

**TOWN OF LA CONNER
PLANNING COMMISSION MEETING
DECEMBER 6, 2005**

The Planning Commission meeting was called to order at 6:20 p.m.

Present were Commissioners Dan Lee, Linda Talman, Bob Skeelee, Dan O'Donnell and Planning Director John Doyle.

OPENING COMMENTS:

- Commissioner O'Donnell inquired about the occupancy permit issued by Skagit County for Bruce and Kathie Hubbard, 511 S. Third Street. Mr. Doyle stated the county erred in issuing the occupancy permit, since they did not follow procedure by requiring a final sign-off from the Town. He explained that last year the Town signed a working agreement with the County that was very specific with regard to sign-off procedures. The process requires signatures from both the County and the Town before an occupancy permit can be issued. Mr. Doyle added that, following the permit issuance, he conducted an inspection of the home and gave his approval. He informed the Hubbard's that the attic must remain an unconditioned space, without drywall, insulation, stairway access, etc.
- The commission made a list of potential candidates to fill Commissioner O'Donnell's seat on the Planning Commission. Since the appointment is a mayoral decision, interested individuals will be encouraged to submit a letter of interest to Mayor Everton for consideration.
- Commissioner Talman stated, in light of the recent fire at Morris Street Antiques and the Mulanex home, the commission needs to re-examine setback provisions. She recommended adding this discussion to the list of docketed code amendments for review next year.
- There was a brief discussion about whether the commission will conduct their regularly scheduled meeting on December 20th. Mr. Doyle will contact everyone early next week to see if they would like to meet on that date.

MINUTES:

Commissioner Skeelee stated in the November 15, 2005 minutes, a revision needs to be made to Docketed Item 04-11; paragraph 3 to clarify a statement he made. There was a brief discussion. Commissioner O'Donnell made a motion to approve the November 15, 2005 minutes with the understanding that Commissioner Skeelee can submit corrected wording to staff. Seconded by Commissioner Talman. Motion carried 3-0.

NEW BUSINESS:

- Update on current permit activity

There was a brief review of permit applications submitted in October and November.

- Review the Transitional Commercial Zone

In preparation for the upcoming code amendment process, the commission reviewed Chapter 15.36 – Transitional Commercial Zone. When this zone was originally established, the intent was to create a harmonious transition from the historic district to the new transitional commercial zone. To ensure a smooth transition between the two areas, the developer will be required to undergo both a site plan review and a design review. During each process, careful consideration will be given to how the architecture respects the consistency and values of the neighboring historic district.

Commissioner O'Donnell inquired about density bonuses. Mr. Doyle responded the maximum number of allowable dwelling units is 25; any increase would require the five public amenities outlined in the code to be incorporated into the overall site plan. Also reviewed were the requirements for side yard setbacks. Currently, the code requires side yard setbacks to be, in combination, equal to 25% of the property width, allowing for open space and view corridors. There was a brief discussion.

There was continued discussion about the shoreline area in general and the types of uses allowed. Mr. Doyle indicated the Shoreline Master Program currently does not include a Residential Environment designation, even though there are several properties zoned residential within the shoreline area. This inconsistency will be resolved during next year's amendment process by adding a Residential Environment to the SMP.

Mr. Doyle outlined the schedule for the La Conner Associates code amendment process. The Planning Commission will conduct a public hearing on January 17th, followed by a public hearing before the Town Council in mid-February. Prior to the first hearing, Mr. Doyle will ask the CTP to write an article outlining the code amendment request. Information is also available for public review at Town Hall.

Mr. Doyle informed the commission that Craig Dorsey intends to apply for a rezone next year. His intention is to retain a portion of the property for commercial/light industrial use, and add a residential component.

Mr. Doyle suggested the commission review the code criteria relating to both the site plan review and design review processes.

OLD BUSINESS:

There is no old business to report.

A motion was made by Commissioner Talman to adjourn the meeting at 7:40 p.m.

Chairman Dan Lee

Date