



Town of La Conner

P.O. Box 400
La Conner, WA 98257

Certificate of Authorization

Date: February 9, 2025
Permit Holder: KSA Investments, LLC
Property Owner: KSA Investments, LLC
Permit Number: BP23-44B-F
Tax Parcel: P74143
Site Address: 306 Center Street, La Conner, WA

As of this date, authorization is hereby granted for the following work:

- Construct a 3 story R-1 and R-2 building with 6 units for short-term rental, and 14 long-term residential units, and associated site improvements.

This authorization is subject to the following conditions:

1. Prior to the commencement of any site work or excavations, a pre-construction conference is required with Public Works and Wastewater.
2. Prior to any ground breaking activity, the Swinomish Tribal Historic Preservation Office must be contacted.
3. All contractors and subcontractors must be licensed to conduct business in the Town of La Conner.
4. The permit holder must provide contact information on all contractors and subcontractors to the Town of La Conner prior to commencement of construction.
5. All contractors and subcontractors must report sales tax transactions within the Town of La Conner. The La Conner sales tax number is 2905.
6. The permit holder must obtain a building permit from the Skagit County Planning and Permit Center.
7. Right-of-Way and street excavation permits may be required. No construction shall commence until such permits are approved by the Town of La Conner Public Works Director.
8. No trees are allowed within the utility easement. Any landscaping that is planted within the utility easement may be removed by the Town and not replaced in the event maintenance becomes necessary.
9. Groundwater monitoring well shall be installed on the property, with subsequent sampling performed in accordance with the recommendations set forth in the Dixon report.

10. A resistant vapor barrier shall be installed beneath the new building to be constructed.
11. The following conditions have been identified that may be used to mitigate the adverse environmental impacts of the proposal:
 - a. Construction best management practices will be implemented as necessary for erosion control and to prevent waste materials from entering ground or surface waters.
 - b. Drainage report required.
 - c. Storm water runoff will be collected and drained from the site in a manner to be approved by the Public Works Director.
 - d. The lighting intended to be used directs light downwards to minimize light pollution, improve nighttime visibility and protect potential nocturnal ecosystems offsite. Measures anticipated are similar to those recommended by LEED 2009 New Construction Credit 8 "Light Pollution Reduction".
 - e. Prior to any ground-disturbing activities within the property boundary a professional archaeologist should give an unanticipated discovery protocol (UDP) training given to all construction personnel. A copy of the Unanticipated Discoveries Protocol (UDP) in the Cultural Resources Report prepared for the project is to be on site at all times.
 - f. In the event that any ground-disturbing activities (as outlined above) uncover protected cultural material (e.g., bones, shell, stone or antler tools), all work in the immediate vicinity shall stop, the area should be secured, and any equipment moved to a safe distance away from the location. The on-site superintendent shall then follow the steps specified in the UDP.
 - g. In the event that any ground-disturbing activities or other project activities related to this development or in any future development uncover human remains, all work in the immediate vicinity shall stop, the area shall be secured, and any equipment moved to a safe distance away from the location. The on-site superintendent shall then follow the steps specified in the UDP.
12. The applicant must obtain a Side Sewer Permit and pay the Sewer RCE's before connecting to the Town Sewer System. Video inspection of existing side sewer may be required.
13. The applicant must file a Water Meter Installation Request and pay the Water Utility RCE's and Meter Fee prior to connection to the Town Water System.
14. The applicant must comply with the provisions of LCMC§15.100 Stormwater Management during construction to control erosion and sedimentation. The 1992 Storm Water Management Manual for the Puget Sound Basin (The Technical Manual) and subsequent amendments thereto, would best serve as a guideline for implementing appropriate measures.
15. Stormwater system development fee will be the base fee of \$525 up to 2,100 square feet of impervious and \$0.25 per square foot above 2,100 square feet. Total stormwater system development fees must be paid prior to final approval and occupancy.

