



TOWN OF LA CONNER PLANNING COMMISSION

Meeting Notice

June 17 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 June 3, 2025 meeting.

IV. Old Business

1. Status Report – Public Participation Program
2. Final Draft Review – Comprehensive Plan Update

V. New Business

1. Public Hearing: LU25-31HDR, 615 S. 4th Street, exterior changes

VI. Closing Comments:

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

TOWN OF LA CONNER PLANNING COMMISSION MEETING June 3, 2025

The Planning Commission meeting was called to order at 6:01 p.m.

Commissioners present: John Leaver, Cynthia Elliott, Carol Hedlin

Commissioners absent: Bruce Bradburn, Sommer Holt, Youth Advisor Maxwell Page

Staff: Michael Davolio, Ajah Eills

PUBLIC COMMENT

Linda Talman asked about the recent reports of people causing disturbances around town. Staff shared that it is believed to be the work of local minors in the community. The Town and Sheriff are aware and are taking steps to address the situation.

MINUTES:

Commissioner Elliott moved to approve the minutes from the May 20, 2025 meeting. Seconded by Commissioner Hedlin. **Motion to approve the minutes carried unanimously.**

OLD BUSINESS:

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

NEW BUSINESS:

Commissioner Leaver opened the public hearing for LU25-17HDR – new paint, at 6:05 pm. Staff explained that this had come before the Commission previously, but the applicant would like to add white to the building. There was a brief general discussion about the project. **Commissioner Hedlin moved to approve LU25-17HDR. Commissioner Elliot seconded. Motion passed unanimously.**

COMMISSIONER COMMENTS/STAFF COMMENTS:

Commissioner Hedlin stated that the next Planning Commission meeting would be her last meeting as a commissioner.

With no further business Commissioner Hedlin moved to adjourn the meeting at 6:13 p.m. Seconded by Commissioner Elliott. **Motion carried unanimously.**

Chair

Date

MEMORANDUM

TO: Planning Commission
FROM: Planning Staff
SUBJECT: La Conner Comprehensive Plan
DATE: June 13, 2025

La Conner has finalized its Comprehensive Plan Update. The full updated plan is too large to transmit via email, [but it can be viewed here on the Town's website](#). Please note that the plan does not currently contain an updated Climate Chapter, but that update will be finalized and added by 4:00 pm on Monday, June 11th. A copy will be sent to the Planning Commission at that time.

The majority of chapters had very minor changes. The exception to this is the Housing Chapter, where staff has added sections related to racially disparate impacts and displacement risk. In addition, the residential land use capacity analysis has also gone through changes. For the ease of review, those with major changes have been attached to this memo.

DRAFT - CHAPTER 6

HOUSING ELEMENT

Introduction

The Housing Element has been developed in accordance with Section 36.70A.070 of the Growth Management Act (GMA) and in accordance with County-Wide Planning Policies.

The Housing Element is meant to ensure the vitality and character of established residential neighborhoods. It includes:

- 6C-1** An inventory and analysis of existing and projected housing needs that identify the number of housing units necessary to manage projected growth.
- 6C-1** A statement of goals, policies, mandatory provisions for the preservation, improvement, and development of housing.
- 6C-1** Identification of sufficient land for housing, including, but not limited to, government-assisted housing; housing for low-income households, manufactured housing; multi-household housing; and group home and foster care facilities.
- 6C-1** Adequate provisions for existing and projected needs of all economic segments of the community.

There is necessary significant overlap between the Land Use Element and the Housing Element. Much of the capacity and demographic information necessary for analysis is included in the Land Use Element. That information is not duplicated here and the reader is directed to the Land Use Element for detailed discussion of capacity and demographics.

The Town faces new challenges and opportunities as it works toward providing housing options for present and future generations. Our community has low and moderate wage workers. Since a community benefits from its workers, it has a responsibility to ensure they have a desirable place to live. There is a growing concern over rising housing costs and affordable housing.

Many households face financial burdens in meeting their basic shelter needs. The cost of land is often the largest single variable in the price of a house. Since land is in finite supply within the Town boundaries, the amount of land available for new housing has been decreasing as new homes are built. Using available land more efficiently is one of the best ways to make housing more affordable.

By working to plan for and accommodate the availability of affordable housing for all economic segments of the population, as specified in RCW 36.70A.070(2)(d), the community can address a fundamental human and community need. Addressing community housing needs requires a regional approach that involves all levels of government (Federal/State/local) and private sector partnerships.

Although La Conner will plan for housing affordability, the town itself is not a housing developer. La Conner will ensure that dimensional standards and zoning are fully capable of accommodating future growth as delineated in this chapter, but it will be up to individual property owners and developers to create and build housing. In order to encourage the development of affordable housing for all economic segments of the populations, La Conner will develop incentives for developers that commit to building affordable housing. In addition, La Conner will continue to pursue partnerships with entities that facilitate affordable housing and housing solutions, such as Skagit Home Trust and Habitat for Humanity. La Conner will strive to provide ample opportunity and space for affordable housing.

Development of this chapter was guided in particular by the following GMA Planning Goal: “Plan for and accommodate housing affordable to all economic segments of the population of this state, promote a variety of residential densities and housing types, and encourage preservation of existing housing stock.” In addition, the GMA has directed jurisdictions to identify racially disparate impacts, displacement, and exclusion in housing policies and regulations and begin to undo those impacts, identify areas at higher risk for displacement, and establish anti-displacement policies. The following goals and policies are meant to provide guidance for future planning in La Conner.

The Goals of the Housing Element address the following areas:

- A. Preservation and Improvement
- B. Development and Design Standards
- C. Housing Affordability
- D. Alternative Housing Options
- E. Identify and Undo Racially Disparate Impacts

GOALS AND POLICIES

GOAL A

Strive to preserve, improve and enhance the existing housing stock, including historic structures and sites within the Historic District.

Policies

- 6A-1 Continue to enforce UDC (Uniform Development Codes) and design standards that have been developed to preserve the historic look and feel that are consistent with the historic integrity of the past.
- 6A-2 Encourage restoration and provide incentives to restore.
- 6A-3 Protect existing “view corridors”.
- 6A-4 Encourage adaptive reuse of appropriate structures as one method to introduce housing into non-residential areas.
- 6A-5 Use available tax and other financial incentives to encourage the rehabilitation of historic properties.
- 6A-6 Do not reduce the size of the residential zone.
- 6A-7 Protect residential zones from encroachment by Commercial and Industrial uses.
- 6A-8 Review zoning and subdivision standards to meet housing needs (i.e. cottage housing, tiny homes, performance standards in lieu of prescriptive standards).
- 6A-9 Review existing Historic Design Review design standards and guidance to ensure that all guidelines are clear and objective standards.

GOAL B

Implement development and design standards in a manner consistent with the Vision Statement and densification strategies while protecting individual property rights and the community interest as a whole.

Policies

- 6-B1 Allow a range of housing choices in new development, including, but not limited to, multi-household housing, live/work spaces, manufactured homes, accessory dwelling units, cottage-style housing, tiny homes, and single-household residences.
- 6-B2 Encourage residential uses in the Commercial Zone to locate on the second floor or in separate buildings behind the commercial uses. Residential uses should not supersede Commercial use on street level in the Commercial Zone.
- 6-B3 Meet allocated GMA population growth through increased unit densities.

- 6-B4 Encourage efficient review and approval processes in granting permits in order to provide more effective use of time, labor and materials in building, thus expediting the construction process and saving on total development costs.
- 6-B5 Allow the dividing of existing residential and commercial structures in order to provide additional living units.
- 6-B6 Require development on or near the shoreline to provide public access.
- 6-B7 Encourage pedestrian access and walkways throughout all housing areas.
- 6-B8 Develop pedestrian linkages across town through boardwalks and greenbelt trails that link street-end parks
- 6-B9 Review all external design guidelines, including landscaping, to ensure that all available guidance and standards are clear and objective.

GOAL C

Encourage public and private creation of affordable housing opportunities to meet the needs identified for all economic segments of the community

Policies

- 6C-1 Plan for and accommodate cost effective development of affordable housing that is compatible with surrounding and adjacent neighborhoods.
- 6C-2 Encourage Planned Unit Residential Developments (PURDs) for both large and small tracts of land in residential zones to promote more economical and efficient use of the land.
- 6C-3 Consider needs related to government assisted housing, group homes and foster care facilities.
- 6C-4 Plan for and accommodate the development of affordable housing which is compatible with the density, character and scale of existing residential areas.
- 6C-5 Allow manufactured homes throughout residential zones and encourage integration into the general neighborhood environment rather than concentrate in one area.
- 6C-6 Work with State agencies and local non-profits to provide opportunities for self-help housing development. Ensure affordable housing availability for local working families and seniors.

- 6C-7 Work with State and County agencies and resources to develop and provide opportunities for emergency shelters, transitional housing, emergency housing, and permanent supportive housing.

GOAL D

Encourage a regulatory environment where innovative and creative housing and habitat options can be considered. Encourage alternative means to accomplishing Housing Element goals

Policies

- 6D-1 Support innovative land use management techniques, including, but not limited to, density bonuses, cluster housing, community-based land trusts, and planned unit developments.
- 6D-2 Encourage alternative homeowner arrangements and partnerships such as community land trusts; non-profit housing providers; housing cooperatives; and partnerships with other government agencies, non-profit agencies, citizen groups, self-help groups, and other such groups.
- 6D-3 Encourage open public forums where creative housing solutions can be explored and considered.
- 6D-4 Remain open to yet unknown or untried creative housing solutions.
- 6D-5 Incentivize green building practices by implementing clear development code language that provides fee waivers and streamlined permitting for projects incorporating sustainable building techniques.

GOAL E

Identify racially disparate impacts, displacement, and exclusion in housing policies and regulations and begin to undo those impacts, identify areas at higher risk for displacement, and establish anti-displacement policies.

Policies

- 6E-1 Identify and undo housing policies and regulations that result in racially disparate impacts, exclusion, and displacement.
- 6E-2 Work with State and local partners to ensure accurate data is available to identify displacement risk.
- 6E-3 Review La Conner municipal code annually for exclusionary policies and

regulations.

- 6E-4 Review existing design standards for clear, objective, and concise guidelines.
- 6E-5 Review existing dimensional standards for equity between single-household developments vs. multi-household developments.

APPENDIX 6A

INVENTORY AND ANALYSIS

Data presented here comes from the 2020 Census and the 2017-2022 American Community Survey (ACS). Also incorporated are data collected by the La Conner Planning Department. Data from the 2020 Census does not always align exactly with data provided by the 2017-2022 ACS. In order to avoid confusion, the data source will accompany provided data. The Skagit County of Governments provided the population projections used in this and preceding chapters.

Characteristics of Existing Housing Stock

Home Ownership

Information from the American Community Survey and US Census data estimate that in 2020, there were 382 single-family units, 170 multi-family, 34 mobile homes, and 0 special (boats) units for a total of 556 dwellings. In 2015, there were 294 single-family units, 138 multi-family, 22 manufactured homes, and 0 special units (i.e. boats) for a total of 454 dwellings. The increase of dwelling units from 2015 to 2020 is not unexpected; during the same period the population of La Conner increased from ~748 to ~995.

The American Community Survey data for 2022 (the most current year that there is data from) indicates; 27% of the housing units were built before 1939 and 53% of the housing units were built after 1980. Home ownership outnumbered renters; 70% owners versus 30% renters in 1990. By the 2000 Census, the percentages shifted significantly to 55% owners and the 45% renters. By the 2010 Census the shift had increased to 54% renters versus 46% owners. However, the 2016 data shows a shift back toward home ownership with 55% owners and 45% renters. This trend continued in the 2022 data, showing a home ownership percentage of 61% and a renter percentage of 39%.

The median home value in La Conner was \$168,800 in 2000. By 2010 the median home value had more than doubled to \$362,500—a similar trend of housing costs doubling every ten years as was experienced since 1990. By 2016 the median home value had fallen to \$263,300. It is likely that this is a reflection of the economic downturn experienced beginning in 2009. However, in 2022, the median home value surged up to \$434,700. This is a large increase, but it is in line with State and National trends.

Household Size

In 2022, the average household size in La Conner was 2.04. This is a slight decrease from 2016, when the average size was 2.06. La Conner has consistently seen small changes in the average household size from year to year in the last decade, with the average household size ranging from 1.78 to 2.06. The median household size for Skagit County in 2022 was 2.55 people.

It is anticipated that the average household size trend will continue to remain consistent with state and national trends, with small fluctuations each year.

Vacancy Rates

In 1990 the U.S. Census reported that 29 units or 9% of the total housing stock was vacant. In 1993, 25 units or 6.8% of the total housing stock was vacant. In the 2000 U.S. Census, the vacancy number was 62 units or 14%. Based on the ACS from 2017-2022, the vacancy number was estimated at 50 units, or 9.2%. In Skagit County, the vacancy rate was estimated at 11%.

**TABLE 6-1
HOUSING OCCUPANCY IN TOWN OF LA CONNER**

Year	Population	Dwelling Units	Owner Occupied	Renter Occupied	Avg. Family Size	Average Value
1970	639	242	75.2%	24.8%	2.8	\$13,000
1980	660	319	68.6%	31.4%	2.2	\$52,300
1990	690	320 ¹	63.1%	27.8%	2.2	\$92,823
1993	713	365	Not available		2.1	\$150,000
1995	737	350	Not available			\$174,600
2000 ²	761	372	55%	45%	2.25	\$168,800
2005	795	503 ³	-	-	-	See Note ⁴
2010 ⁵		521	46.5%	53.5%	2.7	\$362,500
2016 ⁶		455	55%	45%	2.52	\$263,300
2022 ⁷		539	61%	39%	2.04	\$424,700

Type of Dwelling Units

¹ Vacancy Rate in 1990 was 9% (29 units); in 1993 it was 6.8% (25 units). Source: 1970, 1980, 1990 U.S. Census and 1993 Town of La Conner count for Census adjustment.

² 2000 Census Data

³ 2005 Housing inventory by La Conner Planning Department

⁴ EDASC 2005 Demographics of house sales in La Conner indicate an average sale price of \$304,811, not average assessed values.

⁵ 2010 Census Data

⁶ American Community Survey 5-Year Estimates 2012-2016

⁷ American Community Survey 5-Year Estimates 2017-2022

In 2024, the Town conducted a Land Use Capacity Analysis of the Residential Zone of La Conner. The full parcel by parcel analysis is compiled in Table 6-5.

Based on the updated data prepared by the Planning Department approximately 360 single-household units exist in the Residential Zone of La Conner. This number counts single-family homes, ADUs, and condos. There are approximately 88 multi-household units in the Residential Zone of La Conner. La Conner also has 21 dwelling units in the Commercial Zone. Since 2005 the Port of Skagit has implemented a new policy designed to phase out liveaboards. There are currently no live-aboard vessels reported in the ACS data. The special types of housing in La Conner are listed below:

Government Subsidized Housing

There is a 16-unit privately owned, federally subsidized (Farmers Home Administration) facility. Harbor Villa Apartments provides housing for low income, disabled and/or senior citizens from the Town and the County. Housing for special needs groups under private or government funding is permitted by Town ordinance.

Another low-income residential facility is Channel Cove. It is a 26-unit PURD operated by the Home Trust of Skagit. Units range from single-household to 5-unit structures. Six of the dwelling units were completed in 2023. The Town will continue to work with the Home Trust of Skagit to maximize other housing opportunities in La Conner.

Manufactured Homes

No manufactured home parks exist in La Conner. The recently completed update of housing units completed by the planning department indicates that 14 units are dispersed throughout the Town's residential zone.

Historically Significant Housing

The Historic Preservation District was established in 1972. The Town has one building on the Washington State Register, the Civic Garden Club. The portion of the existing Historic Preservation District, which includes both sides of First Street and the west side of Second Street from Commercial to 100 feet north of Morris Street, is on the National Register. Several homes outside the historic district are over 50 years old. Many of the dated buildings in La Conner have been rehabilitated for commercial, public, and/or residential use.

As many as 27% of the buildings in town were constructed prior to 1940 and much of the waterfront was constructed at the turn of the 19th to 20th centuries.

Housing Affordability

Monthly Cost of Owner Occupied Housing:

- Median Monthly Cost Of Owner Occupied Housing with Mortgages
 - 1989 - \$663 or 21.8% of household income (70 households)
 - 2000 - \$1,158 or 32.8% of household income (109 households)

- 2010 – 1,738 or 49% of household income (129 households)
 - 2016 - \$1,622 or 38% of household income (100 households)
 - 2022 - \$2,189 or 23% of household income (162 households)
- Median Monthly Cost Of Owner Occupied Housing without Mortgages
 - 1989 – \$187 or 12.5% of household income (66 households)
 - 2000 - \$356 or 10% of household income (31 households)
 - 2010 – \$455 or 13% of household income (82 households)
 - 2016 - \$485 or 11% of household income (110 households)
 - 2022 - \$713 or 11% of household income (136 households)

Value of Owner-Occupied Housing

The average value of owner-occupied homes in La Conner:

- 1990 - \$92,823
- 2000 - \$168,800
- 2010 - \$362,500
- 2016 - \$263,300
- 2022 - \$424,700

Monthly Gross Rent

- 1990 - \$231 to \$415
- 2000 - \$300 to \$1,499
- 2010 \$594 (Median Rent)
- 2016 \$1185 (Median Rent)
- 2022 \$1,327 (Median Rent)

Criteria for Affordable Housing

Providing affordable housing is a priority for La Conner. Over the last 30 years the trend has been for more renters to be paying over 35% of their income for rent. In 1990, 38% of the renters in La Conner were paying more than 30% of their incomes for rent. In 2000, 46.6% of renters were paying over 35% of their household income to rent. In 2010 48.9% were paying over 35% of their household income for rent. In 2016 53% were paying over 35% of their household income for rent. In 2022 57% were paying over 35% of their household income for rent.

In 1989, the mortgaged vs. non-mortgaged homes was relatively equal, 70 and 66 respectively. In 2000, the owner occupied housing pool was similar in size (140 vs. 136), but there was a dramatic shift to mortgaged homes; 109 mortgaged vs. 31 without a mortgage. By 2010 that shift had reduced (129 vs. 82) and by 2016 it had shifted to more non-mortgaged homes than mortgaged (110 vs 100). In 2022, it had shifted back to mortgaged homes, with 162 mortgaged homes compared with 136 non-mortgaged homes.

Housing and Urban Development (HUD) defines households which pay more than 30% of income for all housing costs as being cost burdened. HUD uses the following income bands for household classification:

- Extremely Low Income (<30% of AMI)
- Very Low Income (30% - 50% of AMI)
- Low Income (50% - 80% of AMI)
- Moderate Income (80% - 100% of AMI)
- Above Median Income (>100% of AMI)

In La Conner 32% of households had incomes less than 50% of the county median of \$28,389 in 1990. The 2000 Census indicates a median household income for La Conner of \$42,344, and for Skagit County of \$42,381. Approximately 33% of households had incomes less than \$25,000. The 2010 Census indicates a median household income for La Conner of \$35,682 and for Skagit County the median income was \$63,486. Approximately 39% of La Conner households had an income of less than \$25,000. The trend seems to be slowly improving with the 2016 estimates showing La Conner with a median income of \$42,589 and Skagit County with a median income of \$66,865. This trend continued to improve in 2022, as the median income for La Conner was \$72,981 and the Skagit County median income was \$82,029. While the trend seems to be improving, between 40%-50% of La Conner households earned less than 80% of the Skagit County AMI in 2022, and are considered low income. At least 23% of household in La Conner earned less than 50% of the Skagit County AMI in 2022, and would be considered very or extremely low income. Based on this data, it is clear that La Conner should continue to expand accommodation for low-income housing.

Future Needs and Alternatives

This information was used to compare existing housing stock with anticipated future population and to determine future housing needs. It includes the following:

- A. Population and Demographics—Refer to the Land Use Chapter 5 for discussion of population demographics and capacity analysis.
- B. Projected Housing Needs by Type and Cost
- C. Needed Public Facilities and Services
- D. Land Availability
- E. Private Sector Housing Supply and Affordability

Analysis of Population and Demographics

Development Patterns

La Conner is uniformly settled in a grid pattern. Because of boundary constraints, agricultural lands to the east and north and the Swinomish Channel to the west, urban sprawl is not a problem. The north and south industrial zones are located away from most residential development, with the exception of the

industrial property between Caledonia and Sherman Streets. However, some residential development is interspersed with commercial development on First and Morris Streets. This is seen as a positive impact in that this type of development also provides additional housing units to meet forecasted needs. A well-defined historic district is located in the heart of town and encompasses a large part of the Residential Zone. The overall development pattern allows for efficient public services, adequate traffic circulation, and pedestrian access.

