

**TOWN OF LA CONNER
PLANNING COMMISSION MEETING
MARCH 1, 2016**

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

Present were Commissioners Linda Talman, Mike Carlisle, Mary Wohleb, Marna Hanneman, Bob Skeeel and Administrator John Doyle.

OPENING COMMENTS:

Commissioner Wohleb mentioned she is helping coordinate a *Farm to Table* event with several other local residents. This will be a community fundraiser that will take place sometime next fall.

There was a brief discussion about the recent removal of fuel tanks at the gas station and the failure of the side sewer connection at the strip mall on Morris Street.

This will be a very busy year for the public works crew. Projects that have already bid, or will soon bid, are the 3rd Street sidewalks connecting to the La Conner Marina, the Waterfront Park project, and Conner Way upgrades.

MINUTES:

Commissioner Carlisle moved to approve the minutes of February 16, 2016. Seconded by Commissioner Hanneman. Motion carried 5-0.

OLD BUSINESS:

- *Review code language addressing standards for rain barrels in the historic district*

Based on discussion at the last meeting, Mr. Doyle reviewed the code and found two sections that could be modified a) historic district and b) stormwater utilities. Commissioner Wohleb presented Seattle's design standards and discussion followed about their regulations, spillage liability, defining size limits, and requiring rain barrels be completely enclosed to avoid attracting mosquitos and pests.

A motion was made by Commissioner Carlisle, seconded by Commissioner Talman, to approve drafting the code language as presented with the following changes:

1. **add a maximum container size per property**
2. **add language regarding pest mitigation and spillage liability**
3. **correct the typo to read "...screened or concealed so as not to detract from the historic structure"**

Motion carried 5-0.

Mr. Doyle will circulate the final draft language to the commission for review via email. Since one of these provisions is in Chapter 15 it will require SEPA review and a public hearing.

NEW BUSINESS:

- *Discuss "Tiny Homes"*

With a serious lack of affordable housing in Skagit County more people are considering tiny homes as an option. Our code does not have provisions to allow this type of housing since they are considered recreation vehicles, and in town limits RV's cannot be used as a permanent residence. There was discussion about drafting language that would allow this type of living unit. Mr. Doyle noted if the home is located in the floodplain it would have to be elevated to comply with FEMA regulations, be road-ready, currently licensed, and able to be towed at a moment's notice. There was discussion about the problems Seattle is facing with RV's, and how to differentiate between recreational vehicles and tiny homes. Further research will be done through MRSC to see if a distinction can be made between the two.

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

Chair Linda Talman

Date