



TOWN OF LA CONNER PLANNING COMMISSION

Meeting Notice

May 2 6PM

Upper Maple Center, La Conner WA, and Livestreamed
Information is below and on the Town Website

Skagit County Washington
Incorporated 1890
www.townoflaconner.org

Agenda

I. Convene

II. Public Comments (Topics not otherwise on the Agenda) – Time Limit 3 Minutes

III. Minutes: Approve Minutes from the April 15, 2025 meeting.

IV. Presentation: New sign in Old Log Park

V. Old Business

1. Status Report – Public Participation Program
2. Status Report – Comprehensive Plan Periodic Update
3. Draft Review: LCMC Code Change – Definitions
4. Draft Review: LCMC Code Change – South Commercial Zone
5. Draft Review: LCMC Code Change – Port Commercial Zone

VI. New Business

1. Public Hearing: LU25-17HDR 512 S. 1st Street

VII. Closing Comments:

Live Streaming Info: <https://laconnerwa.portal.civicclerk.com/>

**TOWN OF LA CONNER
PLANNING COMMISSION MEETING
April 15, 2025**

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

Commissioners present: Sommer Holt, Bruce Bradburn, Cynthia Elliott, Carol Hedlin, Youth Advisor Maxwell Page

Commissioners absent: John Leaver

Staff: Michael Davolio, Ajah Eills

PUBLIC COMMENT

There was no public comment.

MINUTES:

Commissioner Elliott moved to approve the minutes from the April 1, 2025 meeting. Seconded by Commissioner Bradburn. **Motion to approve the minutes carried unanimously.**

OLD BUSINESS:

Staff are still planning on hosting a community mingle about ADA access barriers around town, with the goal of potentially hosting this mingle in early June. Staff gave a brief update on the status of the Comprehensive Plan. The Commission can expect to see the final draft of the Comprehensive Plan in June.

NEW BUSINESS:

Commissioner Holt opened the public hearing for LU25-14HDR. There were no public comments. Staff presented the staff report about the project, which was regarding the removal of the brig structure at the commercial Pier 7 building. There was a brief discussion. Commissioner Holt closed the public hearing. Commissioner Elliott moved to recommend approval of LU25-15HDR. Commissioner Bradburn seconded. **Motion carried unanimously.**

Commissioner Holt opened the public hearing for LU25-15HDR. There were no public comments. Staff presented the staff report about the project, which was regarding a shed relocation at a residential property. There was a brief discussion. Commissioner Holt closed the public hearing. Commissioner Elliott moved to recommend approval of LU25-15HDR. Commissioner Hedlin seconded. **Motion carried unanimously.**

Staff introduced zoning regulations for a new Port Commercial zone and the Commercial-Transition zone. Staff proposed renaming the Commercial-Transition zone to the South Commercial zone. Discussion ensued. Staff will present another draft of the regulations on May 6th.

COMMISSIONER COMMENTS/STAFF COMMENTS:

Commissioner Holt inquired about the new parking spots planned for the post office. Mayor Hanneman spoke to the success of the Tulip Parade and thanked those involved.

With no further business Commissioner Hedlin moved to adjourn the meeting at 6:24 p.m. Seconded by Commissioner Elliott. **Motion carried unanimously.**

Chair

Date

MEMORANDUM

TO: Planning Commission
 FROM: Planning Staff
 SUBJECT: New Sign in Old Log Park
 DATE: May 2, 2025

The Parks Commission has approved the following sign to be placed in Old Log Park.



The exact placement will be determined by the Public Works department. There is some question on whether or not the wood backing of the existing sign will be replaced or not. This sign highlights the museums around Town. The museums are in full support of the idea.

MEMORANDUM

TO: Planning Commission
FROM: Planning Staff
SUBJECT: Definitions Code
DATE: May 2, 2025

Presented here are changes to the definition section of the code. We are proposing adding two definitions to the code “green roofs” and “usable public open space” and proposing a slight change to the definition of “park”.

Chapter 15.10

Definitions

15.10.507 Green Roofs:

“Green Roofs” are planted over existing roof structures, and consist of a waterproof, root-safe membrane that is covered by a drainage system, lightweight growing medium, and plants.

15.10.1222 Usable Public Open Space

Usable Public Open Space are those areas which have appropriate topography, soils, drainage and size to be considered for development as active and passive recreation areas for all members of the public. Detention areas may be considered under this category providing the design of the area incorporates enhancement features making the detention area an amenity. Recreational facilities such as playground equipment, ball fields, court games, picnic tables, pedestrian and bike trails, garden areas, and enhanced stream corridors may be considered as meeting part of the open space requirement.