Age Distribution of Population: As shown in Chapter 5 Land Use, the population distribution of the Town is shifting toward an older age bracket. In 1990, the median age of people in La Conner was 39.8, a few years older than that of Skagit County, which was 35.6. The 2000 Census showed the median age to have increased to 45.5 in La Conner and 37.2 for Skagit County. By 2010 the shift was more dramatic with La Conner having a median age of 52.8 while Skagit County had shifted to 40.1. The ageing of the La Conner population has continued with the most recent numbers from 2016 showing a median age of 60 for La Conner versus 41.3 for Skagit County. In 2022, the ageing of the La Conner population has somewhat stabilized, with a median age of 59.5 years. This is the first time the median age of La Conner has decreased in over 40 years. The median age of Skagit County in 2022 was 42.1. The difference in median age between La Conner and Skagit County has remained roughly consistent since 2010.

The most notable changes from 2010 to 2022 are the differences in the 25–34-year-old bracket, and the increases in both the 44–65 bracket and the 65+ bracket. The 25-to-34-year age group had a significant decline from 2010 to 2022, dropping roughly 40 individuals. Over the same time period, the population over 45 years of age increased by over 100. This shows a clear trend that La Conner is attracting and retaining an older population, and an out-migration trend in the 25-to-34-year age group. This has significant implications for the Town. An aging population would require special consideration in planning for housing, transit, and social services. A large retired population would contribute “retirement” fund dollars, but would not likely require employment opportunities.

POPULATION CHANGES

	1970	1980	1990	2000	2010	2022
5-14	152	59	82	90	81	99
25-34	64	138	77	72	75	47
35-44	*	*	130	102	88	82
45-64	*	*	155	224	222	354
65+	*	*	107	163	233	351

Household Size: Household size decreased from 2.83 in 1970 to 2.18 in 1980, but remained constant for 1990 and 2000 at 2.24 and 2.25 respectively. The trend appears to have reversed somewhat with the 2010 and 2016 household sizes being 2.7 persons per household and 2.52 persons per household respectively.

In 2022, the average household size in La Conner was 2.04. This is a slight decrease from 2016, when the average size was 2.06. La Conner has consistently seen small changes in the average household size from year to year in the last decade, with the average household size ranging from 1.78 to 2.06. The median household size for Skagit County in 2022 was 2.55 people.

Income Range of Households: Prior to 1990, the La Conner median household income lagged behind the County median income. As of 1989, the median household income in La Conner was \$25,054. Skagit County's median income was \$28,389. In the 2000 Census, the median household income for the County and La Conner were essentially equal, \$42,381 and \$42,344. By 2010 and 2016 La Conner's household income was significantly less than that of Skagit County (La Conner 2010 \$35,682 & 2016 \$42,589; Skagit County 2010 \$63,468 & 2016 \$66,865). This trend has continued in 2022, with the median income for La Conner estimated at \$72,981 and the median income for Skagit County estimated at \$82,029.

In 1993, 6.5% of the Town's population was considered to be at poverty level or below. In the 2000 and 2010 Census, that figure rose to 8.8% and 14.8% respectively. The 2016 5-year estimates indicate that the figure has dropped to 8.6%. In 2022, the estimated percentage of La Conner citizens below the poverty level had further dropped to 7.9%. It is important to note that households or individuals that are above the poverty level can still be considered cost-burdened for housing costs. Population income levels are important in determining the type of housing needed for projected populations as well as unit and lot sizes.

Analysis of Projected Housing Needs by Type and Cost

In 2023, La Conner received projections of estimated population increase and new housing needs from 2020-2045 from the Skagit Council of Governments (SCOG). SCOG projected a population increase of 1% in La Conner from 2020 - 2045, growing roughly 211 people from 980 in 2022 to 1,191 in 2045. The following chart displays the projection for net new housing need as allocated by SCOG to La Conner.

La Conner's Projected Net New Housing Needed by AMI, 2020-2024⁸

0-30%	30-50%	50-80%	80-100%	100-120%	120%+	Total
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⁸ Sources: Department of Commerce, 2023; Office of Financial Management, 2023; SCOG GMATAC Committee 2023; Community Attributes, 2023.

PSH	Non-PSH						
14	25	25	18	10	8	24	124

It is important to note that these are only projections of need. They provide good guidelines for development of future policies and regulations, but also may change over time.

Using data collected statewide, the Department of Commerce provided county-wide housing projections. SCOG then allocated the projected increase in needed housing to the jurisdictions within Skagit County, including La Conner. By 2024, La Conner has been projected to need 124 new housing units in order to accommodate the projected population increase. Specifically, La Conner has been projected to need 25 units for individuals making 30-50% of the AMI, 18 units for those making 50-80% of the AMI, 10 units for those making 80-100% of the AMI, 8 units for those making 100-120% of the AMI, and 24 units for those making more than 120% of the AMI. La Conner has also been projected to need 39 housing units for those making 30% or less of the AMI. Of these 39 units that La Conner is projected to need, SCOG projects that 14 of them will need to be permanent supportive housing units, while 25 will need to be non-permanent supportive housing units.

New Household Formations

The above projections are what La Conner must plan for and accommodate over the next 20 years in order to remain in compliance with the Growth Management Act and be eligible for state grants and other financial opportunities. While La Conner will ensure that the projections are *able to be* reached, it has no power to force local property owners and developers to build housing units, and therefore has no mechanism to ensure that the projections *are* reached. The Town is not a housing developer, and it is not required to build housing units itself if the free market does not provide them. Development in La Conner is currently characterized by developers acquiring previously unused building lots for single-household development. La Conner has recently seen an uptick in interest in building multi-household lots, with two triplexes being permitted over the last year. Based on current development trends, it is likely that dwelling units for those making 80%+ of the AMI will be provided by the free market. However, the free market does not appear to be providing adequate housing for those making less 80% of the AMI. As La Conner needs to plan for and accommodate 82 dwelling units for those making less than 80% of the AMI, it will take creative thinking and good partnerships to ensure that housing is available for all income levels.

Vacancy Rate

A vacancy rate for owner households in 2022 (2022 American Community Survey) was 2.9%, and for rental units it was 4.0%.

Analysis of Needed Public Facilities and Services

New residential units will need the same services and utilities provided by the Town to existing residents. Current levels of services and utilities are expected to be adequate for the next 20 years at the current projected build-out capacity.

Analysis of Private Sector Housing Supply, Affordability and Land Availability

An estimate of the Town's ability to meet its housing needs is based on an analysis of the land available for residential land uses under the current zoning and development ordinances. This is discussed in more detail in the Land Use Element.

Available Lot Development

From Table 6-5, there are a significant number of lots that may serve to meet future housing needs. How and when these lots become available is speculative. These lots are classified by the Washington State Department of Commerce as vacant, partially-used, or underdeveloped.

Of the potential lots available, 18 lots are vacant. These lots would not require demolition of existing structures. Many of the lots identified may require platting or a lot line adjustment to develop. However, developers within La Conner have been willing to engage in these lot line adjustments or platting.

La Conner only has one residential zone, which allows for all types of housing. Please see Appendix B for a full residential land use capacity analysis, including housing need by AMI.

Development of the existing lots will be largely dependent on the best use as determined by the owner of the lot.

New Housing

The Town has the total capacity to add anywhere from 145-321 housing units over the next 20 years, depending upon market factors, lot availability, and owner choice (i.e. short platting, lot line adjustments, or demolitions). However, it is highly unlikely that land will be developed to the highest capacity. The difference in development capacity occurs because there are multiple development pathways that an individual owner could choose to pursue. This is discussed in more detail in the Land Use Element and the attached Land Use capacity analysis.

Affordable Housing

The Town has chosen to densify and establish an Urban Growth Area to absorb population growth and commercial/industrial development. Currently, the Urban Growth Area outside of La Conner borders contains both the Firehall and the Wastewater Treatment Plant. The Town has chosen to focus increasing density within Town limits rather than develop housing options within the outside UGA.

This choice has led to challenges to preserve the character of the Town while optimizing the use of developable land.

Economic groups have been categorized in the following bins:

- Extremely Low Income (<30% of AMI)
- Very Low Income (30% - 50% of AMI)
- Low Income (50% - 80% of AMI)
- Moderate Income (80% - 100% of AMI)
- Above Median Income (>100% of AMI)

If housing costs exceed 30% of the monthly income, the household is considered to be cost-burdened.

2000 Data: The median monthly mortgage for owner occupied housing units in 2000 was \$1,158. For renters, the median rent was \$781. Median family income was \$52,083.

The 2000 census identified 20 families (92 people) in La Conner living at or below the poverty level. This was 12% of the Town's population in 2000, and 9% of families.

2010 Data: The median monthly mortgage for owner occupied housing units in 2010 was \$1,738. For renters, the median rent was \$594. Median family income was \$35,682.

The 2010 census indicated that roughly 35% of home owners with a mortgage and 53% of renters paid more than 35% of their income for housing.

2016 Data: The median monthly mortgage for owner occupied housing units in 2016 was \$1,622. For renters, the median rent was \$1,185. Median family income was \$35,682.

The 2016 American Community Survey data indicated that roughly 49% of home owners with a mortgage and 48% of renters paid more than 35% of their income for housing.

2022 Data: The median monthly housing cost for owner occupied housing units with a mortgage in 2022 was \$2,189. For renters, the median monthly housing cost was \$1,327.

The 2022 American Community Survey data indicated that roughly 35% of home owners with a mortgage and 57% of renters paid more than 35% of their income for housing.

La Conner has become a desirable location for middle- and upper-income families. It is anticipated that very low-income families will be crowded out, as the demand for housing in La Conner increases and the cost of housing rises. A non-profit organization, Skagit Housing Solutions, worked with the Skagit

County Housing Authority to establish a Planned Unit Residential Development (PURD). That facility, known as Channel Cove, is currently managed by the Home Trust of Skagit, and has 26 residential units for low-income families. These units were originally intended as self-help housing projects. Although no new development in the Channel Cove PURD is currently planned, the Town expects to work with Home Trust of Skagit to ensure the current dwelling units are adequately maintained and to explore future housing options in La Conner.

Habitat for Humanity has completed homes in La Conner and continues to express a desire to build if they are able to find acceptable lots at affordable prices. In 2023, Habitat for Humanity purchased a 0.28 acer lot on Caledonia Street. The Town expects that this lot will be developed for affordable housing in the next few years. The existence of the flood plain and historic district in the Town add challenges to providing affordable housing.

Existing Housing Stock

From the 2022 American Community Survey data, 21% of the housing stock was built before 1939 and 70% was constructed prior to 1990. 17% has been constructed since 2000.

Existing housing will account for the majority of the housing opportunities in town for the foreseeable future. Height limits and small lot sizes will limit multi-household development opportunities; however, La Conner hopes to mitigate this limitation through recent updates to the development code which are designed to remove barriers to multi-household housing. Accessory dwelling units may become a more significant portion of the housing options in Town in the near future. This is likely to be the source of more affordable housing under current development standards.

The current residential zone inventory is shown in Table 6-5.

Racially Disparate Impacts

Data from the 2020 Census reveals the following data regarding race, compared with Skagit County:

Race	Population	Percentage	Skagit County Percentage	Difference?
White	796	71%	74%	+3%
American Indian and Alaska Native	48	5%	2%	-3%
Black or African American	1	0%	1%	+1%
Asian	16	2%	2%	0%
Hispanic/Other	32	13%	19%	+6%
More than one race	72	7%	11%	+4%

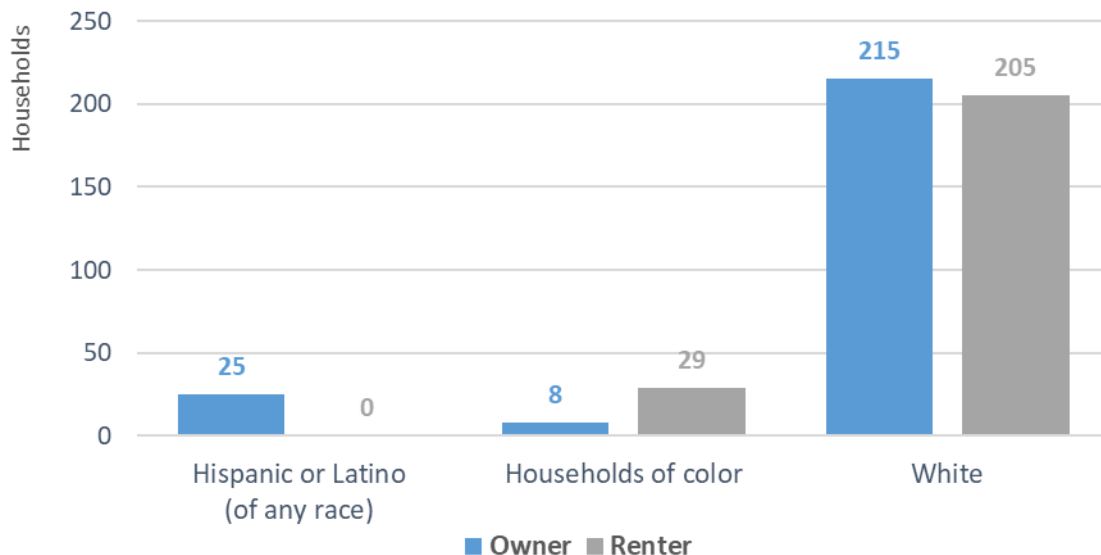
When the above data is analyzed with a chi-square goodness of fit test, statically significant differences can be found in the racial makeup of La Conner as compared to Skagit County. There is a substantially higher percentage of American Indian and Alaksa native population in La Conner than Skagit County as a whole and a lower percentage of Hispanic/other races. The other differences were less impactful statically but include a lower portion of Black and Asian residents, and a higher population of white residents. This suggests an exclusionary effect for Hispanic communities and a potential minor exclusion effect for other races.

While La Conner housing data is helpful, community conversations that took place during the Public Participation opportunities outlined in Chapter 2 and data from neighboring Skagit County, in conjunction with La Conner's data about owner vs. renter cost burdened households, indicate there could be several reasons or policies for this disparity.

La Conner 2022 American Community Survey data indicates that a higher percentage of renters are cost burdened as opposed to home owners. Hispanic communities in Skagit County have a significantly lower home-ownership rate than the Skagit County average (48% vs 70%), meaning that they are more likely to rent. However, in La Conner, Hispanic community members are almost always homeowners. Please see the below chart:

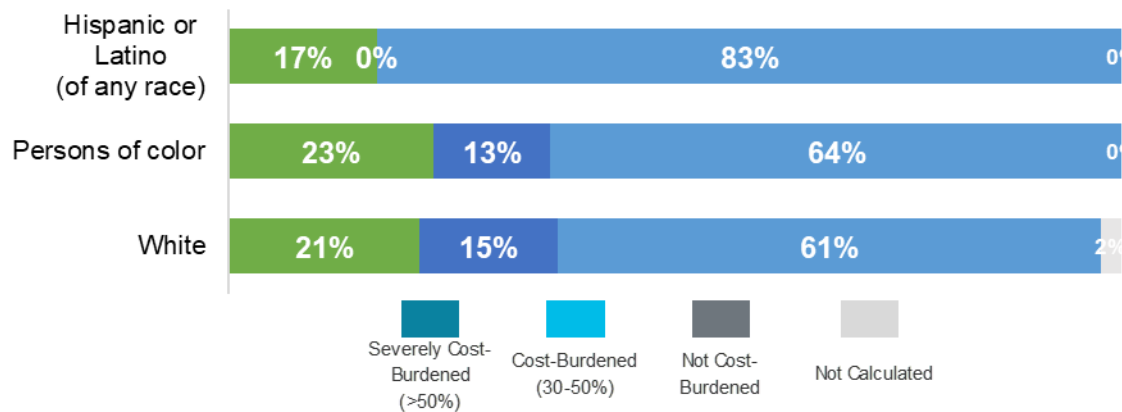
Chart 16a. La Conner total number of owner and renter households by race and ethnicity, 2019

Sources: US HUD, 2015-2019 Comprehensive Housing Affordability Strategy (CHAS) (Table 9)



Interestingly, the percentage of Hispanic of Latino households experiencing cost burden is less than those of other races.

Chart 7a. La Conner percent of all households experiencing housing cost burden, 2019

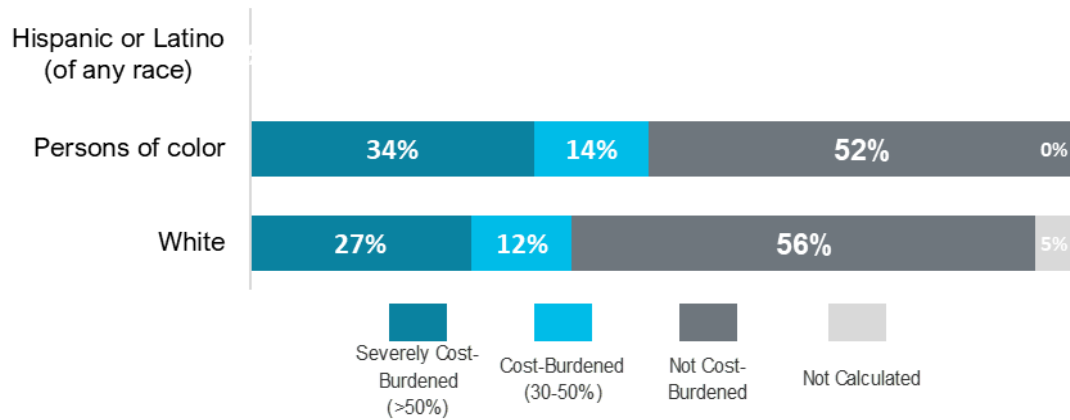


Source: US HUD, 2015-2019 Comprehensive Housing Affordability Strategy (CHAS) (Table 9); Washington Department of Commerce, 2023

While some Hispanic households are experiencing cost burden, it does not appear to be at a disproportionate level that would explain the difference of population between La Conner and Skagit County. It is difficult to tell what is driving the difference, however, it may be do to the lack of cultural hubs for the Hispanic community within La Conner, as well as negative attitudes toward Hispanic cultural celebrations, with some residents stating their belief that the noise regulations for the local rental hall are designed to discourage rentals for Quinceañera celebrations. More outreach and research is needed to fully understand this gap.

In La Conner, 57% of renters are cost burdened. In Skagit County overall, ~43% of renters are cost burned. In addition, households of color are more likely to both rent and to experience cost burden, which likely contributes to the racial disparity and exclusion of people of color present in La Conner. Please see the below graph.

Chart 9a. La Conner percent renter households experiencing housing cost burden, 2019



Source: US HUD, 2015-2019 Comprehensive Housing Affordability Strategy (CHAS) (Table 9); Washington Department of Commerce, 2023

The following chart outlines a policy evaluation of relevant La Conner housing goals:

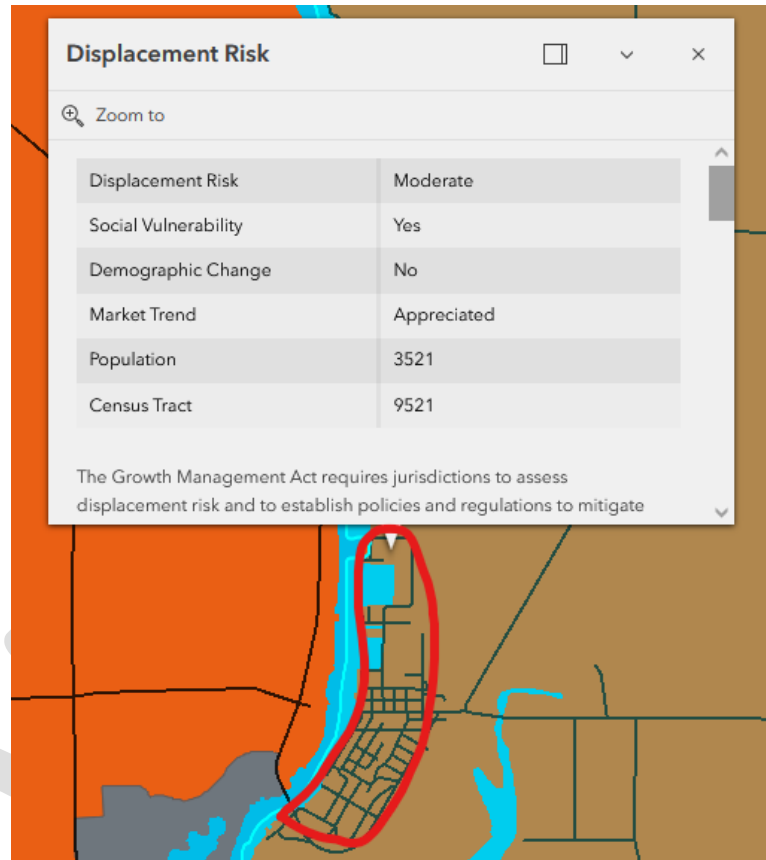
Goal/Policy Element	Evaluation	Revised Element
Strive to preserve, improve and enhance the existing housing stock, including historic structures and sites within the Historic District.	S – Supportive. Persevering existing housing stock allows people to stay in their homes and prevents displacement. Including the Historic District within this goal expands the reach and allows more residents of La Conner to be positively affected.	N/A
Implement development and design standards in a manner consistent with the Vision Statement and densification strategies while protecting individual property rights and the community interest as a whole.	C – Challenging. While promoting densification may allow more units to be built in a small space, therefore lowering the overall unit cost of renting, promoting affordability to avoid displacement and impact, the concept of the “community interest as a whole” is vague and could be weaponized against BIPOC communities due to basis.	Add an additional policy ensuring that the development and design standards are clear and objective, preventing targeted application.
Encourage public and private creation of affordable housing opportunities to meet the needs identified for all economic segments of the	A – Approaching. Encouraging affordable housing helps meet identified housing needs within the community, but creation of	N/A

community	new housing units does not address the existing racially disparate impacts. This policy may help with displacement by creating new affordable housing opportunities, thereby increasing the housing options for vulnerable communities.	
Encourage a regulatory environment where innovative and creative housing and habitat options can be considered. Encourage alternative means to accomplishing Housing Element goals	S – Supportive. Remaining open to creative housing solutions allows a wide variety of regulatory options for developing affordable housing as well as supportive the existing housing stock, both of which benefit vulnerable communities.	N/A
Municipal Code requirement that multi-household units obtain an Administrative Conditional Use permit	C – Challenging. Applying increased permit regulations for multi-household units makes them less likely to be built. As multi-household units are likely to be rented as apartments, and Skagit County has a high rate of renting among Hispanic residents, this barrier results in a racially disparate impact by discouraging the housing types likely to be rented.	Remove this regulatory requirement; allow multi-unit developments to be permitted under the same process as single-unit or single-household developments.
Municipal Code dimensional standard that requires double the amount of land for a duplex as it does for a house with an ADU.	C – Challenging. This inequitable development standard results in high density benefits for existing single-household homes to the detriment of multi-household units. As multi-household units are likely to be rented as apartments, and Skagit County has a high rate of renting among Hispanic residents, this barrier results in a racially disparate impact by discouraging the housing types likely to be rented.	Revise dimensional standards to make them equitable between potential single-household developments and multi-household developments. In this case, 4,000 square feet will be required for the first two units in a multi-household development, which results in the same density being available for single-household units and multi-household units.

