.00
		Total Invoice - 25-16972	\$26.00
		Invoice - 25-17252	
		Effluent & Influent Testing	
		409-000-535-80-48-05	Materials/Testing
		Sewer Testing	\$416.00
		Total Invoice - 25-17252	\$416.00
	Total 28240		\$541.00
Total Eurofins Environment Testing NW			\$541.00

Fastenal Company
28241

2025 - June - Second Council Meeting

Invoice - WAANA162569

Nitrate Gloves		
409-000-535-80-31-00	Office & Operating Supplies	\$652.32

Total Invoice - WAANA162569

\$652.32

Invoice - WAANA162663

Wipers		
409-000-535-80-31-00	Office & Operating Supplies	\$128.02

Total Invoice - WAANA162663

\$128.02

Invoice - WAANA162679

Blue Marking Paint, Garbage Bags & Paper Towels		
003-000-575-50-31-05	Public Restroom Supplies	\$1,148.81
401-000-534-80-48-03	System Repair & Maintenance	\$94.60

Total Invoice - WAANA162679

\$1,243.41

Total 28241

\$2,023.75

Total Fastenal Company

\$2,023.75

Frontline Cleaning Services
28242

2025 - June - Second Council Meeting

Invoice - 38454

Public Restroom Cleaning		
003-000-575-50-48-05	Public Restrooms - Repair & Maint.	\$2,780.00

Total Invoice - 38454

\$2,780.00

Total 28242

\$2,780.00

Total Frontline Cleaning Services

\$2,780.00

Grainger

28243

2025 - June - Second Council Meeting

Invoice - 9528202741

Broom & Pens		
409-000-535-80-31-00	Office & Operating Supplies	\$66.98

Total Invoice - 9528202741

\$66.98

Invoice - 9529884265

Printer Toner		
409-000-535-80-31-00	Office & Operating Supplies	\$41.67

Total Invoice - 9529884265

\$41.67

Invoice - 9532266518

Paper Towels & TP		
409-000-535-80-31-00	Office & Operating Supplies	\$147.35

Total Invoice - 9532266518

\$147.35

Amount			
Invoice - 9533858834			
Total 28243	Diesel Exhaust Fluid 412-000-554-90-48-06	Compost Machinery/Equip	\$108.49
Total Grainger	Total Invoice - 9533858834		\$108.49
			\$364.49
			\$364.49
Island County Fire District #1			
28244	2025 - June - Second Council Meeting		
Invoice - 2223			
	Annual Vehicle Inspections & Maint. TOLC 2712 001-000-522-20-48-02	Vehicle Repair & Maintenance	\$2,723.90
	Total Invoice - 2223		\$2,723.90
Invoice - 2224			
	Annual Vehicle Inspections & Maint. TOLC E2711 001-000-522-20-48-02	Vehicle Repair & Maintenance	\$3,001.96
	Total Invoice - 2224		\$3,001.96
Invoice - 2225			
	Annual Vehicle Inspections & Maint. TOLC A2719 001-000-522-20-48-02	Vehicle Repair & Maintenance	\$1,693.21
	Total Invoice - 2225		\$1,693.21
Total 28244			\$7,419.07
Total Island County Fire District #1			\$7,419.07
La Conner Chamber of Commerce			
28245	2025 - June - Second Council Meeting		
Invoice - 1445			
	Annual Dues 001-000-518-90-41-10	Dues & Memberships	\$300.00
	Total Invoice - 1445		\$300.00
			\$300.00
			\$300.00
Total 28245			\$300.00
Total La Conner Chamber of Commerce			
La Conner Community News			
28246	2025 - June - Second Council Meeting		
Invoice - 1015			
	Subscription 001-000-518-90-41-10	Dues & Memberships	\$150.00
	Total Invoice - 1015		\$150.00
			\$150.00
			\$150.00
Total 28246			\$150.00
Total La Conner Community News			

Napa Auto Parts**28247****2025 - June - Second Council Meeting****Invoice - 550743**

Socket Set, Grease & Grease Gun		
001-000-522-20-35-00	Small Tools & Equipment	\$94.62

Total Invoice - 550743**Invoice - 550924**

FHP Belt - Concrete Saw		
005-000-543-10-48-00	Repair & Maintenance	\$50.58

Total Invoice - 550924**Invoice - 550967**

For Sale Sign		
401-000-534-80-48-02	Vehicle Repair & Maintenance	\$2.37

Total Invoice - 550967**Invoice - 551207**

15W40 Oil		
412-000-554-90-48-06	Compost Machinery/Equip	\$57.03

Total Invoice - 551207**Invoice - 551314**

15W40 Oil		
412-000-554-90-48-06	Compost Machinery/Equip	\$57.03

Total Invoice - 551314**Invoice - 551330**

Defrost/Antifreeze		
005-000-543-10-48-02	Vehicle Repair & Maintenance	\$30.20

Total Invoice - 551330**Total 28247****Total Napa Auto Parts****North Central Laboratory****28248****2025 - June - Second Council Meeting****Invoice - 520614**

M-FC Broth W Rosolic		
409-000-535-80-31-02	Lab Supplies	\$98.20

Total Invoice - 520614**Invoice - 520919**

FM-151B Millipore Type HA		
409-000-535-80-31-02	Lab Supplies	\$394.60

Total Invoice - 520919**Total 28248****Total North Central Laboratory**

NP Information Systems
28249

2025 - June - Second Council Meeting

Invoice - 4117

Phones			
001-000-518-30-42-00	Communications		\$375.58
Town Hall 70%			
001-000-522-20-42-00	Communications		\$53.66
Fire Dept. 10%			
401-000-534-80-42-00	Communications		\$53.66
Public Works 10%			
409-000-535-80-42-00	Communications		\$53.66
WWTP 10%			
Total Invoice - 4117			\$536.56
Total 28249			\$536.56
Total NP Information Systems			\$536.56

Opportunity Council QCC Division
28250

2025 - June - Second Council Meeting

Invoice - OPPCouncilGCDepRef6/4/25			
Opportunity Council Garden Club Dep Ref 6/4/25			
003-000-582-10-00-00	Maple Hall/Garden Club Deposit Refund		\$215.00
Total Invoice - OPPCouncilGCDepRef6/4/25			\$215.00
Total 28250			\$215.00
Total Opportunity Council QCC Division			\$215.00

Pape' Machinery Exchange
28251

2025 - June - Second Council Meeting

Invoice - 16177946			
Line CF3 Pro - Weed Eater String			
002-000-576-80-48-03	System Repair & Maintenance		\$101.17
Total Invoice - 16177946			\$101.17
Total 28251			\$101.17
Total Pape' Machinery Exchange			\$101.17

PNW Quilt & Fiber Art's Museum
28252

2025 - June - Second Council Meeting

Invoice - PNWQuiltMuseumGCDepRef6/7/25			
PNW Quilt Museum Garden Club Dep Ref 6/7/25			
003-000-582-10-00-00	Maple Hall/Garden Club Deposit Refund		\$215.00
Total Invoice - PNWQuiltMuseumGCDepRef6/7/25			\$215.00
Total 28252			\$215.00
Total PNW Quilt & Fiber Art's Museum			\$215.00

Port of Skagit Co.

