



TOWN OF LA CONNER PLANNING COMMISSION

Meeting Notice

June 3 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 May 20, 2025 meeting.

IV. Old Business

1. Status Report – Public Participation Program
2. Status Report – Comprehensive Plan Periodic Update

V. New Business

1. Public Hearing: LU25-17HDR, 512 S. 1st Street, new paint colors

VI. Closing Comments:

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

**TOWN OF LA CONNER
PLANNING COMMISSION MEETING
May 20, 2025**

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

Commissioners present: John Leaver, Cynthia Elliott, Sommer Holt Youth Advisor Maxwell Page

Commissioners absent: Bruce Bradburn, Carol Hedlin

Staff: Michael Davolio, Ajah Eills

John Leaver invited Youth Advisor Page to serve as Chair for this meeting, in order to gain Commission experience. Youth Advisor Page agreed to serve as temporary Chair.

PUBLIC COMMENT

Linda Talman asked why there was no compost available for pick up. Staff shared that the Department of Ecology has not yet cleared it for distribution. Staff anticipates that it will be available early next week.

MINUTES:

Commissioner Elliott moved to approve the minutes from the May 6, 2025 meeting. Seconded by Commissioner Holt. **Motion to approve the minutes carried unanimously.**

OLD BUSINESS:

There were no updates for the Public Participation Program or the Comprehensive Plan.

NEW BUSINESS:

Staff presented edits to the La Conner Municipal Code that are required by the Growth Management Act in conjunction with the Comprehensive Plan. Commissioner Elliott moved to recommend approval of the edits. Commissioner Hedlin seconded. **Motion carried unanimously.**

COMMISSIONER COMMENTS/STAFF COMMENTS:

Commissioners Leaver, Holt, and Elliott thanked temporary Chair Maxwell Page.

With no further business Commissioner Leaver moved to adjourn the meeting at 6:07 p.m. Seconded by Commissioner Elliott. **Motion carried unanimously.**

Chair

Date



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 30, 2025
APPLICATION FILE#: LU25-17HDR
Historic Design Review

PROJECT DESCRIPTION

This applicant has previously appeared before the Commission to request approval for changes, but has since changed their minds about what would be painted, and so approval needs to be given again.

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. Please see the attached exhibit for more information on the colors.

FINDINGS of FACT

1. The subject property is located within the town's Commercial Zone. This building is allowed under the uses of the Commercial 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 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.



Ajah Eills, AICP Candidate
Town of La Conner

Exhibit 1: Color Information



SW 7005
Pure White
Locator Number: 255-C1

SW 6921
Electric Lime
Locator Number: 146-C3



SHERWIN-WILLIAMS

Actual color may vary from on-screen representation. To confirm your color choices prior to purchase, please view a physical color chip, color card, or painted sample.

Sherwin-Williams is not responsible for the content and photos shared by users of their color selection tools.



SW 6921
Electric Lime
Locator Number: 146-C3

SW 2809
Rookwood Shutter Green



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