



Town of La Conner

Post Office Box 400
La Conner, Washington 98257

Supplemental Staff Report #2

TO: Hearing Examiner
FROM: Michael Davolio, AICP, Planning Director
APPLICANTS: Atkinson Development/KSA Investments
PROJECT LOCATION: 306 Center Street, La Conner, WA 98257; Parcel #P74143
DATE: March 29, 2022
APPLICATION FILE#: LU21-56CU

ADDITIONAL INFORMATION

On March 15, 2022, the La Conner Planning Commission held a public meeting to review the above-referenced application. One of the repeated comments made at that meeting related to the building setbacks shown on the applicant's site plan, and the potential for negative impacts on the neighborhood if the site was built out in that manner. Following that meeting, and at the request of the applicant, the staff did some further research on setback requirements for this lot. That research noted that, because the subject property is a corner lot, setback requirements could be amended to note that corner lots have two front-yard setbacks and two side-yard setbacks.

Based on this research, the applicants have submitted a revised site plan that takes advantage of this interpretation by setting the building further back from Center Street, thus allowing increased landscaping in that area and a less imposing façade overlooking the street.

To be clear, this revised site plan was not required, as the staff had previously determined that the original plan was consistent with the requirements of the La Conner Municipal Code. However, the staff is of the opinion that these changes represent an improvement to the original plan.

The town continues to receive written communications regarding this project. Those communications have been forwarded to the Hearing Examiner as they are received.

FINAL RECOMMENDATION

Since the Planning Commission's public meeting, the staff has reviewed and considered all of the additional material that has been provided, including comments made by members of the Commission during their meeting. The staff has also maintained communications with the applicant, resulting in the revised site plan as included. With due respect to those Commission members, the staff recommendation regarding this proposal remains unchanged. In short, the development, as proposed, meets the requirements of all relevant codes and statutes, and the proposed revisions will reduce potential impacts to the surrounding properties. Therefore, the final recommendation of the staff is that the proposed development be approved, subject to all of the conditions set forth in the original staff report.

Respectfully submitted,

Michael Davolio, AICP
Town of La Conner