15.10.797 Park.

“Park” means a tract of land designated and used by the public for active and/or passive recreation.

MEMORANDUM

TO: Planning Commission
FROM: Planning Staff
SUBJECT: South Commercial Code
DATE: May 2, 2025

Presented here are updates to the South Commercial code. Please come prepared to share your thoughts.

Chapter 15.36 SOUTH COMMERCIAL ZONE

Sections:

15.36.010 Purpose.

15.36.020 Permitted uses.

15.36.030 Conditional uses.

15.36.035 Mixed income affordable housing requirement

15.36.040 Design and site plan review.

15.36.050 Dwelling unit density bonus.

15.36.060 Dimensional standards.

15.36.070 Nonconforming structures and change of use in the South Commercial Zone.

15.36.010 Purpose.

The South Commercial Zone lies at the intersection of commercial, residential, public, and industrial uses, and at the southern terminus of the National Historic Preservation District (HPD). Therefore, the allowed uses in this area must take into account the transition from and to these diverse uses. The uses permitted in the South Commercial Zone are not intended to compete with the existing commercial uses located on South First Street, but to complement those uses.

15.36.020 Permitted uses.

The following are permitted uses within the South Commercial Zone, by certificate of authorization:

- (1) Child care facilities;
- (2) Commercial, trade, or art schools;
- (3) Community centers, special events facilities, and fraternal lodges;
- (4) Entertainment facilities such as performing arts, theaters, dance, music, and rehearsal studios;
- (5) Farmer's and art markets and special outdoor events and gatherings;
- (6) Financial institutions;
- (7) Food service establishments;
- (8) Lodging establishments including short-term residential uses associated with trade or art schools or special event facilities;
- (9) Marine facilities and other uses that are water-related or water-dependent;
- (10) Medical offices and clinics;
- (11) Playgrounds, picnic areas, outdoor swimming pools, and water-oriented recreational uses;
- (12) Plant nurseries and gardens including green rooftops and rain gardens;
- (13) Professional offices;
- (14) Public use facilities;
- (15) Retail sales of perishable or nonperishable goods;
- (16) Service businesses including excursion boats and tours, canoe and kayak rentals;
- (17) Residential uses, except that single- household structures are prohibited. Residential units shall be limited to the upper floors of a commercial building when the building has frontage on South First Street.
- (18) Live-work buildings where residential uses are located on upper floors;
- (19) Liveaboards;
- (20) EV charging stations.

15.36.030 Conditional uses.

The following uses and structures are permitted in the South Commercial Zone by conditional use permit:

(1) Light industrial uses, and those commercial uses which would create noise, light, odors, traffic congestion or dust not normally associated with commercial operations, provided that:

- (a) The operational characteristics are compatible with surrounding uses;
- (b) There shall be no fire, explosion or safety hazards;
- (c) There shall be no production of noise at any property line with any use in the transitional district in excess of the average intensity of street and traffic noise found in the district;
- (d) Pollution, noise, and safety standards set by regional, state or federal agencies, boards, or commissions shall be satisfied. Failure to comply with such regulations shall void the conditional use;

(2) Rest homes and adult family homes;

(3) Taverns, nightclubs, and dance halls when located in a building that also contains residential uses.

(4) Veterinary clinics, small animal hospitals, and grooming parlors provided the facility has no outside kennels;

(5) Buildings up to 45 feet in height, subject to approval of the Town fire chief for buildings over 39 feet in height and subject to the provisions of 15.36.060 (6). This conditional use is not available for buildings with frontage on South First Street.

15.36.035 Mixed income affordable housing requirement

Mixed use and residential structures must allocate 15% of the total proposed residential units in the structure for permanently affordable low income (30-80% of Skagit County Average Median Income (AMI)) households. Permanent controls may take various forms including:

- (a) Continued ownership of the dwelling unit by the project applicant with the occupants leasing the dwelling unit back from the project applicant;
- (b) A deed/subsidy covenant, purchase/sale agreement, or other similar mechanism, which require that the dwelling unit be sold only to qualified purchasers who meet the affordability requirements;
- (c) A requirement that the project applicant can only transfer the dwelling unit to another entity that meets the requirements of this section; and/or
- (d) Other methods approved by the town attorney to ensure that the projects' dwelling unit remains permanently affordable in accordance with the definition of affordable housing.