Displacement Risk

All of La Conner is at roughly the same risk for displacement, however, areas in the flood zone will be more prone to disasters. Please see the exhibit below, taken from Washington Department of Commerce DRAFT displacement map.

Exhibit A: La Conner Displacement Risk, La Conner outlined in red⁹



As can be seen above, all of La Conner has a general moderate displacement risk. This risk assessment is based on three factors: social vulnerability, evidence of demographic change, and market conditions. While La Conner has not seen evidence of demographic change, it is considered socially vulnerable under this framework due to the share of renters within the community and the average income. In addition, La Conner's housing market has appreciated, meaning there is a potential risk of economic displacement. Because the above information is based on a broad census tract, closer examination is needed to determine if there are additional areas in La Conner at a higher risk for displacement. Recent challenges to the community from flooding have illuminated displacement risk for those in the floodplain due to damage from flooding. In order to combat the

⁹ Bates, L. K. (2013). Gentrification and Displacement Study: implementing an equitable inclusive development strategy in the context of gentrification. Commissioned by the City of Portland, Bureau of Planning and Sustainability.

risk of displacement from natural disaster, La Conner has developed an Emergency Management Commission to better craft a community focused disaster preparation and response team.

DRAFT

Table 6-5 Residential Zone Inventory

Address	Parcel	Size (sq ft)	Current Use	Classification	Notes
540 N. 3 rd St	P74222	24,829.20	SH	Partially used	Would require utility improvements to access back half of property
418 N. 3 rd St	P74221	10,890.00	SH	Underdeveloped	Could fit MH(2) if SH is demo'd
420 N. 3 rd St	P126948	45,635.00	SH w/DADU	Partially used	Require driveway extension if lot is split, could develop MH without if not split
422 N. 3 rd St					
416 N. 3 rd St	P74218	19,640.00`	SH	Partially used	Already been subdivided, lot would require access improvements
414 N. 3 rd St	P74220	10,890.00	SH	Partially used	Could fit another parcel and SH, but barely
328 N. 3 rd St	P74192	20,037.60	SH	Underdeveloped	MH would re'q SH demo
403 State St	P74197	46,229.30	MH (16)	Developed	Harbor Villa Senior Apts
503 Birch Lane	P74199	10,018.80	SH	Underdeveloped	Could fit MH(2) if SH is demo'd
Unaddressed	P74205	4,791.0	General purpose building	Underdeveloped	Could fit SH if building was reno/demo'd – owned by same owner as 503 Birch Lane
513 Birch Lane	P74200	12,632.40	SH	Underdeveloped	Could fit MH(3) if SH is demo'd
525 Birch Lane	P74209	12,632.40	SH	Underdeveloped	Could fit MH(3) if SH is demo'd
316 N. 3 rd St	P74193	20,037.60	SH	Underdeveloped	Could fit MH(6) if all structures are demo'd
312 N. 3 rd St	P74195	12,196.80	Shed	Partially-used	Same owner as 316 N.3 rd St – could MH(3)
310 N. 3 rd St	P74194	30,056.40	SH – 2 BnB units	Partially-used	Could split lot horizontal, fit MH(2) w/improvements
401 State St	P107159	~7,500.0	Condo	Developed	½ of condo situation w/ 401 ½ State
401 ½ State St	P107158		Condo	Developed	½ of condo situation w/ 401 State
405 State St	P74196	7,405.20	SH	Developed	
413 State St	P107835	~21,000	Condo	Developed	Part of 413 State Street condos MH(5)
402 Spencer Lane	P107831		Condo		
403 Spencer Lane	P107832		Condo		
404 Spencer Lane	P107833		Condo		
405 Spencer Lane	P107834		Condo		
504 Birch Lane	P74201	13,503.60	SH	Underdeveloped	Could fit MH(3) if SH is demo'd
506 Birch Lane	P74204	6,534.00	SH	Developed	
508 Birch Lane	P74210	7,405.20	SH	Developed	
518 Birch Lane	P74202	12,632.40	SH	Underdeveloped	Could fit MH(3) if SH is demo'd
415 State St	P74203	12,632.40	SH	Underdeveloped	Could fit MH(3) if SH is demo'd
503 State St	P74198	14,374.80	SH	Partially-used	Would require driveway extension if split – could fit MH(4) if structures are demo'd
507 State St	P74214	5,864.00	SH	Developed	
509 State St	P74208	~9,979.50	MH(2)	Developed	509 and 511 State St
310 N. 6 th St	P119281	5,009.40	SH	Developed	
309 N. 6 th St	P74211	5,227.20	SH	Developed	
519 State St	P74212	10,890.00	SH w/ ADU	Developed	519 and 521 State St
208 N. 2 nd St	P74127	20,021.00	Retirement Home MH(7)	Developed	203 Center St 206 N. 2 nd St 210 N. 2 nd St 210 State St 212 N. 2 nd St 214 N. 2 nd St
212 State St	P74128	10,018.80	SH	Pipeline	Will be split into 2 lots (will be DEVELOPED)
211 Center St	P74129	4,791.60	SH	Developed	
213 Center St	P11973	5,009.40	SH	Developed	
216 N. 3 rd St	P74145	10,018.80	SH	Underdeveloped	Could fit MH(2) if SH is demo'd
316 State St	P74148	5,000.00	SH	Developed	Used to have mobile home – appears to be removed
UN-A State St	P133450	4,999.00	Vacant	Vacant	Same owner as 316 State St, could fit SH

303 Center St	P74146	4,791.60	SH	Developed	
307 Center St	P74147	10,018.80	SH	Underdeveloped	Could fit MH(2) if SH is demo'd
313 Center St	P74149	4,791.60	SH	Developed	Currently renovating garage
216 N.4 th St	P74150	5,000.00	SH	Developed	
416 State St	P74153	4,791.60	SH	Developed	
218 N. 4 th St	P120702	5,000.00	SH	Developed	
205 N. 5 th St	P102680	5,009.40	SH	Developed	
403 Center St	P74151	7,405.20	SH	Developed	ADU? Check this -Rights property
409 Center St	P102244	5,009.40	SH	Developed	
415 Center St	P74155	7,405.20	SH	Developed	
214 N. 5 th St	P74174	11,325.60	SH	Partially-used	Could fit parcel and SH, or MH(3)
514 State St	P74176	8,712.00	SH	Underdeveloped	Detached garage could be ADU/MH(2)
214 N. 6 th St	P74177	10,018.80	SH	Underdeveloped	Garage could be ADU
202 N. 5 th St	P74173	14,810.40	SH	Underdeveloped	Could fit MH(4) if structures were demo'd
517 Center St	P99302	4,791.60	SH	Developed	Has shed on property
205 N. 6 th St	P108986	5,009.40	SH	Developed	
201 N. 6 th St	P74178	4,791.60	SH	Developed	
112 N. 4 th St	P74156	8,973.36	SH/ADU	Underdeveloped	Could MH(2) is SH is demo'd
113 N. 5 th St	P74160	10,018.80	SH w/ADU	Developed	Total number of DU a wash
114 N. 5 th St	P74166	10,018.80	SH	Underdeveloped	Could MH(2) if SH is demo'd
514 Center St	P74168	10,018.80	SH w/ADU	Developed	Total number of DU a wash, also 512 Center
522 Center St	P74171	4,791.60	SH	Developed	
115 N. 6 th St	P101149	5,009.40	SH w/ADU?	Developed	Might have ADU
114 N. 6 th St	P74234	12,196.80	SH	Partially-used	Could be split, but lots would be irregular. Could MH(3) if SH is demo'd
205 Dalan Place	P122307	6,930.00	SH	Developed	
206 Dalan Place	P122306	7,110.00	SH	Developed	
202 N. 6 th St	P122310	6,000.00	SH	Developed	
602 Tillinghast Dr	P122311	5,317.00	SH	Developed	
604 Tillinghast Dr	P122309	7,326.00	SH	Developed	
203 Dalan Place	P122308	6,979.00	SH	Developed	
216 N. 6 th St	P74232	12,196.80	SH	Partially-used	Could support additional SH or MH(3) if SH is demo'd
603 Tillinghast Dr	P122290	5,797.00	SH	Developed	
605 Tillinghast Dr	P122291	6,386.00	SH	Developed	
607 Tillinghast Dr	P122292	6,500.00	SH	Developed	
609 Tillinghast Dr	P122293	6,500.00	SH	Developed	
611 Tillinghast Dr	P122294	6,633.00	SH	Developed	
613 Tillinghast Dr	P122295	7,462.00	SH	Developed	
615 Tillinghast Dr	P122296	6,406.00	SH	Developed	
618 Tillinghast Dr	P122297	6,408.00	SH	Developed	
616 Tillinghast Dr	P122298	6,453.00	SH	Developed	
614 Tillinghast Dr	P122299	6,352.00	SH	Developed	
612 Tillinghast Dr	P122300	5,759.00	Vacant	Vacant	Could fit SH
610 Tillinghast Dr	P122301	5,996.00	Vacant	Vacant	Could fit SH
608 Tillinghast Dr	P122302	7,290.00	SH	Developed	
606 Tillinghast Dr	P122303	6,021.00	SH	Developed	
202 Dalan Place	P122304	5,918.00	SH	Developed	
204 Dalan Place	P122305	6,672.00	SH	Developed	
HPD					
116 Maple Ave	P74386	3,920.40	SH	Developed	Below minimum lot size
528 Road St	P120876	4,356.00	SH	Developed	
526 Road St	P74387	14,810.40	SH	Partially-used	Could fit parcel + SH or MH(4) IF SH was demo'd but HPD
522 Road St	P74388	4,356.00	SH	Developed	

516 Road St 514 Road St	P74389	8,712.00	SH	Developed	Has two addresses? Also contains P74390 with single-wide
513 Road St	P74390	No Land	Single-Wide	Developed	Within P74389
113 Whatcom St	P74391	12,632.40	SH	Developed	Has a lot of sheds/garage
UNA WA Ave	P127902	8,838.00	Vacant	Vacant	Used for employee parking (Market) Could have 2 DU
UNA	P73935	717.00	Vacant	Vacant	
UNA	P135921	4,027.00	Vacant	Vacant	Greg Ellis Development
UNA	P135920	4,114.00	Vacant	Vacant	Greg Ellis Development
UNA	P135922	3,271.00	Vacant	Vacant	Greg Ellis Development
UNA	P135919	4,015.00	Vacant	Vacant	Greg Ellis Development
333 WA Ave	P73933	4,147.00	SH	Developed	Greg Ellis Development
UNA	P135918	4,005.00	Vacant	Vacant	Greg Ellis Development
UNA	P73934	6,969.00	Vacant	Vacant	Could fit SH
UNA	P74005	21,780.00	Vacant	Vacant	Could fit 5 parcels + SH OR MH(6)
105 S. 3 rd St	P108647	7,274.52	SH	Developed	
107 S. 3 rd St	P106474	3,615.48	SH	Developed	Under min lot size
109 S. 3 rd St	P107577	3,615.48	SH	Developed	Under min lot size
111 S. 3 rd St	P74006	6,969.60	SH	Developed	
UNA	P108646	218.00	Vacant ROW	ROW	Street ROW
106 S. 3 rd St	P74008	8,276.40	SH	Developed	Would be underdeveloped but HPD
108 S. 3 rd St	P74007	7,840.80	SH	Developed	
110 S. 3 rd St	P111733	8,232.84	SH	Developed	Would be underdeveloped but HPD
UNA S. 2 nd /WA	P74097	3,200.00	Vacant	Vacant	TOLC Owned
510 S. 2 nd St	P74095	5,227.20	SH	Developed	
UNA S. 2 nd St	P74093	1,750.00	Misc. Shed	Developed	Under min lot size
UNA S. 2 nd St	P74092	1,750.00	Vacant	Developed	Under min lot size, same owner as P74093
518 S. 2 nd St	P74090	5,227.20	SH	Developed	Same owner as P74093/P74092
522 S. 2 nd St	P74089	3,500.00	SH	Developed	Under min lot size
526 S. 2 nd St	P74087	1,750.00	SH	Developed	Boat House on the Hill
602 S. 2 nd St	P74086	4,400.00	SH	Developed	
608 S. 2 nd St	P108057	4,356.00	SH	Developed	
161 S. 2 nd St	P74081	6,534.00	SH	Developed	
UNA 2 nd St	P74078	1,750.00	Parking	Developed	With P74081
622 S. 2 nd St	P74076	6,454.60	Garden Club	Developed	TOLC owned – Garden Club PUBLIC ZONE
704 S. 2 nd St	P74073	7,405.20	SH	Developed	
UNA S. 2 nd St	P74070	3,920.40	Vacant	Vacant	Steep slopes, under min lot size
109 Commercial	P74066	4,050.00	SH	Developed	Old store/ apt in back. One more apt?
709 S. 2 nd St	P74044	5,227.20	SH	Developed	
UNA 2 nd St	P74045	5,227.20	Vacant	Vacant	Owned by P74044. Could fit SH
211 Douglas St	P74040	3,484.80	SH	Developed	Under min lot size
UNA S. 3 rd St	P127373	4,486.68	Vacant	Vacant	Owned by P74040
212 Calhoun St	P74041	9,900.00	SH	Developed	Could fit MH(2) but HPD
613 S. 2 nd St	P74039	10,890.00	SH	Partially-used	Could fit parcel + SH
611 S. 2 nd St	P74038	2,613.60	SH	Developed	
601 S. 2 nd St	P74037	11,442.10	Rel. Building	Religious Building	Religious Building
213 Calhoun St	P74032	7,405.20	SH	Developed	Currently being renovated
614 S. 3 rd St	P74033	3,484.80	SH	Developed	
612 S. 3 rd St	P74034	3,484.80	SH	Developed	
608 S. 3 rd St	P74035	3,484.80	SH	Developed	
602 S. 3 rd St	P74036	6,947.50	Rel. Building	Religious Building	Religious Building
203 Benton St	P74031	8,100.00	SH	Developed	Could MH(2) but HPD
517 S. 2 nd St	P74029	5,400.00	SH	Developed	
513 S. 2 nd St	P74028	4,500.00	SH	Developed	
509 S. 2 nd St	P74027	4,791.60	SH	Developed	
207 S. 2 nd St	P74026	3,920.40	SH	Developed	

503 S. 2 nd St	P74025	8,276.40	SH	Developed	Could fit MH(2) but HPD
213 Benton St	P74011	5,227.20	SH	Developed	
532 S. 3 rd St	P74012	5,400.00	SH	Developed	
526 S. 3 rd St	P74013	7,405.20	SH w/ADU	Developed	
522 S. 3 rd St	P74014	3,484.80	SH	Developed	Under min lot size
520 S. 3 rd St	P74020	3,920.40	SH?	Developed	Skagit County Use Code is MH?
UNA S. 3 rd St	P74021	3,484.80	Shed	Vacant?	Owned by P74022, under min lot size
514 S. 3 rd St	P74022	3,484.80	SH	Developed	Under min lot size
512 S. 3 rd St	P74023	3,484.80	SH	Developed	Under min lot size
504 S. 3 rd St	P74024	5,662.80	SH	Developed	
715 S. 3 rd St	P73984	7,405.20	SH	Developed	
705 S. 3 rd St	P73982	7,405.20	SH	Developed	
701 S. 3 rd St	P73981	3,920.40	SH	Developed	Under min lot size
708 S. 4 th St	P73978	14,400.00	SH w/ADU	Partially-used	Could split with no changes, maybe st ext.
702 Calhoun St	P73979	4,000.00	SH	Developed	
619 S. 3 rd St	P73994	3,484.80	SH	Developed	Under min lot size
617 S. 3 rd St	P73993	3,484.80	SH w/ADU	Developed	SC code has ADU, no TOLC property files, under min lot size
613 S. 3 rd St	P73992	3,484.80	SH	Developed	Under min lot size
609 S. 3 rd St	P73991	3,600.00	SH	Developed	Under min lot size
607 S. 3 rd St	P105952	3,200.00	SH	Developed	Under min lot size
603 S. 3 rd St	P73989	7,200.00	SH	Developed	
620 S. 4 th St	P73986	3,484.80	SH	Developed	Under min lot size
616 S. 4 th St	P103693	4,235.00	SH	Developed	
612 S. 4 th St	P73987	6,558.00	SH w/ADU	Developed	
608 S. 4 th St	P101279	7,187.40	SH	Developed	
602 S. 4 th St	P73988	3,484.80	SH	Developed	Under min lot size
410 Douglas St	P73964 P73963	7,345.70 10,000.00	Rel. Building	Developed	Religious Building
705 Whatcom St	P74320	9,583.20	SH	Developed	Could MH(2) but HPD
UNA Douglas St	P73961	8,712.00	Vacant	Vacant	Owned by Catholic Church, could MH(2)
413 Douglas St	P125194	9,780.00	Offices	Developed	Owned by Catholic Church, could MH(2)
612 Whatcom St	P125295	9,714.00	SH	Developed	Could MH(2) but HPD
703 S. 4 th St	P73960	14,168.00	SH	Partially-used	Could split for SH, or MH(4) if SH demo'd
UNA Whatcom St	P135490	4,356.00	Vacant	Vacant	Could SH, costly to develop
619 S. 4 th St	P73958	4,356.00	MH(4)	Developed	Under min lot size
615 S. 4 th St	P73955	6,534.00	SH	Developed	
607 S. 4 th St	P73956	6,534.00	SH	Developed	
UNA Whatcom St	P73953	8,712.00	Vacant	Vacant	Could MH(2) or 2 SH, costly to develop
UNA Whatcom St	P133943	4,356.00	Vacant	Vacant	Could SH, costly to develop
601 S. 4 th St	P73954	14,736.00	SH	Developed	Could MH(4) but HPD, Olsen's Retreat
531 S. 4 th St	P73952	6,534.00	SH	Developed	
543 S. 4 th St	P73945	7,176.00	SH	Developed	
UNA Whatcom St	P73946	4,356.00	Vacant	Vacant	Could SH
412 Whatcom St	P73947	18,730.00	SH	Partially-used	Could split for MH(3) or MH(5) if no SH
412 Whatcom St	P73944	3,049.20	Shed	Developed	Under min lot size
527 S. 4 th St	P73951	4,400.00	SH	Developed	
521 S. 4 th St	P73950	6,534.00	SH	Developed	
UNA S. 4 th St	P73949	2,178.00	Vacant	Vacant	Under min lot size, owned by P73950
503 S. 3 rd St	P74004	13,939.20	INN	Developed	BnB could be MH(3)
511 S. 3 rd St	P118828	5,227.20	SH	Developed	
515 S. 3 rd St	P73999	6,300.00	SH	Developed	
517 S. 3 rd St	P74000	5,417.38	SH	Developed	
525 S. 3 rd St	P74001	4,742.86	SH	Developed	
303 Benton St	P74002	14,374.80	SH	Developed	Could split if shed was demo'd, MH(4) but HPD)

