

ARCHITECTS

CHARLES MORGAN & ASSOCIATES, LLC

March 8, 2024

Town of La Conner
204 Douglas Street
La Conner, WA 98257

RE: 306 Center Street, La Conner
Attn Michael Davolio, Planning Director

Email received on 10/24/2023, with our response below in **bold**.

We have received and reviewed your application materials for the above-referenced project. Upon review, we have determined that your application is not consistent with the development that was previously approved by our Hearing Examiner. Your original proposal showed six short-term rental units, while your current proposal shows five such units. These units were originally reviewed under the town's definition of a hotel, motel, or apartment hotel. That definition is as follows:

15.10.525 Hotel, motel, or apartment hotel.

"Hotel, motel, or apartment hotel" means any building containing six or more guest rooms intended or designed to be used, or which are used, rented or hired out to be occupied, or which are occupied for sleeping purposes by guests."

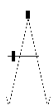
As you can see, six units is the minimum allowed number. This is also the number of units you showed on your original plan. We ask that you please revise your current plans to show six first-floor units, so that we can continue with your approval process. **We have updated the 1st floor plan to include 6 units, stats have been updated to reflect this on sheets A0.1 Cover Sheet, A1.1 Site plan, A2.1 Typical Units and A3.1 1st Floor Plan.**

Email received on 11/3/2023, with our response below in **bold**.

Our continuing review of the project plans has raised another issue regarding the dimensions of the parking spaces.

LCMC 15.90.010 requires the following:

- i. These parking spaces be an unencumbered 9 feet wide by 18.5 feet deep and 10 feet wide by 18.5 feet deep if abutting a wall. **Adjusted parking stalls to 10' adjacent to the wall.**
- ii. An access drive no less than 24 feet in width be provided between the two rows of parking spaces. **The access drive is called out at 24 feet.**
- iii. No more than 50% of the required parking space be compact with dimension of 8.5' by 16 feet. **There are 24 parking stalls with 12 (50%) compacts.**



The Site Plan submitted appears to indicate at least four of the compact parking spaces and at least five of the *full-size parking spaces are partially encumbered with structural supports for the proposed building*. Note 1 within LCMC 15.90.010 indicates parking spaces must be unencumbered. In addition, one parking space is adjacent to a wall, and must therefore be ten feet wide. **Adjusted parking stall widths so the columns do not encumber the clear widths.**

Another change that has been incorporated into the revised plans is the elevator has been replaced with a Limited Use/Limited Application LULU, to provide accessibility to the 2nd and 3rd floor to comply with Fair Housing. The LULU keeps the building height under 30'. This change is shown on A3.1 – A3.3 Floor Plans, A5.2 Section B and A5.6 Section F.

Sincerely,

Charles E Morgan

Charles Morgan
Architect