15.36.040 Site plan review.

Site plan review is required for all projects and proposals for development within the South Commercial Zone.

(1) Purpose. The purpose of site plan approval shall be to ensure that the site plan of the proposed development is compatible with adjacent zones and uses, and complies with the policies and regulations of the town of La Conner. Site plan elements subject to this section include, but are not limited to, site layout, building orientation, pedestrian and vehicular access, signage, landscaping, natural features on site, screening and buffering, parking and loading, illumination, and flood management. Site planning requires the horizontal and vertical arrangement of these elements to be compatible with the physical characteristics of the site and surrounding area. Site review does not include design review, which addresses the aesthetic considerations of architectural style, exterior treatment and space configuration. Site plan review should occur at the early stage of development when the scale, layout, and scope of a project are known.

(2) Intent. The intent of site plan review is to ensure that new construction and additions respect the scale, forms, and proportions of the Historic Preservation District, to protect neighboring owners and uses by ensuring that reasonable provisions have been made to provide continuity with adjacent neighborhoods, and to promote the coordination of public and quasi-public elements such as walkways, boardwalks, paths, driveways, and landscaping with other development. Also, to be considered is the convenience and safety of vehicular and pedestrian movement within the site and to adjacent properties, and a minimization of potential conflicts that might otherwise be created by a mix of uses within the zone.

(3) Review Criteria. The town shall review and act upon site plans based upon total site considerations and the following criteria of this section. These criteria provide a frame of reference for the applicant to develop a site. They are not intended to be inflexible or discourage creativity and innovation.

(a) General Criteria.

- (i) Conform to the goals and policies of the elements of the comprehensive plan;
- (ii) Mitigate impacts to surrounding properties and uses;
- (iii) Provide safe and efficient vehicle and pedestrian circulation.
- (iv) Anticipate and manage floodplain impacts on the site and structures.

(b) Specific Review Criteria.

- (i) Commercial service and refuse areas shall be screened from view;
- (ii) Multiple buildings on the same site should incorporate elements such as plazas, walkways, and landscaping along pedestrian pathways to provide a clear view of destinations;
- (iii) The plan assures adequate public access to street rights-of-way and shoreline;
- (iv) Parking space allocations for mixed-use and residential uses within the floodplain shall be provided on-grade under the building to minimize flooding impacts, or sited to the sides and rear of the property to minimize impacts on streetscape;
- (v) Consider placement and scale of proposed structures in relation to the adjacent properties and natural characteristics of the site to avoid over-concentration or the impression of oversized structures;
- (vi) Limit paved and impervious surfaces, where feasible, to minimize runoff;
- (vii) Incorporate bio-swales, rain gardens, cisterns, green roofs, and other green measures to collect, filter, and retain stormwater runoff on the site;
- (viii) Consider the installation of solar panels on rooftops and providing EV charging stations to reduce energy requirements.

(4) Applicability.

- (a) The provisions of the site plan review section shall apply to any site development activities that include new construction, additions that alter the building footprint, landscaping, street or road development, parking and pedestrian walkways.
- (b) Exceptions to these requirements include plans for interior remodels or demolition.

(5) Review Procedures.

- (a) Preapplication Conference with Planning Staff. Early preapplication conferences are encouraged to provide an indication of developers' intentions and an opportunity for town staff to provide feedback to the applicant on design and site plan review issues.
- (b) Sequence to Other Permit Activity. The planning commission, prior to shorelines review or any hearing examiner review, will conduct the design and site plan review simultaneously.

(c) Public Notice and Departmental Comment Period. The design and site plan review is a Type III permit activity and will require notice as per LCMC [15.135.110](#), public notice requirements. Departmental heads will review and provide comment in preparation for the planning department reports to the planning commission.

(d) Revisions and Plan Modifications. Minor modifications may be reviewed for administrative determination by the planning director if the modifications involve less than 10 percent of the area or scale of the approved plan or if the modification does not have a significantly greater impact on the environment and facilities than previously approved, or if the modifications do not alter the boundaries or building footprints of the approved plans. Major modifications involving more than 10 percent of the plan area or scale or that have a significant impact to the environment, facilities or boundaries must be reviewed and approved by the planning commission prior to modification of the original plan.