530 S. 4 th St	P73995	10,800.00	SH	Developed	Could MH(2) but HPD
518 S. 4 th St	P73996	7,405.20	SH	Developed	
516 S. 4 th St	P73997	3,484.80	SH	Developed	Under min lot size
512 S. 4 th St	P73998	10,018.80	SH	Developed	Could MH(2) but HPD so no demo
328 WA Ave	P73942	4,791.60	SH	Developed	
302 Whatcom St	P73936	4,356.00	SH	Developed	
END OF HPD					
123 Whatcom St	P74381	12,632.40	SH	Developed	Could MH(3) but HPD
517 WA AVE	P74382	4,356.00	Vacant	Vacant	
523 WA AVE	P74383	8,712.00	SH	Underdeveloped	Could MH(2) if SH is demo'd
525 WA AVE	P74384	4,356.00	General Purpose	Developed	CHECK THIS ONE – DU USE?
126 Maple Ave	P74385	6,534.00	SH	Developed	
199 Maple Ave	P74404	10,000.00	Offices + parking	Partially-used	Partly in the Commercial Zone, could be split for SH or MH(2)
201 Maple Ave	P74402	9,600.00	SH	Underdeveloped	Could be MH(2)
203 Maple Ave	P119485	10,300.00	SH	Underdeveloped	Double wide, could be MH(2)
215 Maple Ave	P74401	20,037.60	SH	Underdeveloped	Could be split, could be MH(6)
221 Maple Ave 219 Maple Ave 217 Maple Ave	P74400	14,810.40	Duplex and apt	Underdeveloped	Could have one more DU
227 Maple Ave	P74399	14,810.40	SH	Partially-used	Could MH(4) or split for SH
214 Maple Ave	P74380	13,405.00	Restaurant	Partially-used	Could MH(3) or split for SH
UNA Maple/WA	P132200	12,078.00	Vacant	Vacant	Could MH(3)
518 WA AVE	P74378	5,210.00	SH	Developed	
516 WA AVE	P74377	3,049.20	SH	Developed	Under min lot size
505 Talbott St	P74369	11,325.60	SH	Underdeveloped	Could be MH(3)
511 Talbott St	P74370	7,405.20	SH w/ADU?	Developed	1984 permit for “MIL Suite” and 1990 for BnB
515 Talbott St	P74371	7,405.20	SH	Developed	
516 Talbott St	P121949	5,000.00	SH	Developed	
519 Talbott St	P74372	4,777.50	SH	Developed	
224 Maple Ave	P74373	5,100.00	SH	Developed	
301 Maple Ave	P74407	24,028.00	Vacant	Vacant	Could MH(7) “Hedlin Ballfield”
315 Maple Ave	P136016	7,000.00	SH	Developed	
319 Maple Ave	P74406	5,000.00	SH	Developed	
339 Maple Ave	P136015	7,000.00	SH	Developed	
327 Maple Ave	P112748	4,000.00	SH	Developed	
335 Maple Ave	P114063	5,000.00	SH	Developed	
401 Maple Ave	P74409	5,000.00	SH	Developed	
403 Maple Ave	P136014	7,000.00	SH	Developed	
405 Maple Ave	P106624	4,000.00	SH	Developed	
407 Maple Ave	P135504	7,000.00	SH	Developed	
409 Maple Ave	P135503	5,000.00	SH	Developed	
413 Maple Ave	P74408	7,500.00	SH	Developed	
UNA Maple Ave	P74412	7,500.00	Vacant	Vacant	Could SH, owned by P74408
304 Maple Ave	P74364	4,791.60	SH	Developed	
520 Talbott St	P122118	10,018.80	Garage/Shed	Partially-used	Could split for SH/parcel, could MH(2)
516 Talbott St	P74365	6,098.40	SH	Developed	
512 Talbott St	P74366	6,534.00	SH	Developed	
508 Talbott St	P74367	4,791.60	Double wide	Developed	Counts as a SH
504 Talbott St	P74368	10,018.80	SH	Underdeveloped	Could MH(2) if SH demo'd
501 Rainier St	P74356	7,405.20	SH	Developed	
507 Rainier St	P74357	4,791.60	SH	Developed	
UNA Rainier St	P74358	2,613.60	Vacant	Vacant	Under min lot size, owned P74357
513 Rainier St	P74359	7,405.20	SH	Developed	
517 Rainier St	P74360	4,791.60	SH	Developed	

523 Rainier St	P74361	4,791.60	SH	Developed	
525 Rainier St	P74362	4,791.60	SH	Developed	
314 Maple Ave	P74363	4,791.60	SH w/ADU	Developed	
406 Maple Ave 404 Maple Ave	P74350	10,018.80	MH(2) Duplex	Developed	
524 Rainier St 520 Rainier St	P74351	10,018.80	MH(2) Duplex	Developed	
514 Rainier St	P74353	10,018.80	SH	Underdeveloped	Could MH(2), split if DGAR was demo'd
502 Rainier St	P124165	5,227.20	SH	Developed	
415 Whatcom St	P74344	14,810.40	SH	Partially-used	Couldn't be uniformly split, could be MH(4) if SH is demo'd
509 Laurel St	P119417	5,009.40	SH	Developed	
511 Laurel St	P74346	4,791.60	Double wide	Developed	
517 Laurel St	P105964	7,500.00	SH	Developed	
523 Laurel St	P74348	12,500.00	SH	Partially-used	Could split, MH(3) if SH is demo'd
501 Maple Ave	P74413	14,810.40	SH	Partially-used	Could split if shed's demolished, MH(4)
595 Maple Ave	P106203	10,236.60	SH	Underdeveloped	Could MH(2) if SH is demo'd
509 Maple Ave	P74411	10,018.80	SH	Underdeveloped	Could MH(2) if SH is demo'd
515 Maple Ave	P74410	10,018.80	SH	Underdeveloped	Could MH(2) if SH is demo'd
515 Maple Ave 517 Maple Ave	P126083	15,000.00	MH(2)	Partially-used	Duplex demo'd, unclear what replaced, wrong address, should have parcel number P74417. Could MH(2) no demo, could MH(4) with demo. Address should be 517 Maple Ave Unit A, 517 Maple Ave Unit B.
523 Maple Ave	P74417	5,000.00	SH	Developed	Should have parcel number P126083
605 Maple Ave	P74416	4,791.60	SH	Developed	
UNA Maple Ave	P112529	14,984.64	Vacant	Vacant	Could MH(4)
702 Finley Ln 703 Finley Ln 704 Finley Ln 705 Finley Ln 706 Finley Ln 707 Finley Ln 708 Finley Ln	P111807 P111804 P111808 P111805 P111809 P111806 P111810	~29,300.00	Condo Condo Condo Condo Condo Condo Condo	Developed	7 Condos. Could be MH(9) – not likely to be redeveloped. Condo situation.
506 Maple Ave	P74340	10,018.80	Double wide	Partially-used	Could MH(2), could split for SH
520 Laurel St	P74341	7,405.20	SH	Developed	
510 Laurel St	P74342	12,196.80	SH	Underdeveloped	Could MH(3) if SH was demo'd
503 Whatcom St	P74343	4,791.60	SH	Developed	
505 Whatcom St	P108859	4,835.16	SH	Developed	
509 Myrtle St	P74332	5,227.20	SH	Developed	
511 Myrtle St	P74334	5,227.20	Single wide	Developed	
513 Myrtle St	P74335	7,840.80	SH w/ADU	Developed	
523 Myrtle St	P74337	7,840.80	SH	Developed	Has an accessory building but is NOT ADU
525 Myrtle St	P74338	5,227.20	SH	Developed	
516 Maple Ave	P74339	10,018.00	SH	Partially-used	Could split
528 Myrtle St	P74331	13,043.00	Office/Medical	Partially-used	NON-RES Use, could split. MH(3)
526 Myrtle St A 526 Myrtle St B	P105119	7,623.00	MH(2) Duplex	Developed	Under min lot size for 2 MH units?
524 Myrtle St C 524 Myrtle St D	P105121	7,971.48	MH(2) Duplex	Developed	Under min lot size for 2 MH units?
518 Myrtle St	P74328	5,662.80	SH	Developed	
516 Myrtle St	P110371	5,009.40	SH	Developed	
506 Myrtle St	P74326	4,791.60	SH	Developed	
504 Myrtle St	P107878	7,492.32	SH	Developed	
609 Whatcom St	P125256	3,000.00	Garage	Developed	Under min lot size
613 Whatcom St	P125257	5,312.50	Vacant	Vacant	Could SH

611 Whatcom St	P125258	4,620.00	SH	Developed	
514 Myrtle St	P74327	8,712.00	SH	Partially-used	Could split for SH
330 Park St A 330 Park St B 330 Park St C 530 Hill St A 530 Hill St B 530 Hill St C	P135466	26,012.00	Triplex Triplex	Pipeline	Will be 2 Triplex's, for MH(6) total
525 High St	P135465	5,452.00	SH	Pipeline	In development SNDH
519 High St	P135464	4,791.60	SH	Pipeline	In development SNDH
515 High St	P135463	4,791.60	SH	Pipeline	In development SNDH
511 High St	P135462	4,791.60	SH	Pipeline	In development SNDH
701 Whatcom St	P74322	10,018.80	SH	Underdeveloped	Could be MH(2), unlikely to redevelop
510 High St	P74323	9,072.00	SH	Pipeline	In development SNDH, could've MH(2)
506 High St	P74321	4,374.00	SH	Pipeline	In development SNDH
502 High St	P135467	4,938.00	SH	Pipeline	In development SNDH
801 Whatcom St	P74319	10,018.00	SH	Underdeveloped	Could be MH(2) if SH is demo'd
UNA Park St	P74316	5,662.80	Shed/General	Underdeveloped	Could hold SH
807 Whatcom St	P74315	29,620.80	SH	Partially-used	Could split, difficult development, total capacity MH(9)
750 Park St	P74314	20,0473.20	SH w/ADU	Partially-used	Could split, if demo'd could MH(6)
752 Park St	P112837	9,888.12	SH	Partially-used	Could split, needs access, could MH(2) if SH was demo'd
760 Park St	P74289	8,712.00	Double wide w/ADU	Developed	
423 Caledonia St	P101132	6,795.36	SH	Developed	
421 Caledonia St	P74285	13,503.60	SH	Underdeveloped	Could unevenly split, needs access, could evenly split if shed was demo'd
415 Caledonia St	P74284	6,969.00	SH	Developed	
829 S. 4 th St	P74282	13,503.60	SH	Underdeveloped	Could MH(3) if SH is demo'd
812 Whatcom St, 108	P81376	~63,300.00	Condo	Developed	Unlikely to redevelop – could have MH(20) technically – if all condos had ADU's then that would work.
812 Whatcom St, 100	P81367		Condo		
812 Whatcom St, 101	P81369		Condo		
812 Whatcom St, 102	P81370		Condo		
812 Whatcom St, 103	P81371		Condo		
812 Whatcom St, 104	P81372		Condo		
812 Whatcom St, 105	P81373		Condo		
812 Whatcom St, 106	P81374		Condo		
812 Whatcom St, 107	P81375		Condo		
812 Whatcom St, 109	P81377		Condo		
UNA S. 4 th St	P73969	9,160.20	Vacant	Vacant	Steep slopes, possible wet site, TOLC owns
818 S. 4 th St	P73968	3,484.80	SH	Developed	Under min lot size
824 S. 4 th St	P73967	10,890.00	SH	Underdeveloped	Could be MH(2) or an ADU for same #DUs
830 S. 4 th St	P73977	6,098.40	SH w/ADU	Developed	ADU used as BnB
UNA S. 4 th St	P74394	4,791.60	Unclear	Developed	ADU part? Owned by P73977, wrong in iMap
301 Caledonia St	P74395	5,227.20	SH	Developed	

311 Caledonia St	P74396	4,791.60	Double wide	Developed	
314 Caledonia St	P20894	8,238.00	SH	Developed	Could MH(2)
UNA Cal St	P20898	12,398.00	Vacant	Vacant	Habitat Owned – MH(3)
911 S. 3 rd St	P20897	6,000.00	SH	Developed	
922 S. 4 th St	P20895	10,000.00	SH	Underdeveloped	Could MH(2)
917 S. 3 rd St	P20901	12,000.00	SH	Underdeveloped	Could unevenly split, MH(3) if SH demo'd
924 S. 4 th St	P20900	5,000.00	SH	Developed	
926 S. 4 th St	P20902	6,800.00	SH	Developed	
928 S. 4 th St	P126591	5,000.00	SH	Developed	
930 S. 4 th St	P20904	5,200.00	Double wide	Developed	
934 S. 4 th St	P20907	4,000.00	Double wide	Developed	
938 S. 4 th St	P20910	5,000.00	SH	Developed	
321 Sherman Ave	P74243	7,300.00	SH	Developed	
303 Sherman Ave	P74242	7,840.80	SH	Developed	
937 S. 3 rd St	P20909	4,000.00	SH	Developed	
933 S. 3 rd St	P20908	4,000.00	SH	Developed	
927 S. 3 rd St	P20906	9,000.00	SH	Underdeveloped	Could MH(2) or an ADU for same #DUs
923 S. 3 rd St	P107788	5,000.00	SH	Developed	
404 Caledonia St	P74273	9,147.60	SH	Partially-used	Could MH(2) or split
UNA Cal St	P74274	871.20	Vacant	Vacant	Under min lot size
410 Caledonia St	P74281	5,227.20	SH	Developed	
416 Caledonia St	P74280	6,969.60	SH	Developed	
422 Caledonia St	P74279	7,840.80	SH	Developed	
430 Caledonia St	P74278	6,534.00	SH	Developed	
432 Caledonia St	P74277	4,791.60	Single-wide	Developed	
921 S. 4 th St	P74272	15,246.00	MH(3)	Developed	Could MH(4), unlikely to be redeveloped
UNIDENTIFIED	PARCEL	BETWEEN	P74272 AND	P102299	CHECK THIS
923 S. 4 th St	P102299	7,579.44	SH	Developed	
925 S. 4 th St	P103774	7,623.00	SH	Developed	
929 S. 4 th St	P74267	15,246.00	Triple wide	Partially-used	Could split, total capacity MH(4)
UNIDENTIFIED	PARCEL	BETWEEN	P74267 AND	P74263	
941 S. 4 th St	P74263	13,503.60	SH	Partially-used	Could split, total capacity MH(3)
1105 S. 4 th St	P74262	13,503.60	SH	Partially-used	Could split, total capacity MH(3)
"X" 4 th St	P134174	7,840.80	Vacant	Vacant	Could SH – no numbered address
UNA 4 th St	P74265	23,086.80	Vacant	Vacant	Jenson Property. Could MH(7)
CHANNEL COVE	P129848	Unknown	Vacant Land	Vacant Land	Land around buildings in channel cove
910 Park St	P128682	~1,901.80	SH	Developed	Channel Cove SRF
912 Park St	P128681	~1,666.30	SH	Pipeline	Channel Cove SRF 2023
914 Park St	P128680	~1,544.90	SH	Pipeline	Channel Cove SRF 2023
916 Park St B	P128671	1,142.00	MH(2)	Pipeline	Channel Cove SRF 2023
916 Park St A	P128672	1,140.00			
918 Park St	P128684	1,560.00	SH	Pipeline	Channel Cove SRF 2023
920 Park St A	P128678	1,696.00	MH(3)	Developed	Channel Cove Triplex
920 Park St B					
920 Park St C					
924 Park St B	P128669 P133550	1,460.00	SH	Developed	½ of the Townhouse at 924 Park
924 Park St A	P128670 P133549	1,460.00	SH	Developed	½ of the Townhouse at 924 Park
930 Park St H	P128668	~5,000.00	MH(5)	Developed	Channel Cove
930 Park St I					
930 Park St J					
930 Park St K					
930 Park St L					
936 Park St P	P128677	1,696.00	MH(3)	Developed	Channel Cove Triplex
936 Park St Q					

936 Park St R					
938 Park St	P128675 P131489	1,370.00	SH	Developed	½ of Townhouse at 938/940 Park
940 Park St	P128676 P131490	1,370.00	SH	Developed	½ of Townhouse at 938/940 Park
944 Park St	P128683 P136689	2,000.00	SH	Developed	Channel Cove
950 Park St	P128685 P133591	1,600.00	SH	Developed	Channel Cove
948 Park St	P128674 P133551	1,140.00	SH	Developed	½ of Townhouse at 948/946 Park
946 Park St	P128673 P133592	1,140.00	SH	Developed	½ of Townhouse at 948/946 Park
932 Park St M 932 Park St N 932 Park St O	P128679	~2,773.60	MH(3)	Developed	Channel Cove Triplex
922 Park St D 922 Park St E 922 Park St F 922 Park St G	P128667	3,332.00	MH(4)	Developed	Channel Cove
UNA Park St	P74290	42,177.00	Vacant	Vacant	Could MH(13). Wetlands.
UNA Park St	P50599	20,037.60	Vacant	Vacant	Could MH(6). May have some trailers.
UNIDENTIFIED	PARCEL	BETWEEN	P50599 AND	P90531	CHECK THIS
UNA Park St	P90531	7,840.80	Vacant	Vacant	Could SH
903 Park St	P122512	4,965.84	SH	Developed	
901 Park St	P74293	5,000.00	SH	Developed	
612 Caledonia St	P74291	12,000.00	Double wide	Partially-used	Could split. Total capacity MH(3)
602 Caledonia St	P74294	10,018.80	SH	Partially-used	Could split if shed is demo'd for SH.
931 Maple Ave	P20891	~44,000.00	MH(8)	Pipeline	Apartments being redone
923 Maple Ave	P20893	7,700.00	SH – NON RES	Pipeline	Will be redeveloped to counseling center
913 Maple Ave	P74429	10,018.80	MH(2)	Developed	
911 Maple Ave	P74430	10,000.00	SH w/ADU	Developed	Same #DUs as if split
905 Maple Ave	P74432	20,000.00	SH	Underdeveloped	Could MH(6). There's a lot line in the middle of this parcel for some reason. CHECK.
751 Maple Ave	P74426	6,098.40	SH	Developed	
713 Caledonia St	P109201	5,009.40	Triple wide	Developed	
715 Caledonia St	P109582	6,316.20	SH	Developed	
747 Maple Ave	P74427	6,250.00	SH	Pipeline	Harvey Development
706 Harvey Lane	P136762	6,250.00	SH	Pipeline	Harvey Development
712 Harvey Lane	P136763	7,500.00	SH	Pipeline	Harvey Development
745 Maple Ave A 745 Maple Ave B 745 Maple Ave C 745 Maple Ave D	P74423	20,037.60	MH(4)	Developed	Fourplex, could have been MH(6). Unlikely to be redeveloped
741 Maple Ave	P74428	11,761.20	SH	Partially-used	Could be split, or MH(3)
733 Maple Ave	P74422	10,796.00	SH	Undeveloped	Could be MH(2) if SH is demo'd
UNA Maple Ave	P135781	17,602.60	Condo Land	Developed	Land of Maple Ave Condos
725 Maple Ave	P135723		Condo	Developed	
727 Maple Ave	P135724		Condo	Developed	
729 Maple Ave	P135725		Condo	Developed	
731 Maple Ave	P135726		Condo	Developed	
721 Maple Ave	P74425	18,800.00	Dental Office	Partially-used	Could split for SH, total capacity MH(5)
713 Maple Ave	P74419	14,374.80	SH	Partially-used	Could split for MH(2), total capacity MH(4). Unlikely to be redeveloped due to extensive site improvements and landscaping

711 Maple Ave	P74420	7,800.00	SH	Developed	
709 Maple Ave	P135215	7,800.00	Vacant	Vacant	Could SH
712 Maple Ave	P74309	5,662.80	MH(3)	Developed	
714 Maple Ave	P74308	3,920.40	SH	Developed	Under min lot size
720 Maple Ave	P74306	5,227.20	SH	Developed	
UNA Maple Ave	P105339	6,403.32	Vacant	Pipeline	Pipeline for SH, but applicant has not followed up
730 Maple Ave	P74307	7,405.20	SH	Developed	
738 Maple Ave	P74310	10,890.00	SH	Underdeveloped	Could MH(2) if SH is demo'd
739 Park St	P74305	8,276.40	SH	Underdeveloped	Could MH(2) if SH is demo'd
749 Park St	P74304	10,890.00	SH	Partially-used	Could split for SH
742 Maple Ave	P118172	5,009.40	SH	Developed	
746 Maple Ave	P74312	6,969.60	SH	Developed	
748 Maple Ave	P123060	5,000.00	Single wide	Developed	
750 Maple Ave	P123061	5,049.00	SH	Developed	
605 Caledonia St	P123059	7,108.00	SH	Developed	
601 Caledonia St	P74301	12,196.80	SH	Partially-used	Could split for SH, total capacity MH(3)
UNA Park St	P74303	3,920.40	Shed	Underdeveloped	Owned by P74301, under min lot size

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Housing Element Appendix A: La Conner Land Capacity Analysis – Residential Zone

Prepared using methodology and guidance from “Guidance for Updating your Housing Element (Book 2)” as published by the Washington State Department of Commerce.