28253

2025 - June - Second Council Meeting

Invoice - POSJun2025

Public Works Lease			
002-000-576-80-45-00	10% PW Lease	Rents & Leases - Short Term	\$257.82
003-000-575-50-48-06	10% PW Lease	Rents & Leases Short Term	\$257.82
005-000-542-65-49-03	10% PW Lease	Rentals/Leases - Short Term	\$257.82
401-000-534-80-45-00	40% PW Lease	Rents & Leases - Short Term	\$1,031.27
403-000-531-38-45-00	30% PW Lease	Rents & Leases - Short Term	\$773.46
Total Invoice - POSJun2025			\$2,578.19
Total 28253			\$2,578.19
Total Port of Skagit Co.			\$2,578.19

Puget Sound Energy

28254

2025 - June - Second Council Meeting

Invoice - PSEJune2025

Utility - Electric			
001-000-518-30-47-00	204 Douglas St -Town Hall	Public Utility Services	\$267.78
001-000-522-20-47-00	12142 Chilberg - Fire Dept	Public Utility Services	\$483.15
002-000-576-80-47-00	1339 Conner Way Lights - Pioneer Park Lights	Public Utility Services	\$25.28
002-000-576-80-47-00	100 Morris - Gilkey Square	Public Utility Services	\$19.74
002-000-576-80-47-00	1340 Conner Way Street Light	Public Utility Services	\$11.02
002-000-576-80-47-00	100 Washington Ave Light- St End Park	Public Utility Services	\$211.30
002-000-576-80-47-00	1339 Connor Way - Pioneer Park Gazebo	Public Utility Services	\$40.20
003-000-575-50-47-02	622 S 2nd Street - Garden Club	Public Utility Services-GC	\$37.19
003-000-575-50-47-05	304 Morris St -Public Restroom	Public Utility Svcs-Restrooms	\$50.10
003-000-575-50-47-05	613 1st Street - Public Restroom	Public Utility Svcs-Restrooms	\$55.30
005-000-542-63-47-00	3rd & Douglas	Public Utility Services	\$60.17
005-000-542-63-47-00	100 Sherman St	Public Utility Services	\$22.26

	Description	Amount
005-000-542-63-47-00	Public Utility Services 125 1st Street LC Post Office #300000002505	\$801.37
005-000-542-63-47-00	Public Utility Services Area Lights Acct #200011509383	\$120.86
005-000-542-63-47-00	Public Utility Services Street lights Acct #300000001705	\$740.07
005-000-542-63-47-00	Public Utility Services 12100 Chilberg - Flag pole/Monument lights	\$52.97
005-000-542-63-47-00	Public Utility Services 1st Street Lights #220005384221	\$307.19
401-000-534-80-47-00	Public Utility Services 1200 S 4th St - Water Tank	\$15.39
401-000-534-80-47-00	Public Utility Services 604 N 3rd Street - PW Shop-300000002695	\$313.86
403-000-531-38-47-00	Public Utility Service 102 S 6th St - Drainage Pump	\$63.98
403-000-531-38-47-00	Public Utility Service 213 Caledonia - Drainage Pump	\$141.46
409-000-535-80-47-00	Public Utility Services 622 1st Street - Sewage Vault	\$36.52
409-000-535-80-47-00	Public Utility Services 12154 Chilberg - WWTP Fuel Station	\$10.37
409-000-535-80-47-00	Public Utility Services 12154 Chilberg Rd WWTP	\$4,334.12
409-000-535-80-47-00	Public Utility Services 602 N 3rd Street - Pump	\$39.16
Total Invoice - PSEJune2025		\$8,260.81
Total 28254		\$8,260.81
Total Puget Sound Energy		\$8,260.81
Quality Services		
28255		
	2025 - June - Second Council Meeting	
	Invoice - QualSvcMay2025	
	May 2025 Facility Cleaning	
	003-000-575-50-48-01	Building Repair & Maint-MH/MC
		\$1,236.25
	Total Invoice - QualSvcMay2025	\$1,236.25
Total 28255		\$1,236.25
Total Quality Services		\$1,236.25

Ridwell Inc.	28256	2025 - June - Second Council Meeting					
Invoice - RidwellIGCDepRef5/28/25							
Ridwell Garden Club Dep Ref 5/28/25							
003-000-582-10-00-00		Maple Hall/Garden Club Deposit Refund		\$215.00			
Total Invoice - RidwellIGCDepRef5/28/25				\$215.00			
Total 28256				\$215.00			
Total Ridwell Inc.				\$215.00			
Skagit Valley Publishing	28257	2025 - June - Second Council Meeting					
Invoice - 57375							
Public Notice Hearing-Moritorium on Drive Through Facilities							
001-000-558-60-44-00		Advertising		\$59.18			
Total Invoice - 57375				\$59.18			
Invoice - 57511							
Public Notice Ordinances 1258 and 1259							
001-000-558-60-44-00		Advertising		\$96.84			
Total Invoice - 57511				\$96.84			
Total 28257				\$156.02			
Total Skagit Valley Publishing				\$156.02			
Stockon's Paint Mount Vernon	28258	2025 - June - Second Council Meeting					
Invoice - 330036777							
4 x1/2 & 4 x3/8 Covers							
005-000-542-30-48-00		Repair & Maintenance		\$19.54			
Total Invoice - 330036777				\$19.54			
Total 28258				\$19.54			
Total Stockon's Paint Mount Vernon				\$19.54			
Town of La Conner	28259	2025 - June - Second Council Meeting					
Invoice - C 06-2025							
June 2025 Sewer Service Charges							
412-000-554-90-47-00		Compost Treatment Chgs - 409		\$10,833.34			
Total Invoice - C 06-2025				\$10,833.34			
Invoice - S 06-2025							
June 2025 Sludge Disposal							
409-000-535-80-47-02		Sludge Disposal - 412		\$2,500.00			
Total Invoice - S 06-2025				\$2,500.00			
Total 28259				\$13,333.34			
Total Town of La Conner				\$13,333.34			

