



TOWN OF LA CONNER PLANNING COMMISSION

Meeting Notice

August 5th 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 July 15, 2025 meeting.

IV. Old Business

1. Status Report – Public Participation Program
 - a. ADA Update Community Mingle

V. New Business

1. LU25-37HDR Public Hearing.

VI. Closing Comments:

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

TOWN OF LA CONNER PLANNING COMMISSION MEETING July 15, 2025

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

Commissioners present: John Leaver, Carol Hedlin Sommer Holt, and Bruce Bradburn

Staff: Ajah Eills, Jennifer Herring

PUBLIC COMMENT

There was no public comment.

MINUTES:

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

OLD BUSINESS:

Next steps for the Public Participation Program were discussed, specifically scheduling the ADA Update Community Mingle. Commissioners decided on having it August 19th on the first floor of Maple Hall.

It was announced that Town Council passed the Comprehensive Plan. Planner Eills proposed a step back from the plan until fall of 2025. Commissioner Holt expressed concerns about the language of the plan and was disappointed document was passed even though they asked for more time. Commissioner Leaver expressed feeling pressured to push the Comprehensive Plan through. Planner Eills acknowledged moving forward more time should be built in to respond to Department of Commerce.

NEW BUSINESS:

Planner Eills would like to take a look at reworking the permitting fees and planning code. Discussion followed with emphasis on Historic Design Review Permit and Sign Code as examples.

Commissioner Leave brought getting an update on the The Moore Clark property and project. Planner Eills stated they would get the Commission an update on this.

Commissioner Leaver recommended taking a look at the parking issues in Town.

Leslie Smith mentioned public sidewalks, but especially on Maple. Brief conversation followed.

Commissioners Hold and Leave brought up problematic intersections in Town with the 4-way stop at 6th street and the intersection of 3rd and center being the main focus of conversation.

CLOSING COMMENTS:

William Smith had questions concerning short term rentals and the enforcement of the code on this topic. Planner Eills explained the process.

With no further business Commissioner Bradburn moved to adjourn the meeting at 6:45 p.m. Seconded by Commissioner Holt. **Motion carried unanimously.**

Chair

Date



Town of La Conner

Post Office Box 400
La Conner, Washington 98257

Staff Report

TO: Planning Commission
FROM: Ajah Eills, Planning Director
APPLICANT: Linda Banaszak
PROPERTY OWNER: Caravan LLC
PROJECT LOCATION: 619 S. 1st Street, La Conner WA, P74077
DATE: July 27, 2025
APPLICATION FILE#: LU25-37HDR
Historic Design Review

PROJECT DESCRIPTION

The application is for review and approval of exterior changes to 619 S. 1st Street, a mercantile building in the Commercial Zone. The applicant is the property owner.

The property is 619 S. 1st Street, La Conner, WA, parcel P74077. It is within the La Conner Floodplain and within 200ft of the shoreline. The exterior changes proposed are to replace the lattice style window façade with upright vertical/picture windows. The new trim will be black, matching the existing. The original roof and awning will remain. This is located on the street façade of the structure. Please see the attachment for a visual representation.

FINDINGS of FACT

1. The subject property is located within the town's Commercial Zone. This building is allowed under the uses of the Commercial Zone.
2. The subject property is not within a floodplain. The subject property is located within 200' of the shoreline. The project qualifies for a shoreline exemption permit, SEPA determination is not required.
3. The following sections of the Town of La Conner Municipal Code apply to this application:
 - Chapter 15.35 Commercial 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. While this does change the exterior decorative feature of the storefront, vertically proportioned windows are acceptable under LCMC 15.50.
7. The proposed palette is compatible with existing historic paint colors on the building.

8. 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.
9. 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. If adjacent rights-of-way are impacted, a Right-of-Way permit shall be required.
2. All debris must be contained and removed from the site upon completion of work, with special attention paid to ensure no debris enters the waterways or Town sewer system.
3. All contractors and subcontractors must be licensed to conduct business in the Town of La Conner.
4. The permit holder must provide contact information on all contractors and subcontractors to the Town of La Conner prior to commencement of construction.
5. All contractors and subcontractors must report sales tax transactions within the Town of La Conner. The La Conner sales tax number is 2905.
6. All of the work performed shall be fully consistent in terms of colors and materials with the information provided in the applicant's submittal.

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

Ajah Eills, Planning Director
Town of La Conner

Current Conditions:



Proposed Condition (roof and awning will remain):