La Conner’s small size allows staff to assess residential land capacity parcel by parcel. Beginning with parcels in the Residential Zone, each parcel will be assessed and classified as one of five development types. The development types are as follows:

1. Vacant – parcels of land that contain no structures
2. Partially-used – parcels occupied by a use or structure, but which include enough land to be further subdivided without change to existing structure or rezoning.
3. Underdeveloped – Parcels that are likely to redevelop to a more intensive land use.
4. Pipeline – parcels that are currently engaged in the permitting process and are anticipated to be developed in the near future.
5. Developed – parcels that have been developed for a primary use and do not meet criteria for the categories above. These parcels have no capacity for development under current zoning regulations.

A special note about parcels classified as “underdeveloped”: Commerce suggests that every single-household home placed in a “multihousehold zone” should be classified as “underdeveloped”. However, La Conner does not separate single and multi-household zoning. All housing types are allowed in the one residential zone in La Conner. Given the parameters that Commerce has set for classification, it is fair to assume that residential parcels that have residential structures within the Historical Preservation District are not likely to be redeveloped, as the process for a demolition permit for structures within the HPD is extensive. For that reason, most residential parcels containing single household structure within the HPD district will be considered “developed” even if the parcel could support a multihousehold development.

This, in conjunction with the SCOG’s net new housing estimate, will be used to determine if La Conner’s current land use regulations would be sufficient to support the housing estimate, or if changes will be needed.

La Conner has one residential zone that allows for single-household homes, duplexes, townhomes, apartments, manufactured homes, ADUs, adult family homes, rooming and boarding houses, transitional housing, and permanent supportive housing by building permit, and allows for multi-single-household detached residences; multiple multi-household dwellings, and retirement apartments, and bed and breakfasts by administrative conditional use permit.

Please see Appendix A for parcel-by-parcel data of La Conner’s residential zone.

Data

The follow capacity analysis is based on the La Conner Municipal Code as of February 2024.

In analyzing the Land Use Capacity of La Conner, the defining question is as follows: Under current regulations, could La Conner develop enough housing to meet the projections given by Skagit County? This, on a broad level, means that 124 new using units *could* be developed in La Conner under current regulations over the next 20 years. It does not mean that this *must* occur, it means that the adequate capacity for housing growth is there. As the Town is not a housing developer, we may need to look into

other ways of incentivizing development to encourage new housing unit development. The ongoing changes to development code, such as the edits to Planned Unit Residential Development, and the addition of Tiny Homes into La Conner Code, are designed to help this goal as well.

It also means that the Town must consider the income brackets that require access to housing. Skagit County's projections for La Conner include 39 units built for those individuals who make 0 – 30% of the area medium income (AMI). Of these 39, 14 units are projected for Permanent Supportive Housing (PSH) and 25 are projected for non-Permanent Supportive Housing (Non-PSH). This is detailed in the chart below.

Exhibit 7. Net New PSH, Non-PSH and Emergency Housing Needs, 2020-2045

UGA	0-30% Detail		Emergency Housing Needs (Temporary)*
	Non-PSH	PSH	
Anacortes	592	333	48
Burlington	572	321	46
Mount Vernon	1,041	585	85
Sedro-Woolley	532	299	43
Concrete	21	12	2
Hamilton	-	-	-
La Conner	25	14	2
Lyman	-	-	-
Bayview Ridge	-	-	-
Swinomish	24	13	2
UGAs Subtotal	2,807	1,578	228
Rural	57	32	57
Total Skagit County	2,864	1,610	285

Currently, La Conner has no PSH or Non-PSH units. We will need to think carefully about how these units should be provided for within Town policy moving forward.

Beyond the 39 units allocated for those individuals who make 0-30% of the AMI, La Conner has also been directed to plan for 25 units for individuals making 30-50% of the AMI, 18 units for those making 50-80% of the AMI, 10 units for those making 80-100% of the AMI, 8 units for those making 100-120% of the AMI, and 24 units for those making more than 120% of the AMI. Of these units needed, it seems that the free market is most likely to provide the 24 units needed for those making 120%+ of the AMI. This is detailed in the following chart:

Exhibit 6. Net New Housing Needed by AMI, 2020-2045

UGA	Net New Housing Need (2020 - 2045)						
	Total	0-30%	30-50%	50-80%	80-100%	100-120%	120%+
Anacortes City	2,927	919	589	420	225	200	574
Unincorporated	16	5	3	2	1	1	3
Anacortes UGA	2,943	924	592	422	226	201	577
Burlington City	2,294	720	462	329	176	156	450
Unincorporated	549	172	111	79	42	37	108
Burlington UGA	2,843	893	572	408	218	194	558
Concrete Town	88	28	18	13	7	6	17
Unincorporated	19	6	4	3	1	1	4
Concrete UGA	107	34	22	15	8	7	21
Hamilton Town	0	0	0	0	0	0	0
Unincorporated	0	0	0	0	0	0	0
Hamilton UGA	0	0	0	0	0	0	0
La Conner Town	124	39	25	18	10	8	24
Unincorporated	0	0	0	0	0	0	0
La Conner UGA	124	39	25	18	10	8	24
Lyman Town	0	0	0	0	0	0	0
Unincorporated	0	0	0	0	0	0	0
Lyman UGA	0	0	0	0	0	0	0
Mount Vernon City	4,892	1,536	985	702	376	334	960
Unincorporated	289	91	58	41	22	20	57
Mount Vernon UGA	5,181	1,627	1,043	743	398	353	1,016
Sedro-Woolley City	2,360	741	475	339	181	161	463
Unincorporated	287	90	58	41	22	20	56
Sedro-Woolley UGA	2,647	831	533	380	203	180	519
Bayview Ridge UGA	0	0	0	0	0	0	0
Swinomish UGA	117	37	24	17	9	8	23
Rural	3,490	89	57	501	268	238	2,337
County Total	17,452	4,474	2,868	2,504	1,340	1,190	5,076

Sources: Department of Commerce, 2023; Office of Financial Management, 2023; SCOG GMATAC Committee, 2023; Community Attributes, 2023.

Note: The 0-30% AMI category includes permanent supportive housing and non-permanent supportive housing.

It will be important to keep these numbers in mind as the analysis proceeds.

Vacant Parcels

Let's start with the areas in the residential zone that are most likely to be developed, the vacant areas. Currently, there are 18 vacant parcels in the Residential Zone of La Conner. They are highlighted in the photo below.

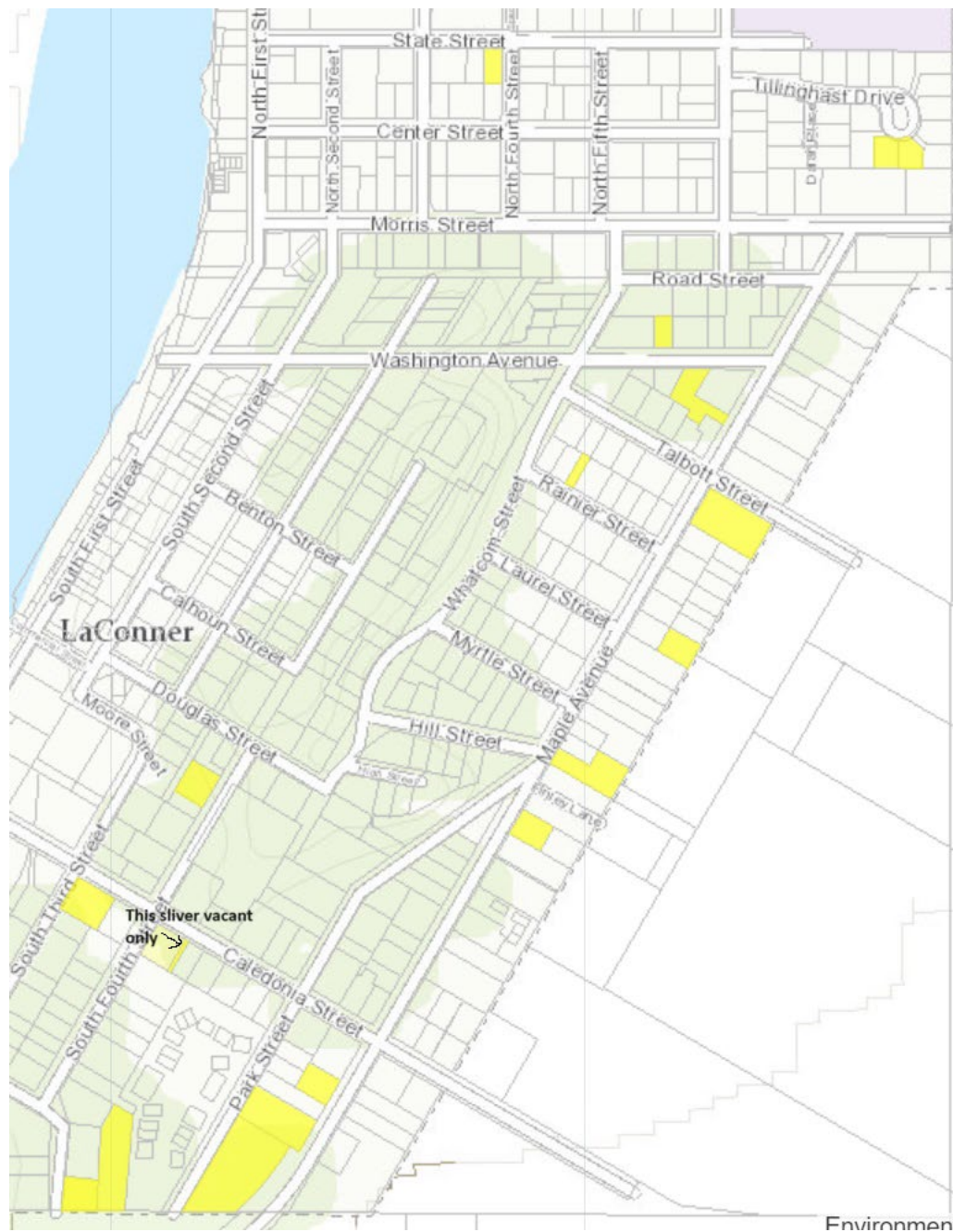


Figure 3: Map highlighting vacant land within the residential zone of La Conner.

If every one of these parcels were to be developed to its full residential capacity under the current regulations, it would result in an additional 53 housing units. Land in La Conner has historically not been developed to the highest possible extent. Based on the 2012 Commerce UGA guidebook, vacant properties can be assumed to be developed to 15% of their total capacity, in this case roughly 8 units. Some of these vacant lands would be difficult and costly to develop, with steep slopes, or wetlands.

However, developers in the past have proven to engage in the required mitigation that is needed for critical areas, with recent developers choosing to build near steep slopes and wetlands in order to building housing. It would be reasonable to assume that the existence of critical areas would not deter development. That being said, the mitigation required for critical areas often leads to higher homes prices, pricing out those under 120% AMI. A recent development near critical areas in La Conner has an average price of just under one million dollars.¹ Some of this vacant land is underneath the minimum lot size for a residential area, and is considered a non-conforming lot under current regulations. However, minimum lot size does not apply to the construction of Tiny Homes, nor are they subject to maximum density requirements. Tiny Homes could be placed on these parcels. La Conner has been seeing increasing interest in tiny home development. Tiny homes tend to be more affordable, and offer housing opportunities for low-income bands. La Conner is a very small jurisdiction, and as a result is using the default assumptions provided by Department of Commerce.

Finally, it is worth noting that of the vacant parcels currently in La Conner, La Conner owns three, with the other 15 having private ownership. La Conner is open to using the parcels under its ownership to support affordable or emergency housing, in which case the land would be developed fully under the code for low-income bands and or permanent supportive housing. Transitional housing and permanent supportive housing are both permitted by right in La Conner's residential zone. The below chart indicated the housing types that could be or are typically built in vacant lots in La Conner, and categorizes them based on the market rate and assumed affordability levels, based on the Housing Element Guidance from the Department of Commerce.

Vacant Land Capacity				
Capacity	Full Capacity	Likely Capacity based on Commerce Guidebook	Tiny Home likely Capacity (Lots under minimum requirement)	PSH Capacity (Town-owned lots that could support PSH)
Number of units	53 Units	8 Units	5 Units	12 Units
Lowest Potential AMI served by units		120% AMI	Low-Income (0-80%) and potentially PSH	Low income (0-80%) and potentially PSH.

Partially-Used Parcels

Currently, there are 41 parcels within the residential zone of La Conner that are considered "partially-used". The Washington State Department of Commerce defined this condition as "parcels occupied by a use or structure, but which include enough land to be further subdivided without change to existing structure or rezoning."

¹ Based on a 2024 Zillow Search

Below is a map with the partially used parcels in La Conner highlighted.

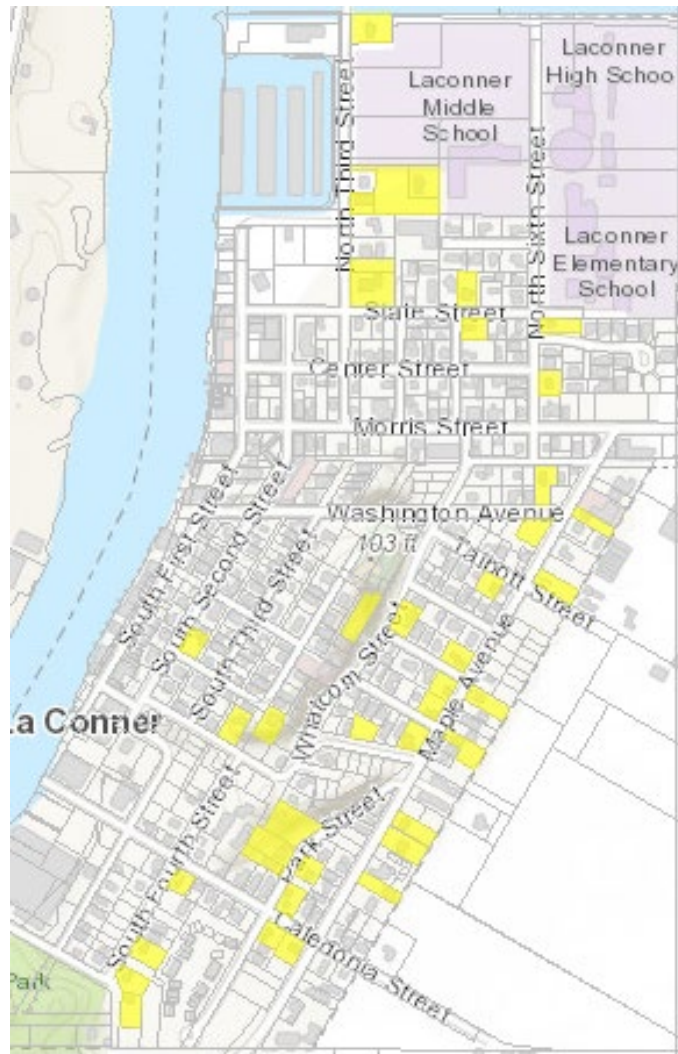


Figure 2: Map of La Conner with partially-used parcels highlighted in the residential zone.

It is important to note that because of La Conner's land use regulations regarding square footage required for multi-household housing vs. square footage required for single-household housing, a parcel that is considered "partially-used" could often support a greater number of housing units if the existing structure is demolished and the entire parcel redeveloped as a whole, rather than maintaining the existing structure and splitting the parcel, which often only results in enough square-footage for another single-household unit. For example, parcel P74263 at 941 S. 4th St is 13,503.60 ft², and could be split into two parcels without change to the existing residence, for an additional parcel and single-household (SH) unit. However, if the existing structure is demolished, the parcel could support a multi-household (MH) unit of three units, one more unit than if the parcel is split.

The existence of ADU's adds a wrinkle to this – if the parcel was split, but the new SH unit decided to add an ADU to their lot, it would increase number of available housing units. Often, this increase matches what would be available if the lot was not split and redeveloped as MH units. This is the case for many partially-used parcels around La Conner: the lot could be split for an additional parcel and SH unit, could

be redeveloped to the more intensive use of MH units, or could be split for a SH unit, but the SH unit could add an ADU. If both SH units on the split lot added an ADU, then sometimes it would result in more housing units than if the lot was not split and instead redeveloped into MH units.

As the definition given by the Department of Commerce indicated that partially-used should mean the capacity to develop with no change to the existing structure, the numbers provided here that assume the existing home is not demolished, nor will add an ADU. However, it is assumed that each SH lot created by the split *would* have the capacity to add an ADU.

Several parcels can be split for multiple SH parcels, with one partially-used parcel in town, P74315 on Whatcom St able to potentially support four other SH parcels.

If each partially-used parcel was split to its highest capacity under current code, and each created SH parcel also choose to develop an ADU on the newly created parcel in addition to the SH unit, the total number of new housing units created would be 110 housing units. If there were no ADU created in conjunction with the SH on the newly created parcels, there would be 55 housing units created. This is without any change to the existing structures on the lots. This is the total amount of housing units if the land was developed to full capacity. However, land in La Conner is often not developed to the full capacity. Commerce suggests using an assumption that 25% of capacity will be developed for partially-used and underdeveloped parcels, and assuming that 10% of potential ADUs will be developed. In addition, because La Conner does not have separate zones for single-household and multi-household development, historical data can be used to see the average past rate at which single-household homes were developed compared to multi-household homes. This will help predict the lowest potential incomes served by the potential future developments. Over the last 5 years, (2019-2024) La Conner has seen single-household homes been built at roughly a 4:3 ratio with multi-household developments. Of the multi-household developments, there is roughly a 2:1 ratio of multi-household units (quadplexes and less) that serve a moderate-income AMI (80% - 120% AMI) vs low-income AMI (0-80% AMI). The development potential of the partially-use parcels based on these assumptions is outlined in the table below.

Partially-Used Land Capacity						
Capacity	Full Capacity with development and ADUs	Likely Capacity based on Commerce Guidebook	Likely SH Capacity Created	Likely overall MH capacity	Likely overall moderate-income MH capacity	Likely overall low-income MH capacity (rounded)
Number of units	110 Units	20 Units	12 Units	8 Units	6 units	3 units
Lowest Potential AMI served by units			120% AMI	Moderate income to low-income (0-120% AMI)	Moderate income (>80%-120 AMI)	Low-income (0-80% AMI) and PSH

Underdeveloped Parcels

Currently, there are 42 parcels in the residential zone of La Conner that are considered “Underdeveloped.” These parcels are privately owned. The Department of Commerce defines underdeveloped parcels as “parcels that are likely to be redeveloped to a more intensive land use.”

Below is a map with the underdeveloped parcels in La Conner highlighted

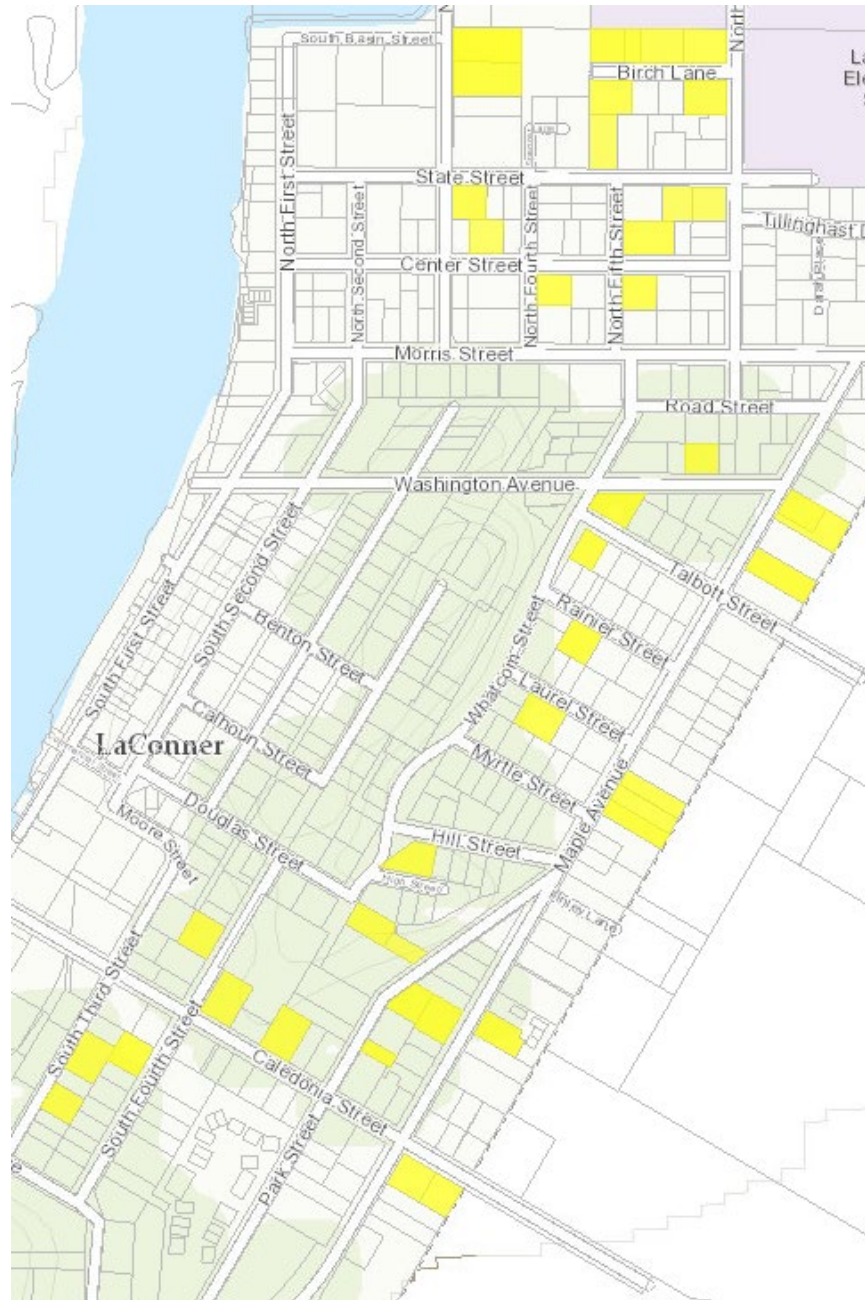


Figure 4: Map of La Conner with underdeveloped parcels highlighted in the residential zone

Commerce suggests that every single-household home placed in a “multihousehold zone” should be classified as “underdeveloped”. However, La Conner does not separate single and multi-household zoning. All housing types are allowed in the one residential zone in La Conner. Given the parameters that

Commerce has set for classification, it is fair to assume that residential parcels that have residential structures within the Historical Preservation District are not likely to be redeveloped, as the process for a demolition permit for structures within the HPD is extensive. For that reason, most residential parcels containing single household structure within the HPD district will be considered “developed” even if the parcel could support a multihousehold development. Other single household parcels around La Conner would not face the same challenges, and so will be classified as “Underdeveloped” if the parcel could support a multihousehold development. In addition, the Town is unlikely to redevelop the land containing the parking lot south of Town Hall, and so those parcels are not included in this analysis.