15.36.045 Design Review

Design review is a Type III permit activity with regard to all projects and proposals for development within the South Commercial Zone. The provisions of the design review section shall apply to new construction, additions, or material change to the exterior appearance of all structures, and any new development within the South Commercial Zone. Design review and site plan review will occur concurrently. While the south commercial area is not located within the historic district, it is located adjacent to the town's HPD on South First Street. Therefore, to preserve the integrity of the HPD and values of adjacent properties, the commercial development of properties adjacent to the HPD shall undergo design review to ensure compatibility.

(1) Design Review Purpose and Intent.

- (a) To ensure a smooth transition from the architecture and building styles of the historic district of South First Street to a commercial zone adjacent to residential, public use, and industrial zones.
- (b) To ensure that new construction and additions are consistent with the scale, forms and proportions of the adjacent Historic Preservation District.
- (c) To develop building uses that extend the First Street identity.
- (d) To avoid repetitive or monolithic designs.

(2) Design Criteria.

- (a) In mixed-use buildings, uses shall be mixed vertically and horizontally on the same lot.
- (b) For buildings with multiple uses on First Street, the commercial uses shall be ground floor fronting the street with residential uses on the rear of the property and upper floors. Commercial uses may extend to the upper floors. However, residential uses shall not be located on the ground floor fronting First Street.
- (c) Vertically mixed buildings shall provide articulation between commercial and residential levels by changing materials, color, intermediate cornice line, recesses, or roof decks that serve residential units.
- (d) Buildings shall represent an architectural scale consistent with streetscape historic scale, forms, and proportions of buildings on the South First Street historic district.
- (f) Buildings, storefronts, and entrances shall incorporate variations in height, modulation, color, and building material.
- (g) Mechanical equipment on any roof shall be screened from view of adjacent residential units and the public street, and shall not exceed the height limits as set forth in LCMC 15.36.060(6).

15.36.060 Dimensional standards.

- (1) Minimum lot size – None.
- (2) Maximum lot size – None.
- (3) Maximum lot coverage for buildings and impervious surfaces shall be 80 percent if the structure incorporates a green roof but 70 percent otherwise.
- (4) Minimum landscaping area – 20 percent of the lot area where the structure incorporates a green roof but 30 percent otherwise, with required public access. When the landscaping area also meets the definition of “Usable Public Open Space” as defined in this code, minimum landscaping area may be reduced to 25 percent by aggregating usable public open space within the South Commercial Zone subject to an approved master development plan.
- (5) Minimum Building Setback – There are no minimum building setbacks required. However, building setbacks that enable greater public use of and access to sidewalks are encouraged.
- (6) Maximum Building Heights –
 - (a) For buildings with frontage on South First Street, the maximum building height shall be 30 feet, **with roof access subject to the approval of the fire chief.** ~~Normal apertures associated with providing access to green roofs shall not be considered when determining maximum height.~~
 - (b) For all other buildings maximum height shall be **30 feet, with roof access approved by the Fire Chief, and conditional use allowing for up to 45 feet in height.**
 - (c) In the 100-year floodplain, the height shall be measured from one foot above the base flood elevation to the highest point on the building. **Normal apertures associated with providing access to green roofs shall not be considered when determining maximum height.**
- (7) Awning/Canopies. Awnings or canopies shall have a minimum of eight feet clearance from the ground.

15.36.070 Nonconforming structures and change of use in the South Commercial Zone.

Nonconforming structures or uses within the South Commercial zone shall not be permitted if the use or structure has been abandoned for a period of more than six months.

MEMORANDUM

TO: Planning Commission
FROM: Planning Staff
SUBJECT: Port Commercial Code
DATE: May 2, 2025

Presented here are updates to the Port Commercial code. Please come prepared to share your thoughts.

Chapter 15.37 PORT COMMERCIAL ZONE

Sections:

[15.37.010 Purpose.](#)

[15.37.020 Permitted uses.](#)

[15.37.030 Conditional uses.](#)

[15.37.040 Dimensional standards.](#)

[15.37.050 Recreational vehicle parks.](#)

15.37.010 Purpose.

The purpose of the Port Commercial Zoning District is to allow for a variety of water-related and other commercial and residential uses and facilities for Port businesses and employees, visitors, and others to gather, work, shop, entertain and reside. This district is intended to provide for a range of commercial uses and services to meet the everyday needs of industry and residents, to provide employment opportunities, and to provide goods, services, and lodging for travelers and tourists to the area complimentary to the services provided in other Districts. Only those uses that comply with the Shoreline Master Program are allowed in the 200-foot shoreline jurisdiction.