U.S. Bank

28260

2025 - June - Second Council Meeting

Invoice - 3MCreditREO5/16/25			
Respirator Cert Exam			
401-000-534-80-41-00	Professional Services		\$145.00
Total Invoice - 3MCreditREO5/16/25			\$145.00
Invoice - Amazon0489047			
LED Light for Dump Truck & Exit Sign Stickers			
005-000-543-10-48-02	Vehicle Repair & Maintenance		\$73.65
Total Invoice - Amazon0489047			\$73.65
Invoice - Amazon0795419			
Garden Hose			
003-000-575-50-48-05	Public Restrooms - Repair & Maint.		\$32.58
Total Invoice - Amazon0795419			\$32.58
Invoice - Amazon3207436			
Light for Dump Truck			
005-000-543-10-48-02	Vehicle Repair & Maintenance		\$65.01
Total Invoice - Amazon3207436			\$65.01
Invoice - Amazon4793028			
Electric Connector Kits & Batteries			
401-000-534-80-35-00	Small Tools & Equipment		\$52.81
Total Invoice - Amazon4793028			\$52.81
Invoice - Amazon4822604			
Toner Cartridges			
001-000-518-30-31-00	Office & Operating Supplies		\$531.38
Total Invoice - Amazon4822604			\$531.38
Invoice - Amazon5653069			
Light Bar Rocker Switch			
005-000-542-64-35-00	Small Tools & Equipment		\$10.86
Total Invoice - Amazon5653069			\$10.86
Invoice - Amazon5983455			
New Calculator - Deputy Clerk Desk			
001-000-518-30-31-00	Office & Operating Supplies		\$105.43
Total Invoice - Amazon5983455			\$105.43
Invoice - Amazon9336239			
New Mouse - Finance Desk			
001-000-518-30-31-00	Office & Operating Supplies		\$28.90
Total Invoice - Amazon9336239			\$28.90
Invoice - Amazon9964221			
Batteries			
403-000-531-38-35-00	Small Tools & Equipment		\$96.57
Total Invoice - Amazon9964221			\$96.57
Invoice - Coastal6/1/25			
Work Boots - Pena			
002-000-576-80-35-00	Small Tools & Equipment		\$156.65
Total Invoice - Coastal6/1/25			\$156.65

			P A T C H E R Y
	Invoice - CrashPln1831-59864		
	Server Backup		
	001-000-518-30-48-00	Computer/Server Maintenance	\$54.25
	Server Backup		
	Total Invoice - CrashPln1831-59864		\$54.25
	Invoice - INV308796080		
	Zoom Monthly Fee		
	001-000-518-30-31-00	Office & Operating Supplies	\$279.02
	Total Invoice - INV308796080		\$279.02
	Invoice - LithTex5/16/25		
	Water System Map Plans		
	401-000-534-80-41-00	Professional Services	\$22.35
	Total Invoice - LithTex5/16/25		\$22.35
	Invoice - OffMax5/20/25		
	Label Manager, Tape & Dispenser		
	001-000-522-20-31-00	Office & Operating Supplies	\$87.39
	Total Invoice - OffMax5/20/25		\$87.39
	Total 28260		\$1,741.85
Total U.S. Bank			\$1,741.85
USA Bluebook			
	28261	2025 - June - Second Council Meeting	
	Invoice - INV00728880		
	Sensor Cap		
	409-000-535-80-31-02	Lab Supplies	\$168.50
	Total Invoice - INV00728880		\$168.50
	Total 28261		\$168.50
Total USA Bluebook			\$168.50
Verizon Wireless			
	28262	2025 - June - Second Council Meeting	
	Invoice -6115394717		
	Cell Phones		
	001-000-513-10-42-00	Mayor's Communications	\$59.99
	Mayor		
	001-000-521-70-42-00	Communications-Code Enf	\$26.58
	Code Enforcement/Split with Fire		
	001-000-522-20-42-00	Communications	\$66.60
	Fire Dept./Split w Code & 2nd Remote		
	Total Invoice -6115394717		\$153.17
	Total 28262		\$153.17
Total Verizon Wireless			\$153.17

WA State DOR - Excise Tax
2018351

2025 - June - Second Council Meeting

Invoice - ExciseTaxJune2025

June 2025 Excise Tax	
401-000-534-80-49-03	Excise Taxes
403-000-531-38-49-03	Excise Taxes
409-000-535-80-49-01	Excise Taxes
412-000-554-90-49-01	Compost Sales Tax
412-000-554-90-49-02	Excise Taxes

Total Invoice - ExciseTaxJune2025

Total 2018351

Total WA State DOR - Excise Tax

Wave Broadband

28263

2025 - June - Second Council Meeting

Invoice - WaveJune2025

Internet & Phones	
001-000-518-30-42-00	Communications
	TH Internet & phones
001-000-522-20-42-00	Communications
	Fire Dept
003-000-575-50-42-01	Communications-MH/MC
	MH/MC Internet & phones
409-000-535-80-42-00	Communications
	WWTP

Total Invoice - WaveJune2025

Total 28263

Total Wave Broadband

Grand Total

Vendor Count

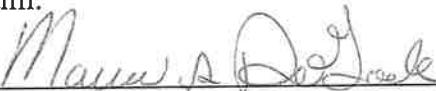
34

\$87,420.35



Town of La Conner

I, the undersigned, do hereby certify under penalty of perjury that the wages and benefits for the period **June 1, 2025** through **June 15, 2025** are a just, due and unpaid obligation against the Town of La Conner, and that I am authorized to certify to said claim.



Maria DeGoede, Finance Director

We, the undersigned Town Council of the Town of La Conner, Skagit County, Washington, do hereby certify that:

Payroll checks numbered 6109 through 6115	\$2,136.65	
Auto Payments:		
Payroll Taxes	#2018350	\$9,416.76
Payroll Auto Deposit		\$27,397.37

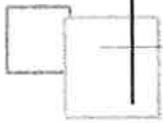
are approved for a total payment of **\$38,950.78** this 24th day of June, 2025.

Councilmember – Finance Committee

Councilmember – Finance Committee

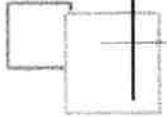
Councilmember

Register



Check Number	Payee	Check Date	Amount
6109	Dept of Labor & Industry	2025 - June - Second Council Meeting	\$851.96
6110	Employment Security	2025 - June - Second Council Meeting	\$78.35
6111	North Coast Credit Union	2025 - June - Second Council Meeting	\$200.00
6112	Paid Family & Medical Leave	2025 - June - Second Council Meeting	\$257.81
6113	Teamsters Local No. 231	2025 - June - Second Council Meeting	\$152.00
6114	Wa Cares Fund	2025 - June - Second Council Meeting	\$126.43
6115	Washington State Support Registry	2025 - June - Second Council Meeting	\$470.10
2018350	Washington Federal	2025 - June - Second Council Meeting	\$9,416.76
Direct Deposit Run -	Payroll Vendor	2025 - June - Second Council Meeting	\$27,397.37
6/17/2025			\$38,950.78

Register Activity



Direct Deposit Run - 6/17/2025

Ells, Ajah G
Herring, Jennifer M
Johnson, Brittany
Kerley-DeGoede, Maria A
Lease, Brian
Mesman, Benjamin
Palaniuk, Kevin R
Pena-Ayon, Manuel A
Reinstra, Aaron Eric
Reinstra, Aaron M.
Sherman, Albert R
Smith, Christopher
Thomas, Scott G
Viola, Angela T

Payroll Vendor

ACH Pay - 7705
ACH Pay - 7706
ACH Pay - 7718
ACH Pay - 7715
ACH Pay - 7710
ACH Pay - 7708
ACH Pay - 7717
ACH Pay - 7714
ACH Pay - 7713
ACH Pay - 7716
ACH Pay - 7712
ACH Pay - 7709
ACH Pay - 7707
ACH Pay - 7711