There are several ways that an underdeveloped parcel could be redeveloped into a more intensive use.

Path 1: The existing home could be demolished, and multihousehold units could be put into place. If this occurred to the fullest extent on all existing underdeveloped parcels, it would result in the creation of 69 new dwelling units. This is taking into account the housing units lost to demolition. Utilizing the Commerce guidance and the previous ratios calculated based on La Conner development over the last five years, this pathway would likely result in 18 MH structures, with 12 built for moderate income and 6 built for low-income/PSH.

Path 2: If the existing structures on all underdeveloped parcels are demolished, and the lots split for single household lots with single household homes built, it would result in the creation of 100 new dwelling units, for a net gain of 57 dwelling units. Utilizing the Commerce guidance and the previous ratios calculated based on La Conner development over the last five years, this pathway would likely result in 15 SH structures, and would serve high-income AMIs (120% AMI).

Path 3: If the existing structures on each lot are demolished, and the lot split for a single household lot sizes, and each single household home added as ADU, 200 new dwelling units would be created, for a net gain of 158 dwelling units. Utilizing the Commerce guidance and the previous ratios calculated based on La Conner development over the last five years, this pathway would likely result in 15 SH structures, and would serve high-income AMIs (120% AMI), and 10 ADUs, which would serve low to moderate incomes, but likely not serve as PSH.

Path 4: The existing structures remain, and the lot remains the same, but each single household home adds an ADU. This would add 37 new dwelling units. Utilizing the Commerce guidance and the previous ratios calculated based on La Conner development over the last five years, this pathway would likely result in 4 ADUs, which would serve low to moderate incomes, but likely not serve as PSH.

The following charts outline the paths and the lowest potential AMI served by the units created.

Underdeveloped Land Capacity Path 1				
Capacity	Full Capacity with MH development	Likely MH Capacity based on Commerce Guidebook	Likely overall moderate-income MH capacity	Likely overall low-income MH capacity (rounded)
Number of units	69 Units	18 Units	12 units	6 units

Lowest Potential AMI served by units			Moderate income (>80%-120 AMI)	Low-income (0-80% AMI) and PSH
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Underdeveloped Land Capacity Path 2		
Capacity	Full Capacity with SH development	Likely SH Capacity based on Commerce Guidebook
Number of units	57 Units	15 Units
Lowest Potential AMI served by units		High income (120% AMI)

Underdeveloped Land Capacity Path 3				
Capacity	Full Capacity with SH and ADU development	Likely Capacity based on Commerce Guidebook	SH likely Capacity	ADU likely Capacity
Number of units	158 Units	25 Units	15 Units	10 Units
Lowest Potential AMI served by units			120% AMI	Low to Moderate (0-100% AMI) but likely not PSH

Underdeveloped Land Capacity Path 4		
Capacity	Full Capacity with ADU development	Likely Capacity based on Commerce Guidebook
Number of units	37 Units	4 Units
Lowest Potential AMI served by units		Low to Moderate (0-100% AMI) but likely not PSH

It is likely that owners of private parcels, should they choose to redevelop the land to a more intensive use, would choose a variety of paths. While the above charts assume either all MH or SH development, it will likely be a mix of SH and MH units that are developed within Underdeveloped Land in La Conner. Past development history in La Conner can provide a basis for understating what future development may occur. Using the ratios established above, the below chart shows the likely development based on the past five years.

Underdeveloped Land Capacity – Likely Path
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Capacity	Likely number of Lots based on Commerce Guidebook	Likely capacity for SH development (rounded)	Likely MH Capacity Created (rounded)	Likely overall moderate-income MH capacity (rounded)	Likely overall low-income MH capacity (rounded)	Likely ADU capacity
Number of lots or units	25 lots	14 Units	11 Units	7 Units	4 units	1 unit
Lowest Potential AMI served by units		120% AMI		Moderate income (>80%-120 AMI)	Low-income (0-80% AMI) and PSH	Low to Moderate (0-100% AMI) but likely not PSH

Data Analysis

The following chart compares La Conner's allocations with the most likely development capacities based on the percentages provided by the Department of Commerce and La Conner's historical development data.

	La Conner Allocation from GMA	Units that typically serve these needs	Capacity created	Surplus or deficit
0-30% and PSH	39	Low-Income MH and PSH (development with more than 4 units) and case by case ADUs	37	Deficit of 45 units
30%-50%	25			
50%-80%	18			
80%-100%	10	Moderate MH (quadplex and less) and ADUs	14	Deficit of 4 units
100%-120%	8			
120%+	24	SH Units	35	Surplus of 11 units

The above allocation chart indicated deficits in Low-Income MH and PSH units, and Moderate MH units. La Conner only has one residential zone; adjusting residential capacities by zone is not possible. It is clear from the above analysis that there are barriers to unit production for multi-household developments as the units are not being developed at an adequate rate. In looking at La Conner's policies, barriers exist for multi-family development. First, La Conner requires an administrative conditional use permit for multi-household developments. This adds fees, processing time, and complexity to permitting multi-household units, including duplexes, townhomes, and other forms of middle housing. La Conner will remove this barrier to development by removing this administrative conditional use requirement for multi-family housing. In addition, La Conner will allow multi-single household and multi-multihousehold units per lot under an administrative conditional use permit. Previously, this type of flexibility in

development was only allowed within Planned Unit Residential Developments, which require a class IV permit and public hearing before the Hearing Examiner. In contrast, administrative conditional use permits are a class II permits, and do not require a public hearing. Removing these barriers to developing will allow for greater developer flexibility.

Second, La Conner has different dimensional lot standards for SH development vs. MH development. Currently, MH developments require 8,000 square feet for the first two units, and an additional 3,000 square feet for each additional unit. In contrast, SH development only requires 4,000 square feet of space. However, SH are allowed to place additional dwelling units in the form of ADUs, resulting in the same number of dwelling units as some MH developments. This results in development that is likely to favor SH homes, which La Conner currently has a surplus of. By revising the MH development standards to be more equitable with SH standards, and require only 4,000 square feet for the first two units and 2,000 square feet for each additional unit, La Conner removes a barrier for multi-household housing and can essentially double the capacity for Low-Income MH and Moderate MH.

In addition, while La Conner has not yet seen development or permits that incorporate tiny homes, La Conner has seen an increasing number of inquiries around this development and so it would reasonable to assume that tiny homes developments could occur in La Conner in the near future. Because there is no minimum lot size or maximum density associated with tiny homes in La Conner, it is difficult to predict how many units may be built. One developer is in the early stages of currently proposing 30 tiny and affordable homes in La Conner. While the fate of this particular development is unclear as it must conform to the form-based guidelines of the Historic Preservation District, development of tiny homes could greatly expand La Conner's capacity for low-income housing. Development of tiny homes will be limited by impervious surface requirements and infrastructure capacities. La Conner's infrastructure is adequate to serve potential development as outlined in Chapter 8 of the Comprehensive Plan, Utilities. Major development may need to provide additional water capacity, in particular fire flow. In an effort to offset some of the cost associated with infrastructure development, La Conner has adopted reduced impact fees for all housing designed to serve low-income AMI bands.

La Conner is revising its ADU standards to allow two ADUs per lot. La Conner ADUs have historically been used by residents to support family members who fall into low-income AMI categories, and provide them with housing. It is difficult to assess how many ADUs will be built for this purpose, but over the last five years, three ADUs have been created to support individuals with low AMI. It would not be unreasonable to assume that rate of development moving forward would stay the same or increase, especially with the added provision of 2 ADUs per lot.

The below chart indicates the revised capacity after the above regulations are implemented:

	La Conner Allocation from GMA	Units that typically serve these needs	Capacity likely created	Surplus or deficit	Revised likely capacity created	Adjusted surplus or deficit
0-30% and PSH	39	Low-Income MH and PSH (development with more than 4 units) and	37	Deficit of 45 units	86 – 119 units, depending on Tiny Home and ADU development	Surplus of 4 to 37, depending on Tiny Home and ADU development
30%-50%	25					
50%-80%	18					

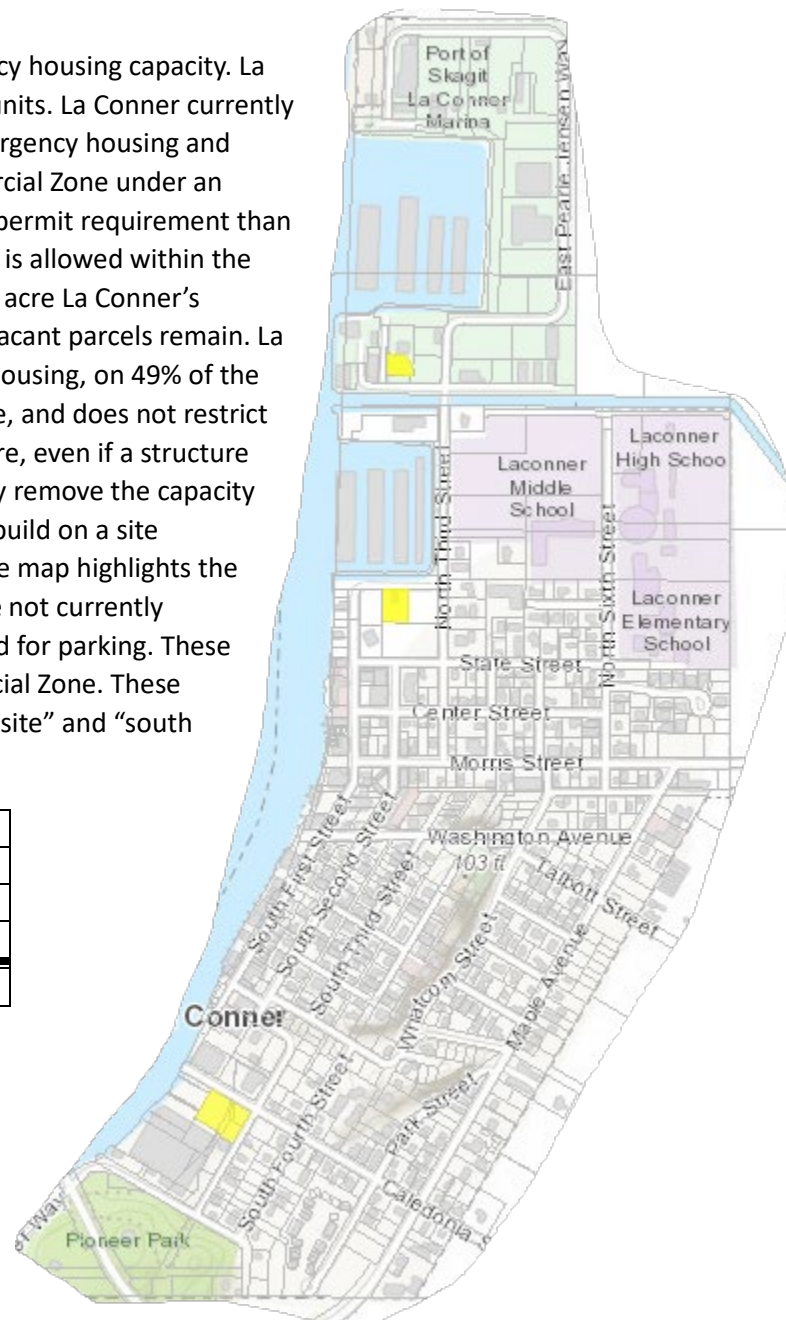
		case by case ADUs				
80%-100%	10	Moderate MH (quadplex and less) and ADUs	14	Deficit of 4 units	28	Surplus of 10 units
100%-120%	8					
120%+	24	SH Units	35	Surplus of 11 units	No change	Surplus of 11 units

Emergency Housing

La Conner has also been directed to plan for emergency housing capacity. La Conner's emergency housing allocation by SCOG is 2 units. La Conner currently has no emergency housing or emergency shelter. Emergency housing and emergency shelter is currently allowed in the Commercial Zone under an administrative conditional use permit. This is a lesser permit requirement than full time residential use in this district. Residential use is allowed within the Commercial Zone at a density of 18 dwelling units per acre. La Conner's Commercial Zone is largely built out, although some vacant parcels remain. La Conner allows residential uses, including emergency housing, on 49% of the ground level of structures within the Commercial Zone, and does not restrict residential uses on floors above ground level. Therefore, even if a structure is already placed on a parcel, it doesn't not necessarily remove the capacity for emergency housing. However, it is often easier to build on a site unencumbered by previous use. With that in mind, the map highlights the parcels in La Conner that allow emergency shelter, are not currently encumbered by a structure, and are not currently used for parking. These sites are distributed throughout La Conner's Commercial Zone. These parcels will be referred to as the "north site", "middle site" and "south site" in the below charts.

Site	Land Size	Capacity
North Site	0.31 Acres	5 units
Middle Site	0.55 Acres	10 units
South Site	~ 1 Acre	18 units
Total	1.86 Acres	33 units
La Conner Emergency Housing Capacity	La Conner Emergency Housing Allocation	Difference
33 Units	2 Units	+31 Units

La Conner has the capacity to accommodate the allocation as projected by SCOG.



Appendix B

Parcel-by-parcel analysis of La Conner's residential zone. The assessment starts with the northern most property in the residential zone, and then moves south through the residential zone.

Address	Parcel	Size (sq ft)	Current Use	Classification	Notes
540 N. 3 rd St	P74222	24,829.20	SH	Partially used	Would require utility improvements to access back half of property
418 N. 3 rd St	P74221	10,890.00	SH	Underdeveloped	Could fit MH(2) if SH is demo'd
420 N. 3 rd St 422 N. 3 rd St	P126948	45,635.00	SH w/DADU	Partially used	Require driveway extension if lot is split, could develop MH without if not split
416 N. 3 rd St	P74218	19,640.00	SH	Partially used	Already been subdivided, lot would require access improvements
414 N. 3 rd St	P74220	10,890.00	SH	Partially used	Could fit another parcel and SH, but barely
328 N. 3 rd St	P74192	20,037.60	SH	Underdeveloped	MH would re'q SH demo
403 State St	P74197	46,229.30	MH (16)	Developed	Harbor Villa Senior Apts
503 Birch Lane	P74199	10,018.80	SH	Underdeveloped	Could fit MH(2) if SH is demo'd
Unaddressed	P74205	4,791.0	General purpose building	Underdeveloped	Could fit SH if building was reno/demo'd – owned by same owner as 503 Birch Lane
513 Birch Lane	P74200	12,632.40	SH	Underdeveloped	Could fit MH(3) if SH is demo'd
525 Birch Lane	P74209	12,632.40	SH	Underdeveloped	Could fit MH(3) if SH is demo'd
316 N. 3 rd St	P74193	20,037.60	SH	Underdeveloped	Could fit MH(6) if all structures are demo'd
312 N. 3 rd St	P74195	12,196.80	Shed	Partially-used	Same owner as 316 N.3 rd St – could MH(3)
310 N. 3 rd St	P74194	30,056.40	SH – 2 BnB units	Partially-used	Could split lot horizontal, fit MH(2) w/improvements
401 State St 401 ½ State St	P107159 P107158	~7,500.0	Condo Condo	Developed Developed	½ of condo situation w/ 401 ½ State ½ of condo situation w/ 401 State
405 State St	P74196	7,405.20	SH	Developed	
413 State St 402 Spencer Lane 403 Spencer Lane 404 Spencer Lane 405 Spencer Lane	P107835 P107831 P107832 P107833 P107834	~21,000	Condo Condo Condo Condo Condo	Developed	Part of 413 State Street condos MH(5)
504 Birch Lane	P74201	13,503.60	SH	Underdeveloped	Could fit MH(3) if SH is demo'd
506 Birch Lane	P74204	6,534.00	SH	Developed	
508 Birch Lane	P74210	7,405.20	SH	Developed	
518 Birch Lane	P74202	12,632.40	SH	Underdeveloped	Could fit MH(3) if SH is demo'd
415 State St	P74203	12,632.40	SH	Underdeveloped	Could fit MH(3) if SH is demo'd
503 State St	P74198	14,374.80	SH	Partially-used	Would require driveway extension if split – could fit MH(4) if structures are demo'd
507 State St	P74214	5,864.00	SH	Developed	
509 State St	P74208	~9,979.50	MH(2)	Developed	509 and 511 State St
310 N. 6 th St	P119281	5,009.40	SH	Developed	
309 N. 6 th St	P74211	5,227.20	SH	Developed	
519 State St	P74212	10,890.00	SH w/ ADU	Developed	519 and 521 State St
208 N. 2 nd St	P74127	20,021.00	Retirement Home MH(7)	Developed	203 Center St 206 N. 2 nd St 210 N. 2 nd St 210 State St 212 N. 2 nd St 214 N. 2 nd St
212 State St	P74128	10,018.80	SH	Pipeline	Will be split into 2 lots (will be DEVELOPED)
211 Center St	P74129	4,791.60	SH	Developed	
213 Center St	P11973	5,009.40	SH	Developed	

216 N. 3 rd St	P74145	10,018.80	SH	Underdeveloped	Could fit MH(2) if SH is demo'd
316 State St	P74148	5,000.00	SH	Developed	Used to have mobile home – appears to be removed
UN-A State St	P133450	4,999.00	Vacant	Vacant	Same owner as 316 State St, could fit SH
303 Center St	P74146	4,791.60	SH	Developed	
307 Center St	P74147	10,018.80	SH	Underdeveloped	Could fit MH(2) if SH is demo'd
313 Center St	P74149	4,791.60	SH	Developed	Currently renovating garage
216 N.4 th St	P74150	5,000.00	SH	Developed	
416 State St	P74153	4,791.60	SH	Developed	
218 N. 4 th St	P120702	5,000.00	SH	Developed	
205 N. 5 th St	P102680	5,009.40	SH	Developed	
403 Center St	P74151	7,405.20	SH	Developed	ADU? Check this -Rights property
409 Center St	P102244	5,009.40	SH	Developed	
415 Center St	P74155	7,405.20	SH	Developed	
214 N. 5 th St	P74174	11,325.60	SH	Partially-used	Could fit parcel and SH, or MH(3)
514 State St	P74176	8,712.00	SH	Underdeveloped	Detached garage could be ADU/MH(2)
214 N. 6 th St	P74177	10,018.80	SH	Underdeveloped	Garage could be ADU
202 N. 5 th St	P74173	14,810.40	SH	Underdeveloped	Could fit MH(4) if structures were demo'd
517 Center St	P99302	4,791.60	SH	Developed	Has shed on property
205 N. 6 th St	P108986	5,009.40	SH	Developed	
201 N. 6 th St	P74178	4,791.60	SH	Developed	
112 N. 4 th St	P74156	8,973.36	SH/ADU	Underdeveloped	Could MH(2) is SH is demo'd
113 N. 5 th St	P74160	10,018.80	SH w/ADU	Developed	Total number of DU a wash
114 N. 5 th St	P74166	10,018.80	SH	Underdeveloped	Could MH(2) if SH is demo'd
514 Center St	P74168	10,018.80	SH w/ADU	Developed	Total number of DU a wash, also 512 Center
522 Center St	P74171	4,791.60	SH	Developed	
115 N. 6 th St	P101149	5,009.40	SH w/ADU?	Developed	Might have ADU
114 N. 6 th St	P74234	12,196.80	SH	Partially-used	Could be split, but lots would be irregular. Could MH(3) if SH is demo'd
205 Dalan Place	P122307	6,930.00	SH	Developed	
206 Dalan Place	P122306	7,110.00	SH	Developed	
202 N. 6 th St	P122310	6,000.00	SH	Developed	
602 Tillinghast Dr	P122311	5,317.00	SH	Developed	
604 Tillinghast Dr	P122309	7,326.00	SH	Developed	
203 Dalan Place	P122308	6,979.00	SH	Developed	
216 N. 6 th St	P74232	12,196.80	SH	Partially-used	Could support additional SH or MH(3) if SH is demo'd
603 Tillinghast Dr	P122290	5,797.00	SH	Developed	
605 Tillinghast Dr	P122291	6,386.00	SH	Developed	
607 Tillinghast Dr	P122292	6,500.00	SH	Developed	
609 Tillinghast Dr	P122293	6,500.00	SH	Developed	
611 Tillinghast Dr	P122294	6,633.00	SH	Developed	
613 Tillinghast Dr	P122295	7,462.00	SH	Developed	
615 Tillinghast Dr	P122296	6,406.00	SH	Developed	
618 Tillinghast Dr	P122297	6,408.00	SH	Developed	
616 Tillinghast Dr	P122298	6,453.00	SH	Developed	
614 Tillinghast Dr	P122299	6,352.00	SH	Developed	
612 Tillinghast Dr	P122300	5,759.00	Vacant	Vacant	Could fit SH
610 Tillinghast Dr	P122301	5,996.00	Vacant	Vacant	Could fit SH
608 Tillinghast Dr	P122302	7,290.00	SH	Developed	
606 Tillinghast Dr	P122303	6,021.00	SH	Developed	
202 Dalan Place	P122304	5,918.00	SH	Developed	
204 Dalan Place	P122305	6,672.00	SH	Developed	
HPD					
116 Maple Ave	P74386	3,920.40	SH	Developed	Below minimum lot size