15.37.020 Permitted uses.

The following uses and structures are permitted in the Commercial Zone by certificate of authorization:

- (1) Day care facilities, such as nurseries, day care centers, and day use facilities for aged people, primarily serving employees of local businesses;
- (2) Commercial or trade schools, such as art, dance, music, martial arts;
- (3) Water-related uses;
- (4) Multi-household residential uses, including adult family homes;
- (5) EV charging for vehicles and vessels;
- (6) Farmer's markets, seafood markets;
- (7) Financial institutions;
- (8) Food service establishments;
- (9) Medical offices and clinics;
- (10) Lodging establishments;

- (11) Marine facilities including marine-related fuel sales;
- (12) Recreational uses;
- (13) Plant nurseries and gardens, including green rooftops and rain gardens;
- (14) Professional offices;
- (15) Public use facilities;
- (16) Recreational vehicle parks, in accordance with the terms set forth in **Section 15.37.050**.
- (17) Retail sales establishments with outdoor sales and lots;
- (18) Retail sales of perishable or nonperishable goods;
- (19) Service businesses;
- (20) Taverns, bars, lounges, night clubs and dance halls, subject to the limitations set forth 15.37.030
- (21) Liveaboards, allowing both long-term and short-term rentals; and
- (22) Live-work buildings.

(23) Mixed-use buildings

15.37.030 Conditional uses.

The following uses and structures are permitted in the Port Commercial Zone by conditional use permit:

- (1) Light industrial uses, artistic endeavors, and those commercial uses which would create noise, light, odors, traffic congestion or dust not normally associated with commercial operations; provided, that:
 - (a) The building design is similar to those structures housing commercial uses in the district, and the operational characteristics are compatible with surrounding uses;
 - (b) There shall be no unusual fire, explosion, or safety hazards;
 - (c) There shall be no production of noise at any property line of any use in the Port Commercial District in excess of the average intensity of street and traffic noise found in the district;
 - (d) Pollution and safety standards set by regional, state or federal agencies, boards, or commissions shall be satisfied. Failure to comply with such regulations shall void the conditional use.
- (2) Antenna plus antenna mounts of more than 20 feet in height, four feet in width and of bulk area more than 16 feet;
- (3) Heavy equipment sales; and

(4) Buildings up to 60 feet in height, subject to approval of Town fire chief for buildings over 30 feet in height and the provisions of 15.37.040(6).

(5) Night clubs and dance halls, when located in a building that also contains residential uses.

(6) Veterinary clinics, small animal hospitals, and grooming parlors provided the facility has no outside kennels;

15.37.040 Dimensional standards.

(1) Minimum lot size – None.

(2) Maximum lot coverage for buildings and impervious surfaces shall be 80 percent. Maximum coverage may be increased subject to an approved master development plan.

(3) Minimum landscaping area – 20 percent of the lot area. Minimum landscaping area may be achieved by aggregating landscaping within the Port Commercial District subject to an approved master development plan. When the landscaping area also meets the definition of “Usable Public Open Space” as defined in this code, minimum landscaping area may be reduced to 15 percent by aggregating usable public open space within the Port Commercial District subject to an approved **administrative** master development plan.

(4) Minimum Building Setback -- The provisions of LCMC [15.50.120](#) notwithstanding, if the property is adjacent to a Residential Zone, the side yard setback shall be 10 feet and the rear yard setback shall be 25 feet.

(5) Setbacks from agricultural land shall be a minimum of 25 feet from any property line bordering agricultural lands. This setback requirement is not applicable if the adjoining agricultural land is owned by the Port of Skagit County.

(6) Maximum building height – within the south port commercial overlay (**staff note: purple on the below map**) 30 feet, **with roof access** subject to the approval of the Town fire chief, above the average lot grade determined by averaging the lowest and highest existing elevation points on the lot to the highest point on the roof; except, for structures built within the 100-year floodplain, the height shall be measured from one foot above the base flood elevation to the highest point on the building. Roof access must be approved by the fire chief, with conditional use allowing for up to 45 feet. Within the north port commercial overlay (**staff note: red on the below map**) 30 feet, **with roof access** subject to the approval of the Town fire chief, above the average lot grade determined by averaging the lowest and highest existing elevation points on the lot to the highest point on the roof; except, for structures built within the 100-year floodplain, the height shall be measured from one foot above the base flood elevation to the highest point on the building. Roof access must be approved by the fire chief, with conditional use allowing for up to 60 feet.