Posting Reference	Amount
2025 - June - Second Council Meeting	\$27,397.37
Posting Run - 6/17/2025 9:41:50 AM	\$2,133.50
Posting Run - 6/17/2025 9:41:50 AM	\$2,005.59
Posting Run - 6/17/2025 9:41:50 AM	\$357.00
Posting Run - 6/17/2025 9:41:50 AM	\$2,556.19
Posting Run - 6/17/2025 9:41:50 AM	\$3,335.05
Posting Run - 6/17/2025 9:41:50 AM	\$666.42
Posting Run - 6/17/2025 9:41:50 AM	\$2,674.22
Posting Run - 6/17/2025 9:41:50 AM	\$1,598.20
Posting Run - 6/17/2025 9:41:50 AM	\$359.35
Posting Run - 6/17/2025 9:41:50 AM	\$2,215.17
Posting Run - 6/17/2025 9:41:50 AM	\$1,928.18
Posting Run - 6/17/2025 9:41:50 AM	\$2,714.16
Posting Run - 6/17/2025 9:41:50 AM	\$2,926.66
Posting Run - 6/17/2025 9:41:50 AM	\$1,927.68
	\$27,397.37

Reports

- 1) Administrators' Report**
- 2) Mayors' Report**
- 3) Council Committee Reports**

Unfinished Business

- 1) Public Hearing – 2025 Comprehensive Plan Update**
- 2) Ordinance - 2025 Comprehensive Plan Update**
- 3) Public Hearing – 2025 Development Regulations Update**
- 4) Ordinance - 2025 Development Regulations Update**
- 5) Public Hearing – Moratorium for Drive-Through Facilities**
- 6) Sale of the Fireboat & Trailer – Approval**

Ordinance
2025 Comprehensive Plan Update

TOWN OF LA CONNER



ORDINANCE NO. ____

AN ORDINANCE OF THE TOWN OF LA CONNER, WASHINGTON AMENDING THE TOWN'S COMPREHENSIVE PLAN IN ACCORDANCE WITH AND PURSUANT TO THE GROWTH MANAGEMENT ACT BY ADOPTING A NEW VERSION OF THE LA CONNER COMPREHENSIVE PLAN

WHEREAS, the Washington Growth Management Act (GMA), Chapter 36.70A RCW requires that the Town of La Conner and other cities and towns in Skagit County adopt comprehensive plans; and

WHEREAS, the GMA requires that the Town's Comprehensive Plan and development regulations be subject to continuing review and evaluation; and

WHEREAS, the Town has adopted procedures pursuant to the GMA providing for amendments to the Comprehensive Plan no more than once each year and providing for comprehensive review of the cumulative impacts of all proposed amendments; and

WHEREAS, the Town had developed edits to the whole of the Comprehensive Plan; and

WHEREAS, in an effort to ensure internal and external consistency in its planning documents, the Town now desires to update its Comprehensive Plan; and

WHEREAS, the Town issued a Determination of Non-Significance for the Comprehensive Plan on April 19, 2025,

WHEREAS, the Town provided the Essential Public Facilities Element of the La Conner Comprehensive Plan to the Washington State Department of Commerce (Commerce) in accordance with RCW 36.70A.106, and received acknowledgement from Commerce of its receipt of the Plan on April 17; and

WHEREAS, the La Conner Planning Commission, after fully, fairly and carefully considering the public input and staff materials relevant to the La Conner Comprehensive Plan forwarded to the Town Council its recommendation that the Council approve the subject document with the exception of Elements 6 and 12; and

WHEREAS, the La Conner Town Council held a public hearing on the La Conner Comprehensive Plan on June 24, 2025 at which time public comment was taken; and

WHEREAS, issues raised through oral testimony at the public hearings and

public comment periods have been reviewed and addressed by the Council; and

WHEREAS, the Town Council determines it to be in the public interest that the La Conner Comprehensive Plan be adopted; and

WHEREAS, the La Conner Town Council determines that the La Conner Comprehensive Plan as amended is consistent with the Growth Management Act, and the Skagit County-Wide Planning Policies;

NOW, THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE TOWN OF LA CONNER:

SECTION 1. The Town Council does hereby adopt the above recitals as set forth fully herein.

SECTION 2. The Town Council adopts the Planning Commission's recommendations, findings of fact, and conclusions of law as follows:

A. PLANNING COMMISSION RECOMMENDATIONS:

1. That the Town of La Conner Comprehensive Plan be APPROVED, with the exception of Element 6 and Element 12.

B. FINDINGS OF FACT:

1. On June 17, 2025 the Town of La Conner Planning Commission held an open-record public meeting to consider amendments to the Comprehensive Plan. All persons present at the hearings wishing to speak were heard and all written comments were considered, along with the written staff report with its associated exhibits.
2. Notice of adoption of the proposed amendments has been duly transmitted in compliance with RCW 36.70A.106 (1).
3. A Final SEPA threshold Determination of Non-Significance for the Comprehensive Plan was issued on April 19, 2025.

C. CONCLUSIONS OF LAW:

1. The requirements for public participation in the development of this amendment as required by the GMA and by the provisions of the Town of La Conner have all been met.
2. The proposed amendments are found to be in compliance with the GMA.
3. The La Conner Comprehensive Plan has consistently been maintained in compliance with the GMA as amended since its initial adoption.
4. Chapter 36.70A RCW, the GMA mandates that the Town of La Conner develop a Comprehensive Plan, which is a generalized, coordinated land use policy statement of the Town.
5. The GMA requires that the Comprehensive Plan and development regulations be subject to continuing review and evaluation.

The Town has adopted procedures pursuant to the GMA providing for amendments to the Comprehensive Plan not more than once each year and providing for comprehensive review of the cumulative impacts of all proposed amendments.

1. The GMA requires plans and development regulations to be consistent; and also requires comprehensive plans to be both internally and externally consistent.

SECTION 3. The Town Council also adopts further Findings of Fact as follows.

1. On June 24, 2025 the Town Council held a public hearing to consider amendment to the Comprehensive Plan. At this hearing Council took testimony from those in attendance, reviewed the written materials provided by Town staff, and listened to staff analysis respective to the application before Council.
2. The Town Council's hearing on June 24, 2025 was preceded with appropriate notice, issued on April 19, 2025.

SECTION 4. ~~Town staff~~The town clerk or the code reviser, as appropriate, is hereby directed authorized to complete preparation of the final ordinance, including correction of correct any typographical, formatting, or grammatical errors editorial edits.

SECTION 5. In the event any term or condition of this ordinance or application thereof to any person or circumstances is held invalid, such invalidity shall not affect other terms, conditions, or applications of this ordinance which can be given effect without the invalid term, condition, or application. To this end, the terms and conditions of this ordinance are declared severable.

SECTION 6. In accordance with RCW 35.63.240, staff shall provide to the county assessor a copy of these amendments to the town's comprehensive plan and development regulations.

PASSED AND ADOPTED by vote of the La Conner Town Council this ___ day of June, 2025.