16. To ensure Sediment and Erosion Control the applicant must provide
 - a. Catch basin inlet protection.
 - b. A construction entrance (driveway)
17. Storm drain collection and connection (downspouts and footing) shall be provided.
18. All debris and soils must be contained on the property and not tracked into the roadway. Equipment must be kept on the property.
19. Right-of-Way must be kept clear from materials, debris, and equipment.
20. All Right-of-Way improvements must comply with the approved civil drawings and La Conner Infrastructure Improvement Manual.
21. This project must comply with the following provisions from LCMC §15.70 Flood Management.

Construction Materials and Methods.

- (a) All new construction and substantial improvements shall be constructed with materials and utility equipment resistant to flood damage.
- (b) All new construction and substantial improvements shall be constructed using methods and practices that minimize flood damage.
- (c) Electrical, heating, ventilation, plumbing, and air-conditioning equipment and other service facilities shall be designed and/or otherwise elevated or located to prevent water from entering or accumulating within the components during conditions of flooding.
- (d) Fully enclosed areas below the lowest floor that are subject to flooding are prohibited, or shall be designed to automatically equalize hydrostatic flood forces on exterior walls by allowing for the entry and exit of floodwaters. Designs for meeting this requirement must either be certified by a registered professional engineer or architect or must meet or exceed the following minimum criteria:
 - (i) A minimum of two openings having a total net area of not less than one square inch for every square foot of enclosed area subject to flooding shall be provided.
 - (ii) The bottom of all openings shall be no higher than one foot above grade.
 - (iii) Openings may be equipped with screens, louvers, or other coverings or devices provided that they permit the automatic entry and exit of floodwaters.

Crawlspaces and basements

- (a) The interior grade of a crawlspace below the base flood elevation must not be more than 2 feet below the lowest adjacent exterior grade.
- (b) The height of the below-grade crawlspace, measured from the interior grade of the crawlspace to the top of the crawlspace foundation wall must not exceed 4

feet at any point. (Refer to FEMA Technical Bulletin 11-01, page 7, Guidance for Pre-Engineered Crawlspace).

- (c) There must be an adequate drainage system that removes floodwaters from the interior area of the crawlspace. The enclosed area should be drained within a reasonable time after a flood event. The type of drainage system will vary because of the site gradient and other drainage characteristics, such as soil types. Possible options include natural drainage through porous, well-drained soils and drainage systems such as perforated pipes, drainage tiles, or gravel or crushed stone drainage by gravity or mechanical means.
- 22. The finished floor elevation must be not less than 9 feet (base flood elevation of 8 feet plus one foot).
- 23. All of the conditions set forth in the decision of the Town's Hearing Examiner, dated the 8th day of February, 2023, shall be adhered to.
- 24. The applicant must provide two Flood Elevation Certificates to the La Conner Planning Department. One shall be provided at the time of the subfloor inspection and the other as a requirement of the Final Inspection for this project. The Town of La Conner will only accept stamped flood elevation certificates from a licensed surveyor.
- 25. The applicant shall submit a special height inspection. The special inspection shall be performed by a surveyor, and shall show the elevation of the highest portion of the building, either parapet or elevator. This can be submitted any time after the building has been fully framed.
- 26. If the fire authority requires fire suppression, a larger water service line and meter may be required.
- 27. The applicant shall pay all applicable impact fees to the Town of La Conner prior to occupancy.
- 28. Permit holders must pay all outstanding fees and receive a "Notice of Request for Final Approval and Occupancy" signed by the La Conner Planning Director before requesting final acceptance from Skagit County Planning and Permit Center.

Nothing in this approval shall be construed to exempt the proposal from any Federal, State or local regulations. This permit is void if the work has not been completed and a Certificate of Occupancy issued within 5 years from the date of issuance.

If you have any questions or need additional assistance, please contact Town Hall at (360) 466-3125 Monday through Thursday between the hours of 8:30 a.m. and 4:00 p.m.

Sincerely,



Michael Davolio, AICP
Planning Director