(7) Awning/Canopies. Awnings and canopies shall be subject to the standard outlined in the latest adopted edition of the Uniform Building Codes and may require a building permit and inspection. Awnings/canopies shall have a minimum of eight feet clearance from the ground.

15.37.050 Recreational vehicle parks.

(1) All recreational vehicle camping facilities shall comply with applicable local, county, state and federal rules and regulations.

(2) Landscaping. The part of the campsite which is not intended to be occupied by the recreational vehicle or used for a parking space shall be landscaped.

(3) Parking Requirements. In addition to the recreational vehicle parking pad, a minimum of one vehicular parking space per campsite shall be provided on-site.

(4) Accessory Uses. The following uses and services may be provided at a scale intended to serve the tenants of the recreational vehicle camping facility:

(a) A caretaker/manager residence or office;

(b) Recreational areas and equipment;

(c) Clubhouses;

(d) Tourist information centers;

(e) Laundry, restroom, and shower facilities;

(f) Storage and/or maintenance buildings.

(5) Access and Circulation. The location of access driveways shall be subject to approval by the planning and public works departments. Any driveway, or portion thereof, which does not provide for continuous circulation shall not exceed 600 feet, and shall be terminated with a turnaround having a diameter of at least 60 feet. The minimum driveway width for two-way traffic shall be 24 feet, or not less than 32 feet if parking is permitted on the margins of the road. The minimum driveway width for one-way traffic shall be 16 feet, or not less than 24 feet if parking is permitted on the margins of the road. Driveways shall be hard surfaced.

(6) Screening.

(a) The requirements of this section are intended to provide sound barriers and reduce the visual impacts and incompatible characteristics of:

(i) Abutting properties with different land use classifications;

(ii) Service areas and facilities, including loading and storage areas;

(iii) Any other use or area as required under this chapter.

(b) Landscaping. Screen planting adjacent to residential properties shall consist of evergreen trees, such as fir, cedar, pine, etc., planted a maximum of 15 feet on center; deciduous trees for seasonal color and texture; and medium-sized shrubs (three to five feet at maturity) and ground cover plants at a density to form an effective barrier to cover 85 percent of the ground surface within two years. If trees are planted on the front property line or within a right-of-way, attention shall be paid to ensure that street safety signs are not obscured.

(c) Dimensional Requirements. The size of the planting area shall be as specified below, based on the type of screening used:

(i) Minimum Width. Screening area shall be 10 feet wide unless the use of a fence or wall is incorporated into the screening, as provided under (ii) and (iii) below.

(ii) Fence Alternatives. If a fence option is selected, the width of the screening area may be reduced to five feet. The fence shall be constructed of wood and sight-obscuring.

(iii) Wall Alternative. If a wall at least five feet high is to be used for screening, the screening area may be reduced to two feet. Climbing plants and vines shall be used to add texture and soften the appearance of the wall. Screen walls shall be constructed with masonry, block, or textured concrete, subject to design approval by the Town Planner.