528 Road St	P120876	4,356.00	SH	Developed	
526 Road St	P74387	14,810.40	SH	Partially-used	Could fit parcel + SH or MH(4) IF SH was demo'd but HPD
522 Road St	P74388	4,356.00	SH	Developed	
516 Road St 514 Road St	P74389	8,712.00	SH	Developed	Has two addresses? Also contains P74390 with single-wide
513 Road St	P74390	No Land	Single-Wide	Developed	Within P74389
113 Whatcom St	P74391	12,632.40	SH	Developed	Has a lot of sheds/garage
UNA WA Ave	P127902	8,838.00	Vacant	Vacant	Used for employee parking (Market) Could have 2 DU
UNA	P73935	717.00	Vacant	Vacant	
UNA	P135921	4,027.00	Vacant	Vacant	Greg Ellis Development
UNA	P135920	4,114.00	Vacant	Vacant	Greg Ellis Development
UNA	P135922	3,271.00	Vacant	Vacant	Greg Ellis Development
UNA	P135919	4,015.00	Vacant	Vacant	Greg Ellis Development
333 WA Ave	P73933	4,147.00	SH	Developed	Greg Ellis Development
UNA	P135918	4,005.00	Vacant	Vacant	Greg Ellis Development
UNA	P73934	6,969.00	Vacant	Vacant	Could fit SH
UNA	P74005	21,780.00	Vacant	Vacant	Could fit 5 parcels + SH OR MH(6)
105 S. 3 rd St	P108647	7,274.52	SH	Developed	
107 S. 3 rd St	P106474	3,615.48	SH	Developed	Under min lot size
109 S. 3 rd St	P107577	3,615.48	SH	Developed	Under min lot size
111 S. 3 rd St	P74006	6,969.60	SH	Developed	
UNA	P108646	218.00	Vacant ROW	ROW	Street ROW
106 S. 3 rd St	P74008	8,276.40	SH	Developed	Would be underdeveloped but HPD
108 S. 3 rd St	P74007	7,840.80	SH	Developed	
110 S. 3 rd St	P111733	8,232.84	SH	Developed	Would be underdeveloped but HPD
UNA S. 2 nd /WA	P74097	3,200.00	Vacant	Vacant	TOLC Owned
510 S. 2 nd St	P74095	5,227.20	SH	Developed	
UNA S. 2 nd St	P74093	1,750.00	Misc. Shed	Developed	Under min lot size
UNA S. 2 nd St	P74092	1,750.00	Vacant	Developed	Under min lot size, same owner as P74093
518 S. 2 nd St	P74090	5,227.20	SH	Developed	Same owner as P74093/P74092
522 S. 2 nd St	P74089	3,500.00	SH	Developed	Under min lot size
526 S. 2 nd St	P74087	1,750.00	SH	Developed	Boat House on the Hill
602 S. 2 nd St	P74086	4,400.00	SH	Developed	
608 S. 2 nd St	P108057	4,356.00	SH	Developed	
161 S. 2 nd St	P74081	6,534.00	SH	Developed	
UNA 2 nd St	P74078	1,750.00	Parking	Developed	With P74081
622 S. 2 nd St	P74076	6,454.60	Garden Club	Developed	TOLC owned – Garden Club PUBLIC ZONE
704 S. 2 nd St	P74073	7,405.20	SH	Developed	
UNA S. 2 nd St	P74070	3,920.40	Vacant	Vacant	Steep slopes, under min lot size
109 Commercial	P74066	4,050.00	SH	Developed	Old store/ apt in back. One more apt?
709 S. 2 nd St	P74044	5,227.20	SH	Developed	
UNA 2 nd St	P74045	5,227.20	Vacant	Vacant	Owned by P74044. Could fit SH
211 Douglas St	P74040	3,484.80	SH	Developed	Under min lot size
UNA S. 3 rd St	P127373	4,486.68	Vacant	Vacant	Owned by P74040
212 Calhoun St	P74041	9,900.00	SH	Developed	Could fit MH(2) but HPD
613 S. 2 nd St	P74039	10,890.00	SH	Partially-used	Could fit parcel + SH
611 S. 2 nd St	P74038	2,613.60	SH	Developed	
601 S. 2 nd St	P74037	11,442.10	Rel. Building	Religious Building	Religious Building
213 Calhoun St	P74032	7,405.20	SH	Developed	Currently being renovated
614 S. 3 rd St	P74033	3,484.80	SH	Developed	
612 S. 3 rd St	P74034	3,484.80	SH	Developed	
608 S. 3 rd St	P74035	3,484.80	SH	Developed	
602 S. 3 rd St	P74036	6,947.50	Rel. Building	Religious Building	Religious Building
203 Benton St	P74031	8,100.00	SH	Developed	Could MH(2) but HPD

517 S. 2 nd St	P74029	5,400.00	SH	Developed	
513 S. 2 nd St	P74028	4,500.00	SH	Developed	
509 S. 2 nd St	P74027	4,791.60	SH	Developed	
207 S. 2 nd St	P74026	3,920.40	SH	Developed	
503 S. 2 nd St	P74025	8,276.40	SH	Developed	Could fit MH(2) but HPD
213 Benton St	P74011	5,227.20	SH	Developed	
532 S. 3 rd St	P74012	5,400.00	SH	Developed	
526 S. 3 rd St	P74013	7,405.20	SH w/ADU	Developed	
522 S. 3 rd St	P74014	3,484.80	SH	Developed	Under min lot size
520 S. 3 rd St	P74020	3,920.40	SH?	Developed	Skagit County Use Code is MH?
UNA S. 3 rd St	P74021	3,484.80	Shed	Vacant?	Owned by P74022, under min lot size
514 S. 3 rd St	P74022	3,484.80	SH	Developed	Under min lot size
512 S. 3 rd St	P74023	3,484.80	SH	Developed	Under min lot size
504 S. 3 rd St	P74024	5,662.80	SH	Developed	
715 S. 3 rd St	P73984	7,405.20	SH	Developed	
705 S. 3 rd St	P73982	7,405.20	SH	Developed	
701 S. 3 rd St	P73981	3,920.40	SH	Developed	Under min lot size
708 S. 4 th St	P73978	14,400.00	SH w/ADU	Partially-used	Could split with no changes, maybe st ext.
702 Calhoun St	P73979	4,000.00	SH	Developed	
619 S. 3 rd St	P73994	3,484.80	SH	Developed	Under min lot size
617 S. 3 rd St	P73993	3,484.80	SH w/ADU	Developed	SC code has ADU, no TOLC property files, under min lot size
613 S. 3 rd St	P73992	3,484.80	SH	Developed	Under min lot size
609 S. 3 rd St	P73991	3,600.00	SH	Developed	Under min lot size
607 S. 3 rd St	P105952	3,200.00	SH	Developed	Under min lot size
603 S. 3 rd St	P73989	7,200.00	SH	Developed	
620 S. 4 th St	P73986	3,484.80	SH	Developed	Under min lot size
616 S. 4 th St	P103693	4,235.00	SH	Developed	
612 S. 4 th St	P73987	6,558.00	SH w/ADU	Developed	
608 S. 4 th St	P101279	7,187.40	SH	Developed	
602 S. 4 th St	P73988	3,484.80	SH	Developed	Under min lot size
410 Douglas St	P73964 P73963	7,345.70 10,000.00	Rel. Building	Developed	Religious Building
705 Whatcom St	P74320	9,583.20	SH	Developed	Could MH(2) but HPD
UNA Douglas St	P73961	8,712.00	Vacant	Vacant	Owned by Catholic Church, could MH(2)
413 Douglas St	P125194	9,780.00	Offices	Developed	Owned by Catholic Church, could MH(2)
612 Whatcom St	P125295	9,714.00	SH	Developed	Could MH(2) but HPD
703 S. 4 th St	P73960	14,168.00	SH	Partially-used	Could split for SH, or MH(4) if SH demo'd
UNA Whatcom St	P135490	4,356.00	Vacant	Vacant	Could SH, costly to develop
619 S. 4 th St	P73958	4,356.00	MH(4)	Developed	Under min lot size
615 S. 4 th St	P73955	6,534.00	SH	Developed	
607 S. 4 th St	P73956	6,534.00	SH	Developed	
UNA Whatcom St	P73953	8,712.00	Vacant	Vacant	Could MH(2) or 2 SH, costly to develop
UNA Whatcom St	P133943	4,356.00	Vacant	Vacant	Could SH, costly to develop
601 S. 4 th St	P73954	14,736.00	SH	Developed	Could MH(4) but HPD, Olsen's Retreat
531 S. 4 th St	P73952	6,534.00	SH	Developed	
543 S. 4 th St	P73945	7,176.00	SH	Developed	
UNA Whatcom St	P73946	4,356.00	Vacant	Vacant	Could SH
412 Whatcom St	P73947	18,730.00	SH	Partially-used	Could split for MH(3) or MH(5) if no SH
412 Whatcom St	P73944	3,049.20	Shed	Developed	Under min lot size
527 S. 4 th St	P73951	4,400.00	SH	Developed	
521 S. 4 th St	P73950	6,534.00	SH	Developed	
UNA S. 4 th St	P73949	2,178.00	Vacant	Vacant	Under min lot size, owned by P73950
503 S. 3 rd St	P74004	13,939.20	INN	Developed	BnB could be MH(3)
511 S. 3 rd St	P118828	5,227.20	SH	Developed	
515 S. 3 rd St	P73999	6,300.00	SH	Developed	

517 S. 3 rd St	P74000	5,417.38	SH	Developed	
525 S. 3 rd St	P74001	4,742.86	SH	Developed	
303 Benton St	P74002	14,374.80	SH	Developed	Could split if shed was demo'd, MH(4) but HPD)
530 S. 4 th St	P73995	10,800.00	SH	Developed	Could MH(2) but HPD
518 S. 4 th St	P73996	7,405.20	SH	Developed	
516 S. 4 th St	P73997	3,484.80	SH	Developed	Under min lot size
512 S. 4 th St	P73998	10,018.80	SH	Developed	Could MH(2) but HPD so no demo
328 WA Ave	P73942	4,791.60	SH	Developed	
302 Whatcom St	P73936	4,356.00	SH	Developed	
END OF HPD					
123 Whatcom St	P74381	12,632.40	SH	Developed	Could MH(3) but HPD
517 WA AVE	P74382	4,356.00	Vacant	Vacant	
523 WA AVE	P74383	8,712.00	SH	Underdeveloped	Could MH(2) if SH is demo'd
525 WA AVE	P74384	4,356.00	General Purpose	Developed	CHECK THIS ONE – DU USE?
126 Maple Ave	P74385	6,534.00	SH	Developed	
199 Maple Ave	P74404	10,000.00	Offices + parking	Partially-used	Partly in the Commercial Zone, could be split for SH or MH(2)
201 Maple Ave	P74402	9,600.00	SH	Underdeveloped	Could be MH(2)
203 Maple Ave	P119485	10,300.00	SH	Underdeveloped	Double wide, could be MH(2)
215 Maple Ave	P74401	20,037.60	SH	Underdeveloped	Could be split, could be MH(6)
221 Maple Ave 219 Maple Ave 217 Maple Ave	P74400	14,810.40	Duplex and apt	Underdeveloped	Could have one more DU
227 Maple Ave	P74399	14,810.40	SH	Partially-used	Could MH(4) or split for SH
214 Maple Ave	P74380	13,405.00	Restaurant	Partially-used	Could MH(3) or split for SH
UNA Maple/WA	P132200	12,078.00	Vacant	Vacant	Could MH(3)
518 WA AVE	P74378	5,210.00	SH	Developed	
516 WA AVE	P74377	3,049.20	SH	Developed	Under min lot size
505 Talbott St	P74369	11,325.60	SH	Underdeveloped	Could be MH(3)
511 Talbott St	P74370	7,405.20	SH w/ADU?	Developed	1984 permit for “MIL Suite” and 1990 for BnB
515 Talbott St	P74371	7,405.20	SH	Developed	
516 Talbott St	P121949	5,000.00	SH	Developed	
519 Talbott St	P74372	4,777.50	SH	Developed	
224 Maple Ave	P74373	5,100.00	SH	Developed	
301 Maple Ave	P74407	24,028.00	Vacant	Vacant	Could MH(7) “Hedlin Ballfield”
315 Maple Ave	P136016	7,000.00	SH	Developed	
319 Maple Ave	P74406	5,000.00	SH	Developed	
339 Maple Ave	P136015	7,000.00	SH	Developed	
327 Maple Ave	P112748	4,000.00	SH	Developed	
335 Maple Ave	P114063	5,000.00	SH	Developed	
401 Maple Ave	P74409	5,000.00	SH	Developed	
403 Maple Ave	P136014	7,000.00	SH	Developed	
405 Maple Ave	P106624	4,000.00	SH	Developed	
407 Maple Ave	P135504	7,000.00	SH	Developed	
409 Maple Ave	P135503	5,000.00	SH	Developed	
413 Maple Ave	P74408	7,500.00	SH	Developed	
UNA Maple Ave	P74412	7,500.00	Vacant	Vacant	Could SH, owned by P74408
304 Maple Ave	P74364	4,791.60	SH	Developed	
520 Talbott St	P122118	10,018.80	Garage/Shed	Partially-used	Could split for SH/parcel, could MH(2)
516 Talbott St	P74365	6,098.40	SH	Developed	
512 Talbott St	P74366	6,534.00	SH	Developed	
508 Talbott St	P74367	4,791.60	Double wide	Developed	Counts as a SH
504 Talbott St	P74368	10,018.80	SH	Underdeveloped	Could MH(2) if SH demo'd
501 Rainier St	P74356	7,405.20	SH	Developed	

507 Rainier St	P74357	4,791.60	SH	Developed	
UNA Rainier St	P74358	2,613.60	Vacant	Vacant	Under min lot size, owned P74357
513 Rainier St	P74359	7,405.20	SH	Developed	
517 Rainier St	P74360	4,791.60	SH	Developed	
523 Rainier St	P74361	4,791.60	SH	Developed	
525 Rainier St	P74362	4,791.60	SH	Developed	
314 Maple Ave	P74363	4,791.60	SH w/ADU	Developed	
406 Maple Ave 404 Maple Ave	P74350	10,018.80	MH(2) Duplex	Developed	
524 Rainier St 520 Rainier St	P74351	10,018.80	MH(2) Duplex	Developed	
514 Rainier St	P74353	10,018.80	SH	Underdeveloped	Could MH(2), split if DGAR was demo'd
502 Rainier St	P124165	5,227.20	SH	Developed	
415 Whatcom St	P74344	14,810.40	SH	Partially-used	Couldn't be uniformly split, could be MH(4) if SH is demo'd
509 Laurel St	P119417	5,009.40	SH	Developed	
511 Laurel St	P74346	4,791.60	Double wide	Developed	
517 Laurel St	P105964	7,500.00	SH	Developed	
523 Laurel St	P74348	12,500.00	SH	Partially-used	Could split, MH(3) if SH is demo'd
501 Maple Ave	P74413	14,810.40	SH	Partially-used	Could split if shed's demolished, MH(4)
595 Maple Ave	P106203	10,236.60	SH	Underdeveloped	Could MH(2) if SH is demo'd
509 Maple Ave	P74411	10,018.80	SH	Underdeveloped	Could MH(2) if SH is demo'd
515 Maple Ave	P74410	10,018.80	SH	Underdeveloped	Could MH(2) if SH is demo'd
515 Maple Ave 517 Maple Ave	P126083	15,000.00	MH(2)	Partially-used	Duplex demo'd, unclear what replaced, wrong address, should have parcel number P74417. Could MH(2) no demo, could MH(4) with demo. Address should be 517 Maple Ave Unit A, 517 Maple Ave Unit B.
523 Maple Ave	P74417	5,000.00	SH	Developed	Should have parcel number P126083
605 Maple Ave	P74416	4,791.60	SH	Developed	
UNA Maple Ave	P112529	14,984.64	Vacant	Vacant	Could MH(4)
702 Finley Ln 703 Finley Ln 704 Finley Ln 705 Finley Ln 706 Finley Ln 707 Finley Ln 708 Finley Ln	P111807 P111804 P111808 P111805 P111809 P111806 P111810	~29,300.00	Condo Condo Condo Condo Condo Condo Condo	Developed	7 Condos. Could be MH(9) – not likely to be redeveloped. Condo situation.
506 Maple Ave	P74340	10,018.80	Double wide	Partially-used	Could MH(2), could split for SH
520 Laurel St	P74341	7,405.20	SH	Developed	
510 Laurel St	P74342	12,196.80	SH	Underdeveloped	Could MH(3) if SH was demo'd
503 Whatcom St	P74343	4,791.60	SH	Developed	
505 Whatcom St	P108859	4,835.16	SH	Developed	
509 Myrtle St	P74332	5,227.20	SH	Developed	
511 Myrtle St	P74334	5,227.20	Single wide	Developed	
513 Myrtle St	P74335	7,840.80	SH w/ADU	Developed	
523 Myrtle St	P74337	7,840.80	SH	Developed	Has an accessory building but is NOT ADU
525 Myrtle St	P74338	5,227.20	SH	Developed	
516 Maple Ave	P74339	10,018.00	SH	Partially-used	Could split
528 Myrtle St	P74331	13,043.00	Office/Medical	Partially-used	NON-RES Use, could split. MH(3)
526 Myrtle St A 526 Myrtle St B	P105119	7,623.00	MH(2) Duplex	Developed	Under min lot size for 2 MH units?
524 Myrtle St C 524 Myrtle St D	P105121	7,971.48	MH(2) Duplex	Developed	Under min lot size for 2 MH units?
518 Myrtle St	P74328	5,662.80	SH	Developed	
516 Myrtle St	P110371	5,009.40	SH	Developed	