Marna Hanneman, Mayor

Maria DeGoede, Finance Director

Approved as to form:

Scott Thomas, Town Attorney

**Ordinance
2025 Development Regulations
Update**

Maria DeGoede, Finance Director

Approved as to form:

Scott Thomas, Town Attorney

15.65.150 Nontidal wetland restoration and creation.

As a condition of a permit issued or as an enforcement action under this code, the town may require that the applicant engage in the restoration or creation of nontidal wetlands in order to offset, in whole or in part, the losses ensure no net loss in nontidal wetlands resulting from an applicant's or violator's actions. In making a determination of whether such a requirement will be imposed, and, if so, the degree to which it would be required, the planning director will consider the following:

Chapter 15.125 HARDSHIP RELIEF – DISCRETIONARY PERMITS

15.125.090 Comprehensive plan adoption and amendment – UDC amendments.

2) The town council will consider amendments to the comprehensive plan not more than annually except for emergencies. For the purposes of emergency comprehensive plan amendments under RCW 36.70A.130(2)(b), an emergency shall be limited to events or conditions that:

- i. Pose an imminent threat to public health, safety, or welfare (such as natural disasters, catastrophic infrastructure failures, or major environmental hazards); or
- ii. Are necessary to address unanticipated changes in state or federal law or court decisions that directly affect the jurisdiction's land use planning or regulatory framework and require prompt action; or
- iii. Involve the correction of a clear and substantial error or omission in the comprehensive plan that, if left unaddressed, would create significant adverse impacts on the public or expose the city to legal liability.

An emergency shall not include conditions that are foreseeable or that arise due to the city's failure to plan adequately or manage known risks, nor shall it be used to circumvent public participation or the annual docketing process required under the Growth Management Act. Formal application for comprehensive plan amendments shall be submitted by January 15th for consideration the following year. Application for preapplication review is recommended to occur by November 1st of the prior year. Comprehensive plan amendments shall be given the highest priority in the planning commission's work program, and review shall be initiated within the second quarter of the work year.

SECTION 3. That the town clerk is hereby authorized to correct any formatting or scrivener's errors that appear herein.

PASSED AND ADOPTED by vote of the La Conner Town Council this ____ day of June, 2025.

Marna Hanneman, Mayor

- h) Setbacks for structures and restrictions on fill, deposit of soil, and other activities in the nontidal wetland;
- i) Modification in project design to ensure continued water supply to the nontidal wetland and circulation of water;
- j) Creation or restoration of an area of nontidal wetland;
- k) Development of a plan to guide actions involving the creation of a new wetland or the restoration of a damaged or degraded wetland.
- l) Other mitigation actions as determined to be needed

(2) A qualified expert may determine that, based on unique features of the particular critical area or of the proposed development, additional mitigation measures are necessary to adequately protect the function of the critical area or to prevent risk of a hazard. Such additional mitigation measures may be imposed provided the additional mitigation is based on best available science.

(3) If the applicant proposes to change the critical area or its required condition, then the applicant shall demonstrate, based on best available science, why the proposed condition is sufficient to provide equal or better protection of the critical area function or provide no increased risk of a hazard from the critical area.

15.65.145 Reasonable use exception.

If the application of this chapter would result in denial of reasonable and economically viable use of a property, then a landowner may seek a reasonable use exception from the standards of this chapter. Reasonable use exceptions shall only apply to legal lots of record established prior to the effective date of this chapter. Reasonable use exceptions are not variances. Reasonable use exceptions are intended as a "last resort" when no plan for mitigation can meet the requirements of this chapter and allow the applicant a reasonable economically viable use of their property. Reasonable use exceptions may only be granted under the following conditions:

- (1) The application of this chapter would deny all reasonable and economically viable use of the property and there is no reasonable and economically viable use with a lesser impact on the critical area than the use proposed; and
- (2) The proposed development does not pose a threat to the public health and safety; and any proposed modification to a critical area will be evaluated through consideration of a site assessment and mitigation plan prepared by the applicant's qualified consultant pursuant to the requirements of this chapter, and will be the minimum necessary to allow reasonable and economically viable use of the property; and
- (3) Reasonable use determinations may be issued with conditions of approval, including modifications to the size and placement of structures and facilities to minimize impacts to critical areas and associated buffers. Mitigation requirements may also be imposed to ensure that all impacts are mitigated to the maximum extent feasible.

(b) If the proposed development poses a risk to endangered species or their habitat, mitigation measures may include habitat restoration, creation of new riparian buffers, and funding for conservation projects.

15.65.120 Nontidal wetland application.

(5) The town, after according consideration to the comments of the general public, other affected municipalities and counties, and federal and state agencies with jurisdiction over the area in question, shall issue a nontidal wetland permit only if it is found that the regulated activity is determined to be in the public interest in accordance with those standards listed below and that the applicant has demonstrated by a preponderance of evidence that the regulated activity:

- (a) Is water-dependent or requires access to the nontidal wetland as a central element of its basic function, or is not water-dependent but has no practical alternative.
- (b) Will result in minimum feasible alteration or impairment to the nontidal wetland's functional characteristics and its existing contour, vegetation, fish and wildlife resources, and hydrological conditions.
- (c) Will not jeopardize areas with which anadromous fish, endangered, threatened or sensitive species have a primary association and/or their habitat such as those designated and mapped by the Washington State Department of Fish and Wildlife, Priority Habitats and Species Program.
the continued existence of species that appear on federal or state endangered or threatened species lists.

15.65.140 Permit conditions.

- (1) The hearing examiner or planning director shall attach such conditions to the granting of a special use permit as deemed necessary to carry out the purposes of this code. Such conditions may include but are not limited to:
 - a) Limitations on minimum lot size for any regulated activity;
 - b) Requirements that structures be elevated on piles and otherwise protected against natural hazards;
 - c) Modification of waste disposal and water supply facilities;
 - d) Imposition of operational control, sureties, and deed restrictions concerning future use and subdivision of lands, such as flood warnings, preservation of undeveloped areas in open space use, and limitation of vegetation removal;
 - e) Dedication of easements to protect wetlands;
 - f) Establishment of vegetated buffer zones separating and protecting the nontidal wetland from proposed activities in accordance with the Department of Ecology's "Wetlands in Washington State – Volume 2: Guidance for Protecting and Managing Wetlands (2005)";
 - g) Erosion control and storm water management measures;

qualified wetland professional using the Washington State Wetland Rating System for Western Washington: 2014 Update (Ecology publication No. 14-06-029, or as revised and approved by Ecology). The adjacent land use intensity is assumed to be high.

(a) For wetlands that score 6 or more for habitat function, the buffers in Table 1 can be used if both the following criteria are met:

(i) A relatively undisturbed, vegetated corridor at least 100 feet wide is protected between the wetland and any other priority habitats as defined by the Washington State Department of Fish and Wildlife (WDFW). The latest definitions of priority habitats and their locations can be found on the WDFW Priority Habitat and Species List (2008: updated 2023) and the WDFD Priority Habitat and Species (PHS) Map on the Web, are available on the WDFW web site at: <http://wdfw.wa.gov/hab/phshabs.htm>.

15.65.075 Critical Habitat and Compliance with NMFS BiOp

(1) All development activities within areas identified as Fish and Wildlife Habitat Conservation Area's must comply with the provisions of the Puget Sound Biological Opinion. This includes but is not limited to the establishment of buffers, mitigation of critical habitat impacts, and restoration of habitat functions, to ensure the ecological integrity of these areas are maintained or enhanced.