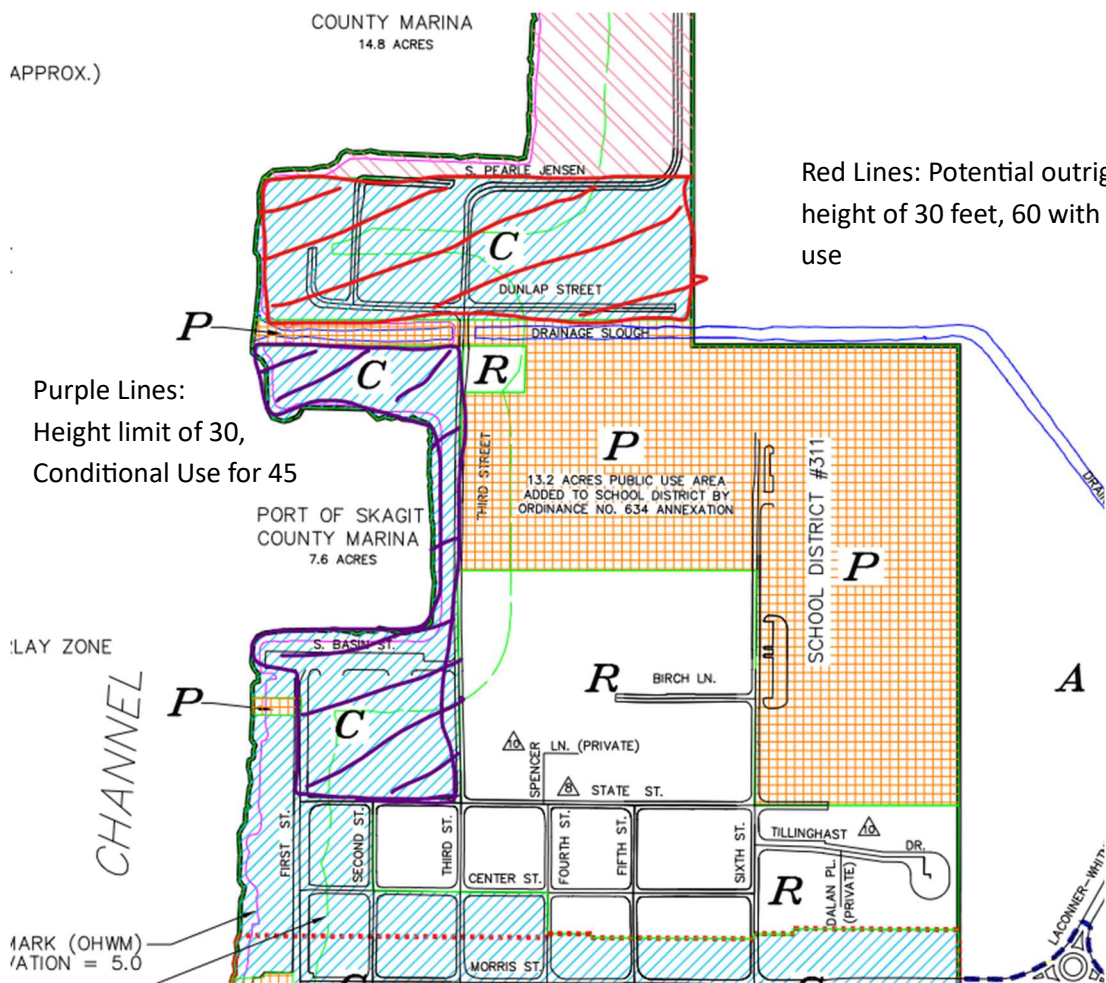
(7) Maintenance. Storage of materials or equipment shall be within enclosed structures. Trash receptacles shall be provided in convenient locations for use by guests of the park, and in such number and of such capacity that there is no uncovered accumulation of trash at any time.

(8) No person shall occupy space within a recreational vehicle park for more than 60 days in a 90-day period, unless approved by the Marina office.

XXXXXXXXXXXXXXXXXXXXXXXXX END OF ZONING CODE: NOTES BELOW XXXXXXXXXXXXXXXXXXXXXXX

Purple Lines:
Height limit of 30,
Conditional Use for 45

Red Lines: Potential outright permitted
height of 30 feet, 60 with conditional
use





Town of La Conner

Post Office Box 400
La Conner, Washington 98257

Staff Report

TO: Planning Commission
FROM: Michael Davolio, AICP, Planning Director
 Ajah Eills, Assistant Planner
APPLICANT: Pie Dive Bar, Alyssa Kingsberry
PROPERTY OWNER: Grupa Fiducia LLC
PROJECT LOCATION: 512 S. 1st Street, La Conner WA, P74457
DATE: May 1, 2025
APPLICATION FILE#: LU25-17HDR
 Historic Design Review

PROJECT DESCRIPTION

The application is for review and approval of exterior changes to 512 S. 1st Street, a multi-business building in the Commercial District. 512 S. 1st Street has previously received approval to install ADA access improvements and other minor changes which are expected to be built shortly. This application is in relation to changes to the property requested by the new tenant, Pie Dive Bar.

The property is 512 S. 1st Street, La Conner, WA, parcel P74457. The building is part of the property owned by Grupa Fiducia LLC. It is within the La Conner Floodplain and or within 200ft of the shoreline. The exterior changes proposed are to repaint the building exterior, window trim, and door trim, place a flat affixed sign on the building, create an internal bar top for patrons, and use a sandwich board sign. Please see the attached exhibit for more information on the placement of the colors and the sign.

