

## Ajah Eills, Planner

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**From:** Linda Talman  
**Sent:** Thursday, August 21, 2025 4:51 PM  
**To:** Ajah  
**Subject:** Letter to town

*I am opposed to the suggested location of the staging of the construction project on State and 4th for the very large and tall project to be located at 306 Center (otherwise named the Talmon Development) The staging is, it is said, proposed to be two blocks away from the development smack dab in the middle of the quietest area of La Conner, on the corner of State and 4th. There are few sidewalks on Centre Street and none on 4th. Centre is a busy pedestrian street with walkers all the way from Tillinghast Cul de Sac to the Retirement Inn.*

*Staging for a commercial project is not a permitted use in the residential zone. It is also not permitted as a conditional use. If the use isn't permitted it is not allowed. End of story.*

*(Number 8 in the permitted uses allows **only** accessory uses incidental to the primary **dwelling** unit anchoring it solidly as a use related to residential use.)*

*The type of permit required is irrelevant since the use is not allowed in the residential zone. But if it were allowed (and it isn't) a structure could not be larger than 120 square feet to get away with not being required to get a certificate of authorization or more.*

*As the Town and contractor begin to meet regarding the logistics of this very large project, I would like them to know the code before they launch. They will be off to a better start.*

*Linda Z Talman*

### **15.20.030 Permitted uses.**

The following uses and structures are permitted in an RD Zone by certificate of authorization:

- (1) One single-household dwelling unit per lot;
- (2) One duplex dwelling per lot;
- (3) One multihousehold dwelling per lot;
- (4) One townhouse per lot;
- (5) One factory-built/manufactured home per lot;
- (6) One accessory dwelling unit – See LCMC [15.110.080](#);
- (7) Adult family homes/supported living arrangements;
- (8) Accessory uses and structures normally incidental to primary dwelling units** – see Chapter [15.110](#) LCMC. [Ord. 1247 § 2, 2024; Ord. 1191 § 2 (Exh. A), 2020; Ord. 671 § 3.2.C, 1995.]

### **15.20.050 Conditional use permits.**

The following uses and structures are permitted in an RD Zone by conditional use permit (Type IV permit):

- (1) Pre-school and day care centers, subject to applicable building codes, lot size and coverage standards, parking, loading/unloading and signage requirements, and state (DSHS) licenses and certifications;
- (2) Churches; provided, that all structures are set back at least 25 feet on all sides for abutting property lines and abutting residential and public use zones;
- (3) Rest/convalescent/nursing homes; provided, that all structures are set back at least 25 feet on all sides from abutting property lines and abutting residential and public use zones;
- (4) Private or public lodges, clubs and community organizations;
- (5) Antennas plus antenna mounts of more than 20 feet in height, four feet in width and of bulk area more than 16 square feet;
- (6) Parks, playgrounds and recreation uses such as tennis courts, athletic fields, pools and restrooms for use of the general public; provided, that subject property is under lease to or otherwise under complete control of the town of La Conner. Conditional use permits will be revoked when not under the control of the town of La Conner;
- (7) Along Maple Street only, medical and dental uses; provided, that no medical or dental use may be located within 400 feet of another such use. [Ord. 1247 § 2, 2024; Ord. 1191 § 2 (Exh. A), 2020; Ord. 963 § 10, 2005; Ord. 901 § 3, 2003; Ord. 884 § 1, 2003; Ord. 691 § 1, 1997; Ord. 671 § 3.2.E, 1995.]

### **15.20.055 Administrative conditional use permits.**

The following uses and structures are permitted in the RD Zone with an administrative conditional use permit (Type II permit):

- (1) Multi-single-household detached residences;
- (2) Multiple multihousehold dwellings, duplexes, or townhomes per lot, subject to all other provisions of this code;
- (3) Retirement apartments for senior citizens;
- (4) Rooming houses, boardinghouses, bed and breakfasts. [Ord. 1247 § 2, 2024; Ord. 1191 § 2 (Exh. A), 2020; Ord. 963 § 5, 2005; Ord. 901 § 4, 2003.]

### **15.10.035 Accessory use or structure.**

“Accessory use or structure” means a use of land or structure or portion thereof customarily incidental and subordinate to the principal use of the land or structure and located on the same parcel with the principal use. [Ord. 671 § 2, 1995.]

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