(a) Fish and Wildlife Habitat Conservation Areas (FWHCA) do not include such artificial features or constructs as irrigation delivery systems, irrigation infrastructure, irrigation canals, or drainage ditches that lie within the boundaries of and are maintained by a port district or an irrigation district or company.

(2) Priority habitats are defined as habitat types or elements with unique or significant value to a large number of species. An area identified and mapped as priority habitat has one or more of the following attributes:

- comparatively high fish and wildlife density
- comparatively high fish and wildlife species diversity
- important fish and wildlife breeding habitat
- important fish and wildlife seasonal ranges
- important fish and wildlife movement corridors
- limited availability
- high vulnerability to habitat alteration
- unique or dependent species

(a) The city shall consult with NMFS for any projects that may affect priority habitats, or endangered species. This consultation may include the issuance of a Biological Assessment and a determination of potential effects on species listed in the Biological Opinion.

(10) Secure Community Transition Facilities, provided that they are located outside the Historic Preservation District. Secure Community Transition Facilities shall not be permitted within the Historic Preservation District.

(11) Community Treatment Facilities, provided that they are located outside the Historic Preservation District. Community Treatment Facilities shall not be permitted within the Historic Preservation District.

(12) Community Residential Facilities;

(13) Public Service Facilities.

Chapter 15.40 INDUSTRIAL ZONE

15.40.040 Conditional uses.

The following structures and uses are permitted by conditional use permit:

(1) Antennas plus antenna mount of more than 20 feet in height, four feet in width and of bulk area more than 16 feet

(2) Secure Community Transition Facilities;

(3) Public Service Facilities.

Chapter 15.45 PUBLIC USE ZONE

15.45.020 Permitted uses.

(1) Public schools subject to the following conditions:

- (a) Minimum setback – 35 feet from any adjacent lot;
- (b) Minimum setback – 45 feet from any public right-of-way;
- (c) Minimum setback – 25 feet from all agricultural lands;
- (d) An abutting area of at least one-fourth acre devoted to playfields;

(2) Memorial buildings, community, senior, and performing arts centers, and museums;

(3) Governmental buildings and public service facilities, including police and fire stations, office buildings, public libraries, and utilities;

Chapter 15.65 ENVIRONMENTALLY SENSITIVE AND CRITICAL AREA LANDS

15.65.070 Specific requirements – Nontidal wetlands.

(5) Buffer Requirements. The following buffer widths have been established in accordance with the best available science. They are based on the category of wetland and the habitat score as determined by a

(2) Dwelling units, attached or unattached, are not to exceed 49 percent of the square footage of the building(s), for all uses, of the properties of a development on the ground floor. Dwelling units located above the ground floor are not limited in square footage except that the maximum floor area for all development (commercial and residential) must not be more than two times the property area. Residential uses in the commercial zone to the extent practical must have their access located to the rear or side of the structure where they are located. Residential uses in the Commercial Zone shall not exceed a density of 18 dwelling units per acre of land.

(3) Light industrial uses, artistic endeavors, and those commercial uses which would create noise, light, odors, traffic congestion or dust not normally associated with commercial operations; provided, that:

- (a) The building design is similar to those structures housing commercial uses in the district, and the operational characteristics are compatible with surrounding uses;
- (b) There shall be no unusual fire, explosion, or safety hazards;
- (c) There shall be no production of noise at any property line of any use in the Commercial District in excess of the average intensity of street and traffic noise found in the district;
- (d) Pollution and safety standards set by regional, state or federal agencies, boards, or commissions shall be satisfied. Failure to comply with such regulations shall void the conditional use;

(4) Veterinary clinics, animal hospitals and animal grooming parlors provided the facility has no outside kennels;

(5) Antenna plus antenna mounts of more than 20 feet in height, four feet in width and of bulk area more than 16 feet;

(6) Parks, playgrounds and recreation uses such as athletic fields, tennis courts, pools and restrooms as accessory uses; provided, that subject property is under lease or otherwise under the control of the town of La Conner. Conditional use permits will be revoked when not under the control of the town;

(7) Heavy equipment sales;

(8) Churches; provided, that all structures are set back at least 25 feet on all sides from abutting property lines and abutting residential zones; and provided, that church use is not allowed in the Commercial Zone portion of the historic district listed on the National Historic Register, which includes Commercial Street, South First Street, Washington Avenue and the western side of South Second Street; and provided, that all parking requirements must be met. The church use does not qualify for "in-lieu-of" fee.

(9) Short-Term Rentals. The short-term rental unit must also comply with all the provisions of this code that pertain to residential conditional uses in the Commercial Zone.

supervision and security, and either provides or ensures the provision of sex offender treatment services. These facilities include, but are not limited to, the facilities established pursuant to RCW 71.90.250 and any community based facilities established under RCW 71.09 and operated by DSHS or under contract to DSHS.

Chapter 15.20 RESIDENTIAL ZONE

15.20.050 Conditional use permits.

The following uses and structures are permitted in an RD Zone by conditional use permit (Type IV permit):

- (1) Pre-school and day care centers, subject to applicable building codes, lot size and coverage standards, parking, loading/unloading and signage requirements, and state (DSHS) licenses and certifications;
- (2) Churches; provided, that all structures are set back at least 25 feet on all sides for abutting property lines and abutting residential and public use zones;
- (3) Rest/convalescent/nursing homes; provided, that all structures are set back at least 25 feet on all sides from abutting property lines and abutting residential and public use zones;
- (4) Private or public lodges, clubs and community organizations;
- (5) Antennas plus antenna mounts of more than 20 feet in height, four feet in width and of bulk area more than 16 square feet;
- (6) Parks, playgrounds and recreation uses such as tennis courts, athletic fields, pools and restrooms for use of the general public; provided, that subject property is under lease to or otherwise under complete control of the town of La Conner. Conditional use permits will be revoked when not under the control of the town of La Conner;
- (7) Along Maple Street only, medical and dental uses; provided, that no medical or dental use may be located within 400 feet of another such use.

(8) Community Residential Facilities;

(9) Public Service Faculties;

Chapter 15.35 COMMERCIAL ZONE

15.35.030 Conditional uses.

The following uses and structures are permitted in the Commercial Zone by conditional use permit:

- (1) Transitional housing and housing for people with functional disabilities;

13.40.120 Review and update of impact fees.

(1) The fee rate schedules set forth in the fee schedule of the town of La Conner shall be reviewed by the council no later than two years after the effective date of the attached fee rate schedule, and no more than every two years thereafter. The review by Town Council shall include an assessment for proportionality, in order to develop an impact fee rate scheduled to produce a proportionally lower impact fee for smaller dwelling units.

(2) The fee schedules set forth in the fee schedule of the town of La Conner shall be reviewed by the council as it may deem necessary and appropriate in conjunction with the annual update of the capital facilities plan element of the city's comprehensive plan.

