

MEETING NOTICE

TOWN OF LA CONNER PLANNING COMMISSION

Tuesday, August 2, 2016 6:00 p.m.

Location: Lower Maple Center, Commercial Street, La Conner, WA

Agenda

1. CONVENE
2. OPENING COMMENTS
3. APPROVAL OF MINUTES
4. NEW BUSINESS

The Planning Commission will review and discuss the following proposal for recommendation to the Hearing Examiner.

Project Applicant: Grupa Fiducia LLC, Michael Girdner
File Number: LU 16-14SH, 16-28CU, 16-29V, 16-30HDR
Project Location: 512 S. First Street, La Conner, WA

The applicant is proposing to redevelop the former Palmer's Restaurant property to accommodate mixed commercial, residential and office use. The existing 7,325 footprint will be expanded to include a 1,395 square foot addition on the south side of the building, a 1,516 square foot addition on the north side, and a second story addition. The project includes 6,545 square feet of retail space and parking on the ground floor, with six residential units totaling 6,923 square feet and four office units totaling 1,785 square feet on the upper floor. The proposal expands the lot coverage from 7,355 to 14,589 square feet.

A Conditional Use application has been submitted for the second floor residential units, and the applicant is also requesting a Variance from building height and parking requirements. The proposed design would extend the peaks of the gables an additional 1 to 4 feet above the 30' height limit, to match the character and scale of the neighborhood. The historic lighthouse feature will be relocated to the north side of the building.

The parking Variance asks to eliminate two of the required parking spaces. This site has always had parking access from the Benton Street end, however, the town plans to make this area a pedestrian walkway and eliminate any vehicular access.

The complete file and associated documents are available for public review at La Conner Town Hall, 204 Douglas Street, La Conner, WA.