FINDINGS of FACT

1. The subject property is located within the town's Commercial Zone. This building is allowed under the uses of the Public Use Zone.
2. The subject property is located within a floodplain, however the scope of changes do not require a floodplain permit. The subject property is located within 200' of the shoreline, and a shoreline exemption permit will be required before exterior work commences. SEPA determination is not required.
3. The following sections of the Town of La Conner Municipal Code apply to this application:
 - Chapter 15.35 Commercial Use
 - Chapter 15.50 Historic Preservation District
4. The subject property is located within the Historic Preservation District. The proposed changes are to an existing structure within the District.
5. The proposed changes would not have a negative impact on the main building, or on any surrounding property.
6. The proposed palette is compatible with existing historic paint colors on the building.

7. Dimensional Requirements: Section 15.35.040 of the LCMC sets forth dimensional standards. The existing building is consistent with the town's height limits and setback restrictions.
8. The development, as proposed, meets the requirements of all relevant codes and statutes.

Staff Recommendation:

Staff has determined that this application be approved, pending review and comment by the Planning Commission. It is further recommended that the following conditions be attached to the approval of this proposal:

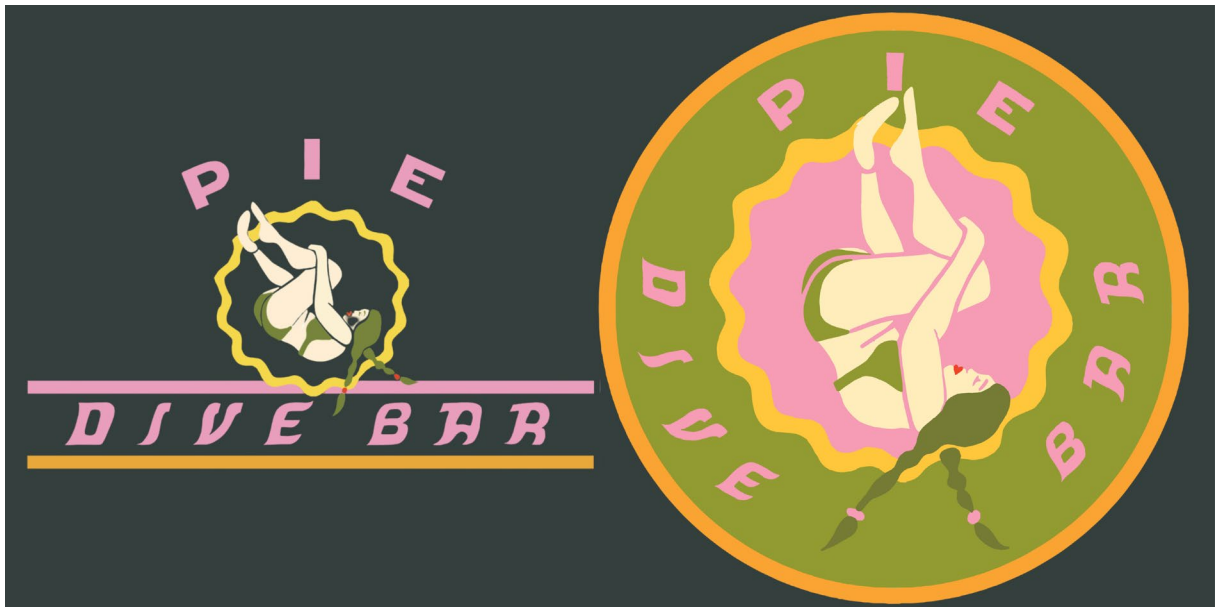
1. Work shall be contained within the property, including any staging required. Adjacent rights-of-way shall not be impacted
2. All debris must be contained and removed from the site upon completion of work, with special attention paid to ensure no debris enters the waterways or Town sewer system.
3. 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. All of the work performed shall be fully consistent in terms of colors and materials with the information provided in the applicant's submittal.

Nothing in this approval shall be construed to exempt the proposal from any Federal, State or local regulations.



Michael Davolio, AICP
Town of La Conner

Exhibit 1: Sign Information



Face of flat affixed sign proposed by applicant. Colors included: SW 0058 Jazz Age Coal, SW 2809 Rookwood Shutter Green, SW 6921 Electric Lime

Area of the building to be painted:



Final Color for Body: Victorian
Color Rockwood Shutter Green
SW 2809

Window Trim Color: Jazz Age
Color Jazz Age Coral SW0058

Door Wood Frame Color: Electric
Lime SW 6921