LCMC Chapter 15.10 Definitions:

15.10.232 Community Residential Facility

Any dwelling licensed, certified or authorized by State, Federal or local authorities as a residence for children or adults with physical; developmental or mental disabilities; dependent children or elderly individuals in need of supervision, support and/or independent living training; domestic violence shelters, and rape relief shelters. Does not include halfway houses, or secure community transition facilities.

15.10.232 Community Treatment Facility: Any dwelling or building licensed, certified or authorized by State, Federal or local authorities as a residence and treatment facility for children or adults with mental disabilities, alcoholism or drug abuse problems, needing a supervised living arrangement and rehabilitation services on a short-term or long-term basis. Does not include detoxification centers, halfway houses, crisis residential centers or secure community transition facilities.

15.10.422 Essential Public Facilities

Essential Public Facilities are public facilities that are typically difficult to site, such as airports, state education facilities and state or regional transportation facilities as defined in RCW 47.06.140, regional transit authority facilities as defined in RCW 81.112.020, state and local correctional facilities, solid waste handling facilities, opioid treatment programs including both mobile and fixed-site medication units, recovery residences, harm reduction programs excluding safe injection sites, and inpatient facilities including substance use disorder treatment facilities, mental health facilities, group homes, community facilities as defined in RCW 72.05.020, and secure community transition facilities as defined in RCW 71.09.020.

15.10.922 Public Service Facility: Any building or infrastructure essential to government services provided by the Town of La Conner to the public (i.e. schools, police and fire service). This does not include facilities within the public rights-of-way.

15.10.1031 Secure Community Transition Facility: A residential facility for persons civilly committed and conditionally released to a less restrictive alternative under RCW 71.09. A Secure Transition Facility has

NOW, THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE TOWN OF LA CONNER:

SECTION 1. The Town Council does hereby adopt the above recitals as set forth fully herein.

SECTION 2. The Town Council adopts the Planning Commission's recommendations, findings of fact, and conclusions of law as follows:

PLANNING COMMISSION RECOMMENDATIONS:

LCMC Chapter 13.40 IMPACT FEES

13.40.030 Assessment of impact fees.

(1) Effective February 1, 2023, the town shall collect impact fees, based on the fee schedule of the town of La Conner, from any applicant seeking development approval from the town for any development activity within the town.

(2) Except when fees are deferred as provided for in 13.40.030(7), the fire impact fee and/or the park impact fee shall be imposed based on the fee schedule that is in effect at the time the submitted building permit application is determined to be complete and shall be payable prior to issuance of the permit, or pursuant to an independent fee calculation accepted by the director, and adjusted for any credits. When fees are deferred as provided for in 13.40.030(7), the assessment will be based on the fees in effect at the time of payment.

(3) The amount to be paid shall not be increased for any applicant that submitted a complete application for the building permit before the city established the impact fee rates.

(4) Applicants that have been awarded credits prior to the submittal of the complete building permit application shall submit, along with the complete building permit application, a copy of the letter or certificate prepared by the director setting forth the dollar amount of the credit awarded. Impact fees, as determined after the application of appropriate credits, shall be collected from the fee payer at the time the building permit is issued.

(5) The town shall not approve the issuance of a building permit by Skagit County unless and until the impact fees have been paid or credit(s) awarded.

(6) Impact fees assessed for Accessory Dwelling Units shall not be greater than 50% of the fees that would be imposed on the principal unit.

(7) An applicant for a single-household home may request to defer the collection of impact fees until final inspection.

TOWN OF LA CONNER



ORDINANCE NO._____

**AN ORDINANCE OF THE TOWN OF LA CONNER, WASHINGTON AMENDING
TITLE 13 and Title 15 OF THE TOWN'S UNIFORM DEVELOPMENT CODE**

WHEREAS, the Town of La Conner previously updated its Uniform Development Code in 2024 in compliance with the state's Growth Management Act (GMA); and

WHEREAS, the GMA requires that the Town's Comprehensive Plan and development regulations be internally and externally consistent; and

WHEREAS, the Town has adopted procedures pursuant to the GMA providing for amendments to its Uniform Development Code as needed; and

WHEREAS, the Town issued a Final Determination of Non-Significance for the proposed code amendments on May 6, 2025; and

WHEREAS, the Town has provided these proposed updates to the Washington State Department of Commerce (Commerce) in accordance with RCW 36.70A.106, and integrated comments received during that department's 60-day review period; and

WHEREAS, the La Conner Planning Commission, after fully, fairly and carefully considering the public input and staff materials relevant to this proposed update to the La Conner Municipal Code, has recommended to the La Conner Town Council that this proposal be approved; and

WHEREAS, the La Conner Town Council held a public hearing on these proposed amendments to the La Conner Development Code on June 24, 2025, at which time public comment was taken; and

WHEREAS, the La Conner Town Council determines that these proposed amendments to the La Conner Development Code are consistent with the Growth Management Act, the Skagit County-Wide Planning Policies, and all other relevant local, county, and state regulations;

**Sale of the Fireboat & Trailer –
Approval**



Town of La Conner

MEMORANDUM

TO: Mayor Hanneman
Town Council Members

FROM: Scott Thomas, Town Administrator

SUBJECT: Fireboat Surplus

DATE: June 18, 2025

Earlier this year, the Town Council declared as surplus a Northwind Marine fireboat that the Town had purchased in 2008. The boat, a 19' rigid hull inflatable with an inboard motor, cost \$123,746. The boat's motor eventually failed, and the boat was decommissioned and transferred to the Public Works department. The Town's intent was to repair the vessel, and utilize it to inspect and repair Town structures on the channel. To do so, the Town acquired a 2023 Road Runner trailer and removed the boat from its berthing location at the Port of Skagit. The trailer cost \$4,486 (plus taxes and fees.) There is not an estimate to repair the motor.

The Council's declaration of surplus established a minimum bid of \$10,000 for the boat and trailer. We received no bids. More recently, the Town received an offer to buy the boat from another fire agency. I have attached their communication. Because it is improper for taxpayers of one government district (i.e., the Town of La Conner) to subsidize the taxpayers of another district (the fire agency), it is necessary to establish a reasonable value for the vessel and trailer. The Council did that when it established a minimum bid of \$10,000, but the lack of bids calls that estimate into question. Frankly, it seems that the boat and trailer are not worth that sum on the open market. Staff therefore recommends that the value of the boat and trailer package be set at \$4,400.

Staff will be able to answer any questions at the Council meeting.

INVITATION TO BID



Being offered to the general public: ASSET # 100066

2008 Northwind Marine 19' fire boat. Hull ID NWP90116F508. Marine Power 4.3L EFI V6 with up to 1300 GPM. American Turbine SD-309 jet pump. New Road Runner trailer.

This vessel is being surplused by the Town of La Conner through a sealed bid process. This vehicle is being sold with no warranties or guarantees. Test drives of this vessel will not be available at any time prior to the sale. This vehicle will be available for public viewing on May 14, 2025 thru May 21, 2025, week days only, between the hours of 8:00 am to 3:00pm at the La Conner Public Works office located at 604 North 3rd Street La Conner WA 98257.