506 Myrtle St	P74326	4,791.60	SH	Developed	
504 Myrtle St	P107878	7,492.32	SH	Developed	
609 Whatcom St	P125256	3,000.00	Garage	Developed	Under min lot size
613 Whatcom St	P125257	5,312.50	Vacant	Vacant	Could SH
611 Whatcom St	P125258	4,620.00	SH	Developed	
514 Myrtle St	P74327	8,712.00	SH	Partially-used	Could split for SH
330 Park St A 330 Park St B 330 Park St C 530 Hill St A 530 Hill St B 530 Hill St C	P135466	26,012.00	Triplex Triplex	Pipeline	Will be 2 Triplex's, for MH(6) total
525 High St	P135465	5,452.00	SH	Pipeline	In development SNDH
519 High St	P135464	4,791.60	SH	Pipeline	In development SNDH
515 High St	P135463	4,791.60	SH	Pipeline	In development SNDH
511 High St	P135462	4,791.60	SH	Pipeline	In development SNDH
701 Whatcom St	P74322	10,018.80	SH	Underdeveloped	Could be MH(2), unlikely to redevelop
510 High St	P74323	9,072.00	SH	Pipeline	In development SNDH, could've MH(2)
506 High St	P74321	4,374.00	SH	Pipeline	In development SNDH
502 High St	P135467	4,938.00	SH	Pipeline	In development SNDH
801 Whatcom St	P74319	10,018.00	SH	Underdeveloped	Could be MH(2) if SH is demo'd
UNA Park St	P74316	5,662.80	Shed/General	Underdeveloped	Could hold SH
807 Whatcom St	P74315	29,620.80	SH	Partially-used	Could split, difficult development, total capacity MH(9)
750 Park St	P74314	20,0473.20	SH w/ADU	Partially-used	Could split, if demo'd could MH(6)
752 Park St	P112837	9,888.12	SH	Partially-used	Could split, needs access, could MH(2) if SH was demo'd
760 Park St	P74289	8,712.00	Double wide w/ADU	Developed	
423 Caledonia St	P101132	6,795.36	SH	Developed	
421 Caledonia St	P74285	13,503.60	SH	Underdeveloped	Could unevenly split, needs access, could evenly split if shed was demo'd
415 Caledonia St	P74284	6,969.00	SH	Developed	
829 S. 4 th St	P74282	13,503.60	SH	Underdeveloped	Could MH(3) if SH is demo'd
812 Whatcom St, 108 812 Whatcom St, 100 812 Whatcom St, 101 812 Whatcom St, 102 812 Whatcom St, 103 812 Whatcom St, 104 812 Whatcom St, 105 812 Whatcom St, 106 812 Whatcom St, 107 812 Whatcom St, 109	P81376 P81367 P81369 P81370 P81371 P81372 P81373 P81374 P81375 P81377	~63,300.00	Condo Condo Condo Condo Condo Condo Condo Condo Condo Condo	Developed	Unlikely to redevelop – could have MH(20) technically – if all condos had ADU's then that would work.
UNA S. 4 th St	P73969	9,160.20	Vacant	Vacant	Steep slopes, possible wet site, TOLC owns
818 S. 4 th St	P73968	3,484.80	SH	Developed	Under min lot size
824 S. 4 th St	P73967	10,890.00	SH	Underdeveloped	Could be MH(2) or an ADU for same #DUs

830 S. 4 th St	P73977	6,098.40	SH w/ADU	Developed	ADU used as BnB
UNA S. 4 th St	P74394	4,791.60	Unclear	Developed	ADU part? Owned by P73977, wrong in iMap
301 Caledonia St	P74395	5,227.20	SH	Developed	
311 Caledonia St	P74396	4,791.60	Double wide	Developed	
314 Caledonia St	P20894	8,238.00	SH	Developed	Could MH(2)
UNA Cal St	P20898	12,398.00	Vacant	Vacant	Habitat Owned – MH(3)
911 S. 3 rd St	P20897	6,000.00	SH	Developed	
922 S. 4 th St	P20895	10,000.00	SH	Underdeveloped	Could MH(2)
917 S. 3 rd St	P20901	12,000.00	SH	Underdeveloped	Could unevenly split, MH(3) if SH demo'd
924 S. 4 th St	P20900	5,000.00	SH	Developed	
926 S. 4 th St	P20902	6,800.00	SH	Developed	
928 S. 4 th St	P126591	5,000.00	SH	Developed	
930 S. 4 th St	P20904	5,200.00	Double wide	Developed	
934 S. 4 th St	P20907	4,000.00	Double wide	Developed	
938 S. 4 th St	P20910	5,000.00	SH	Developed	
321 Sherman Ave	P74243	7,300.00	SH	Developed	
303 Sherman Ave	P74242	7,840.80	SH	Developed	
937 S. 3 rd St	P20909	4,000.00	SH	Developed	
933 S. 3 rd St	P20908	4,000.00	SH	Developed	
927 S. 3 rd St	P20906	9,000.00	SH	Underdeveloped	Could MH(2) or an ADU for same #DUs
923 S. 3 rd St	P107788	5,000.00	SH	Developed	
404 Caledonia St	P74273	9,147.60	SH	Partially-used	Could MH(2) or split
UNA Cal St	P74274	871.20	Vacant	Vacant	Under min lot size
410 Caledonia St	P74281	5,227.20	SH	Developed	
416 Caledonia St	P74280	6,969.60	SH	Developed	
422 Caledonia St	P74279	7,840.80	SH	Developed	
430 Caledonia St	P74278	6,534.00	SH	Developed	
432 Caledonia St	P74277	4,791.60	Single-wide	Developed	
921 S. 4 th St	P74272	15,246.00	MH(3)	Developed	Could MH(4), unlikely to be redeveloped
UNIDENTIFIED	PARCEL	BETWEEN	P74272 AND	P102299	CHECK THIS
923 S. 4 th St	P102299	7,579.44	SH	Developed	
925 S. 4 th St	P103774	7,623.00	SH	Developed	
929 S. 4 th St	P74267	15,246.00	Triple wide	Partially-used	Could split, total capacity MH(4)
UNIDEFTIFIED	PARCEL	BETWEEN	P74267 AND	P74263	
941 S. 4 th St	P74263	13,503.60	SH	Partially-used	Could split, total capacity MH(3)
1105 S. 4 th St	P74262	13,503.60	SH	Partially-used	Could split, total capacity MH(3)
"X" 4 th St	P134174	7,840.80	Vacant	Vacant	Could SH – no numbered address
UNA 4 th St	P74265	23,086.80	Vacant	Vacant	Jenson Property. Could MH(7)
CHANNEL COVE	P129848	Unknown	Vacant Land	Vacant Land	Land around buildings in channel cove
910 Park St	P128682	~1,901.80	SH	Developed	Channel Cove SRF
912 Park St	P128681	~1,666.30	SH	Pipeline	Channel Cove SRF 2023
914 Park St	P128680	~1,544.90	SH	Pipeline	Channel Cove SRF 2023
916 Park St B	P128671	1,142.00	MH(2)	Pipeline	Channel Cove SRF 2023
916 Park St A	P128672	1,140.00			
918 Park St	P128684	1,560.00	SH	Pipeline	Channel Cove SRF 2023
920 Park St A	P128678	1,696.00	MH(3)	Developed	Channel Cove Triplex
920 Park St B					
920 Park St C					
924 Park St B	P128669 P133550	1,460.00	SH	Developed	½ of the Townhouse at 924 Park
924 Park St A	P128670 P133549	1,460.00	SH	Developed	½ of the Townhouse at 924 Park
930 Park St H	P128668	~5,000.00	MH(5)	Developed	Channel Cove
930 Park St I					
930 Park St J					

930 Park St K 930 Park St L					
936 Park St P 936 Park St Q 936 Park St R	P128677	1,696.00	MH(3)	Developed	Channel Cove Triplex
938 Park St	P128675 P131489	1,370.00	SH	Developed	½ of Townhouse at 938/940 Park
940 Park St	P128676 P131490	1,370.00	SH	Developed	½ of Townhouse at 938/940 Park
944 Park St	P128683 P136689	2,000.00	SH	Developed	Channel Cove
950 Park St	P128685 P133591	1,600.00	SH	Developed	Channel Cove
948 Park St	P128674 P133551	1,140.00	SH	Developed	½ of Townhouse at 948/946 Park
946 Park St	P128673 P133592	1,140.00	SH	Developed	½ of Townhouse at 948/946 Park
932 Park St M 932 Park St N 932 Park St O	P128679	~2,773.60	MH(3)	Developed	Channel Cove Triplex
922 Park St D 922 Park St E 922 Park St F 922 Park St G	P128667	3,332.00	MH(4)	Developed	Channel Cove
UNA Park St	P74290	42,177.00	Vacant	Vacant	Could MH(13). Wetlands.
UNA Park St	P50599	20,037.60	Vacant	Vacant	Could MH(6). May have some trailers.
UNIDENTIFIED	PARCEL	BETWEEN	P50599 AND	P90531	CHECK THIS
UNA Park St	P90531	7,840.80	Vacant	Vacant	Could SH
903 Park St	P122512	4,965.84	SH	Developed	
901 Park St	P74293	5,000.00	SH	Developed	
612 Caledonia St	P74291	12,000.00	Double wide	Partially-used	Could split. Total capacity MH(3)
602 Caledonia St	P74294	10,018.80	SH	Partially-used	Could split if shed is demo'd for SH.
931 Maple Ave	P20891	~44,000.00	MH(8)	Pipeline	Apartments being redone
923 Maple Ave	P20893	7,700.00	SH – NON RES	Pipeline	Will be redeveloped to counseling center
913 Maple Ave	P74429	10,018.80	MH(2)	Developed	
911 Maple Ave	P74430	10,000.00	SH w/ADU	Developed	Same #DUs as if split
905 Maple Ave	P74432	20,000.00	SH	Underdeveloped	Could MH(6). There's a lot line in the middle of this parcel for some reason. CHECK.
751 Maple Ave	P74426	6,098.40	SH	Developed	
713 Caledonia St	P109201	5,009.40	Triple wide	Developed	
715 Caledonia St	P109582	6,316.20	SH	Developed	
747 Maple Ave	P74427	6,250.00	SH	Pipeline	Harvey Development
706 Harvey Lane	P136762	6,250.00	SH	Pipeline	Harvey Development
712 Harvey Lane	P136763	7,500.00	SH	Pipeline	Harvey Development
745 Maple Ave A 745 Maple Ave B 745 Maple Ave C 745 Maple Ave D	P74423	20,037.60	MH(4)	Developed	Fourplex, could have been MH(6). Unlikely to be redeveloped
741 Maple Ave	P74428	11,761.20	SH	Partially-used	Could be split, or MH(3)
733 Maple Ave	P74422	10,796.00	SH	Undeveloped	Could be MH(2) if SH is demo'd
UNA Maple Ave	P135781	17,602.60	Condo Land	Developed	Land of Maple Ave Condos
725 Maple Ave	P135723	Condo	Condo	Developed	
727 Maple Ave	P135724	Condo	Condo	Developed	
729 Maple Ave	P135725	Condo	Condo	Developed	
731 Maple Ave	P135726	Condo	Condo	Developed	
721 Maple Ave	P74425	18,800.00	Dental Office	Partially-used	Could split for SH, total capacity MH(5)

713 Maple Ave	P74419	14,374.80	SH	Partially-used	Could split for MH(2), total capacity MH(4). Unlikely to be redeveloped due to extensive site improvements and landscaping
711 Maple Ave	P74420	7,800.00	SH	Developed	
709 Maple Ave	P135215	7,800.00	Vacant	Vacant	Could SH
712 Maple Ave	P74309	5,662.80	MH(3)	Developed	
714 Maple Ave	P74308	3,920.40	SH	Developed	Under min lot size
720 Maple Ave	P74306	5,227.20	SH	Developed	
UNA Maple Ave	P105339	6,403.32	Vacant	Pipeline	Pipeline for SH, but applicant has not followed up
730 Maple Ave	P74307	7,405.20	SH	Developed	
738 Maple Ave	P74310	10,890.00	SH	Underdeveloped	Could MH(2) if SH is demo'd
739 Park St	P74305	8,276.40	SH	Underdeveloped	Could MH(2) if SH is demo'd
749 Park St	P74304	10,890.00	SH	Partially-used	Could split for SH
742 Maple Ave	P118172	5,009.40	SH	Developed	
746 Maple Ave	P74312	6,969.60	SH	Developed	
748 Maple Ave	P123060	5,000.00	Single wide	Developed	
750 Maple Ave	P123061	5,049.00	SH	Developed	
605 Caledonia St	P123059	7,108.00	SH	Developed	
601 Caledonia St	P74301	12,196.80	SH	Partially-used	Could split for SH, total capacity MH(3)
UNA Park St	P74303	3,920.40	Shed	Underdeveloped	Owned by P74301, under min lot size

SH: 25, 48, 32, 43, 40, 29, 22, 31, 18, 13 = 301

Condos: 7, 7, 10, 4 = 28

MH: 25, 4, 3, 10, 6, 13, 24, 3 = 88

ADU: 2, 4, 4, 1, 2, 2, 1, 1 = 17

Single wide/double wide/triple wide: 1, 1, 3, 1, 5, 2, 1 = 14



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: Alexander and Barbara Duff
PROPERTY OWNER: Alexander and Barbara Duff
PROJECT LOCATION: 615 S. 4th Street, La Conner WA, P74457
DATE: May 20, 2025
APPLICATION FILE#: LU25-31HDR
 Historic Design Review

PROJECT DESCRIPTION

The application is for review and approval of exterior changes to 615 S. 4th Street, a single-household structure in the Residential Zone. The applicant is the property owner.

The property is 615 S. 4th Street, La Conner, WA, parcel P73955. It is not within the La Conner Floodplain and not within 200ft of the shoreline. The exterior changes proposed are to replace 2 exterior swing doors and their adjacent windows with a new 4-panel sliding door. The new trim will match the existing trim. This is located on the east elevation of the structure, not the front façade. Please see the attachment for a visual example.

FINDINGS of FACT

1. The subject property is located within the town's Residential Zone. This building is allowed under the uses of the Residential Zone
2. The subject property is not located within a floodplain. The subject property is not located within 200' of the shoreline. SEPA determination is not required.
3. The following sections of the Town of La Conner Municipal Code apply to this application:
 - Chapter 15.20 Residential Zone
 - 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 rest of the 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:

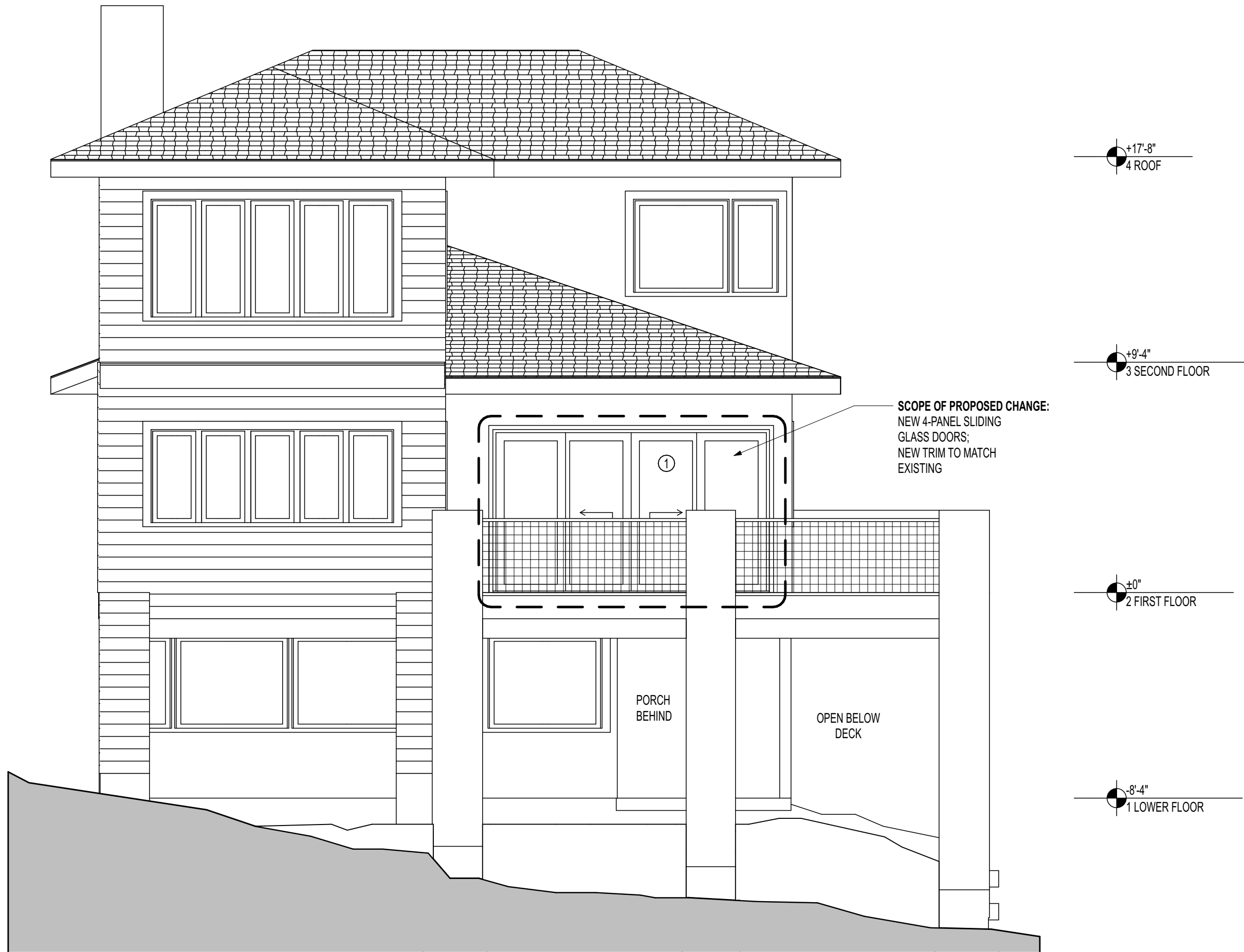
Staff has determined that this application be approved, pending review and comment by the Planning Commission. It is further recommended that the following conditions be attached to the approval of this proposal:

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



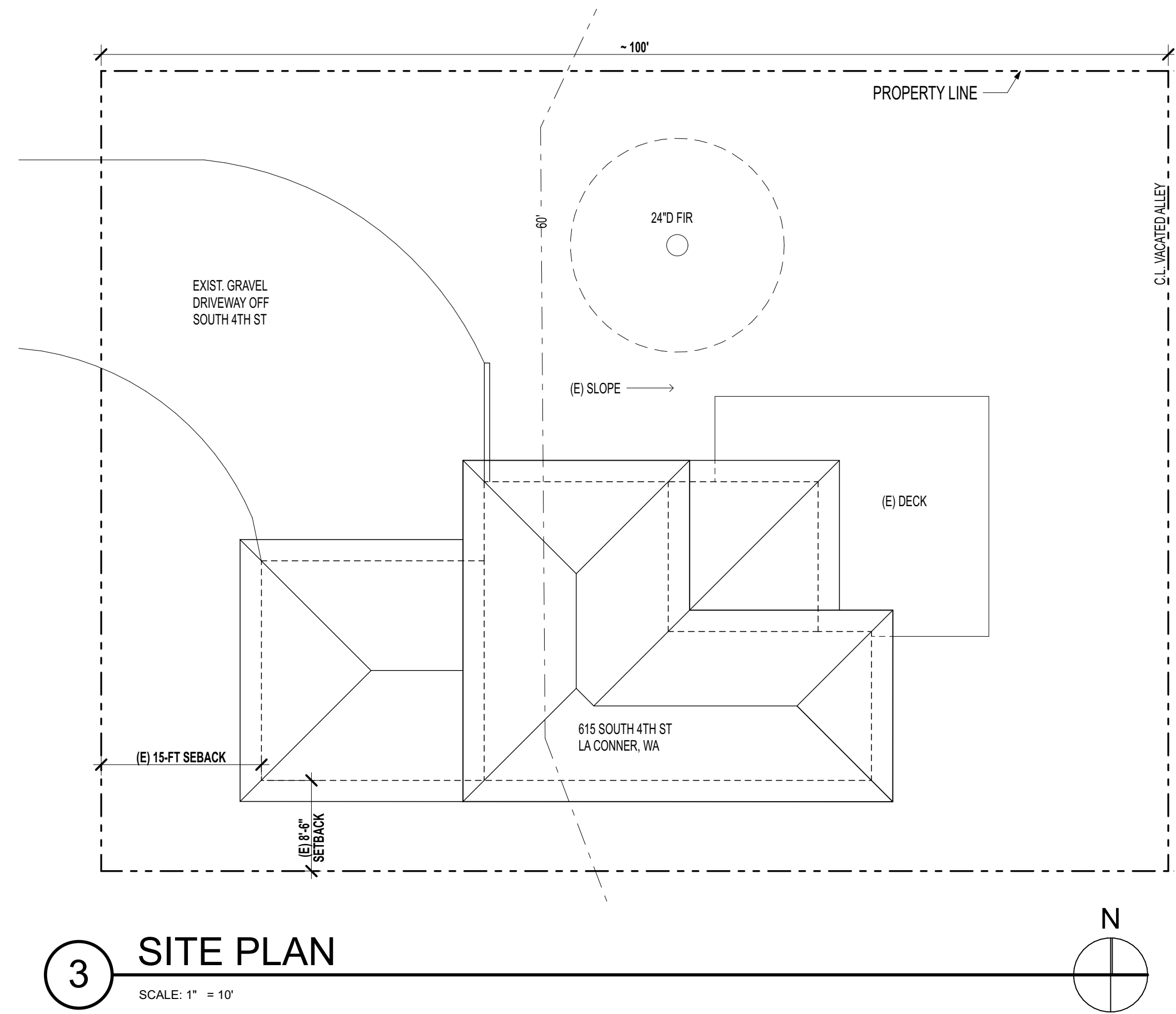
2 EAST ELEVATION - PROPOSED

SCALE: 1/4" = 1'-0"



1 EAST ELEVATION - EXISTING

SCALE: 1/4" = 1'-0"



3 SITE PLAN

SCALE: 1" = 10'

VICINITY MAP