Minimum set bid: \$10,000.00 Bid open May 30, 2025 at 8:00 AM

Bids will be received by the Town Finance Director at the La Conner Town Hall 204 Douglas Street, La Conner, WA 98257 or mailed directly to the Town of La Conner Attention Maria DeGoede, Finance Director, Post Office Box 400 La Conner, WA 98257, until May 21, 2025 at 11:00am and shortly thereafter will be publicly opened at the Town Hall and read out. High bid will have a maximum of 24 hours to deliver a certified or cashers check or forfeit to runner-up.

Scott Thomas

From: TOLC Mayor <mayor@townoflaconner.org>
Sent: Tuesday, June 17, 2025 11:35 AM
To: Town Admin Scott Thomas; Maria DeGoede; Anji Viola; Aaron Reinstra
Subject: Fwd: Fire boat proposal: The Henry Island fire brigade is interested in your decommissioned fire boat

Here is the info for the 24th Town Council Meeting.

Marna
Mayor
Town of La Conner
P.O. Box 400, 204 Douglas
La Conner, WA 98257
Phone: (360) 466-3125; Fax: (360) 466-3901

Website: www.townoflaconner.org

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Begin forwarded message:

From: Robbie Johnson <robmaxjohn@gmail.com>
Date: June 17, 2025 at 10:34:32 AM PDT
To: mayor@townoflaconner.org
Cc: firechief@townoflaconner.org
Subject: Fire boat proposal: The Henry Island fire brigade is interested in your decommissioned fire boat

Hi Mayor Marna (and Aaron in CC),

Here's our proposal for your Town Council meeting on the 24th-- thanks for helping us coordinate this! We're excited to hear what they think.

Who are we? The Henry Island Fire Brigade: A group of passionate volunteers off San Juan Island

As previously discussed, we are The Henry Island Fire Brigade; a group of volunteers who have been tasked by the San Juan Island Fire Department to be the first line of defense for our outer island. The SJIFD has organized "brigades" on several outer islands because their response time from Friday Harbor is long enough that it needs to be supplemented by other sources. We've committed to 24+ hours of training in advanced medical, fire, and

incident-command responsibilities, and our group is passionate about protecting our community's lives and property as best we're able.



How'd we hear about the boat? What do we know?

One of our members (Steve Scruggs, pictured in red, bottom right above) lives in La Conner and noticed your decommissioned fire boat. He pitched it to our group and we love the idea. I phoned your Fire Chief (Aaron Reinstra) on Friday and he expressed enthusiastic support for the idea as well, saying *"I'd be so happy to see the boat go to a good cause [like yours]."*

Chief Aaron noted that:

1. **The boat needs work.** It has an undiagnosed oil leak somewhere down deep that, in Aaron's words, "could be \$2k in work, could be \$20k, we just don't know" and that several other elements will need investment before it can be brought into service (the spray apparatus on the bow for instance)
2. Upon decommissioning, the fire department transferred the boat to Public Works for \$1 and Public Works has since purchased a trailer which is now part of the package
3. The boat was offered up this Spring and went unsold
4. If a fire-fighting group like ours was interested, which we are, the goal of at least Chief Aaron would be to try and get it into the hands of people who'd use it. The way he'd look at the transfer value would be very different than just selling a boat to someone at random

Ultimately we know that the decision to transfer the boat to us doesn't live with Chief Aaron, but with you, the City Council. We hope that your views align with Chief Aaron, but understand if they don't.

What would we do with the boat? Use it to respond quickly enough to put out a new fire (slow it down until the SJIFD boat can make it out to us)

If our proposal is accepted, and if it's in the degraded-but-still-worthwhile condition that we've been led to believe that it is, then we'd fix it up, get training from local fire-boat

professionals (of whom we know several), and park it at one of our private docks with keys in a lockbox so anyone with training could utilize it at any moment. This would give us the critical sub-10 minute response time that's actually been proven effective at extinguishing fires versus the 60-minute time that the Fire Department estimates to get their boat to us from where it's stationed on the other end of San Juan in Friday Harbor.

Here's a map of where we are, where we'd keep the boat, and how important it would be for our nearby communities to supplement San Juan Fire's boat:



What's our proposal? Market price for the trailer plus the amount the fire department transferred it for:

We're just individuals volunteering and we know we're biting off a pretty significant restoration effort to bring this boat first into functional-boat condition (oil leak issue) and then into fire-fighting condition (spray apparatus that needs to be replaced, maybe more than that, we don't know). We understand that you've put funds into the trailer, but at this point it's a used trailer and market rate appears to be ~\$2,000. We know of one that sold for \$1500 and there's this one that's for sale, unsold for 2 months, at \$2,000, so we'll use the expensive unsold one as our comp (we know yours is even nicer than this one, but we think the comp is fair:



Add the \$1 that Public Works paid and our offer is \$2,001 with a signature that it's "as is" with no liability or commitment to it anymore, and most importantly it'll be back in use protecting a local community (which includes at least one member of your community too).

Please let us know what you guys think. We'd love to have it in service for the 4th when fireworks and this incredibly-dry Spring threaten us the most. We don't have deep pockets, but we are up for this adventure. Please consider our offer holistically as we think we're a great fit for the boat and would love to have it.

Thank you,

--Robbie, on behalf of the Henry Island Fire Brigade

Marna Hanneman
Mayor
Town of La Conner
P.O. Box 400, 204 Douglas
La Conner, WA 98257
Phone: (360) 466-3125; Fax: (360) 466-3901
Website: www.townoflaconner.org

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New Business

- 1) Resolution – Pioneer Park Bandstand Dedication
(Bud Moore)**

**Resolution
Pioneer Park Bandstand Dedication
(Bud Moore)**

Town of La Conner



RESOLUTION NO. _____

**A RESOLUTION OF THE TOWN COUNCIL OF THE TOWN OF LA CONNER,
WASHINGTON, REDEDICATING THE PIONEER PARK BANDSTAND IN HONOR OF
FORMER MAYOR MAYOR BUD MOORE**

WHEREAS, the La Conner Town Council recognized the civic contributions of former Mayor Bud Moore through Resolution No. 662; and,

WHEREAS, Bud Moore made major contributions in assisting the Town of La Conner to achieve its community goals and objectives through his tireless leadership, including the reconstruction of the Pioneer Park bandstand; and

WHEREAS, the naming of a town facility is an appropriate recognition for such a distinguished member of the community; and

WHEREAS, the Pioneer Association Board has endorsed the Town decision to name the Pioneer Park bandstand in memory of Bud Moore.

NOW THEREFORE, BE IT RESOLVED THAT in honor of Bud Moore's contributions to the Town of La Conner, the La Conner Town Council hereby rededicates the Pioneer Park bandstand as the "Bud Moore Bandstand," with a plaque to be installed in his honor; and,

BE IT FURTHER RESOLVED that a dedication ceremony is to be conducted at the annual Pioneer Picnic, an event to be held on Thursday, August 7, 2025 and sponsored by the Pioneer Association at Pioneer Park.

Approved by vote of the La Conner Town Council this _____ day of June, 2025.

By _____
Mayor Marna Hanneman

Attest:

Maria DeGoede, Town Clerk