



TOWN OF LA CONNER PLANNING COMMISSION Meeting Notice

October 21, 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 October 7, 2025 meeting.

- IV. Old Business**
 - 1. Status Report – Public Participation Program.
 - 2. Discussion of Historic Preservation District code: Colors, and time period
- V. New Business**
 - a. LCMC Code Updates: Unit Lot Subdivision Code
- VI. Closing Comments:**

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

TOWN OF LA CONNER PLANNING COMMISSION MEETING MINUTES October 7, 2025

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

Commissioners present: Tracy McCain, Maya Ojalehto, Timothy Corey, Bruce Bradburn, and Sommer Holt

Staff: Ajah Eills

PUBLIC COMMENT

No public comments.

MINUTES:

Commissioner Bradburn moved to approve the minutes and seconded by Commissioner Ojalehto. **Motion to approve the minutes with correction carried unanimously.**

OLD BUSINESS:

Planner Eills reported that there will be two public hearings in front of the hearing examiner on November 4th, at 5:00 pm.

Commissioner Holt introduced the conversation about the dark crimson color requested in LU25-41HDR. Extensive discussion ensued. Topics included assessing the building as a whole, the fencing of the building, and if the colors enhanced the building as intended by the original owners, builders, or architects. Discussion continued.

Commission Bradburn moved that the Planning Commission deny the Behr Dark Crimson color on Fifi's Bubble Palace, and requested that a Historic Design Review Class III permit be furnished by the applicant for the whole of the structure. Commissioner Holt seconded. Motion passed unanimously.

NEW BUSINESS:

Commissioners discussed the code in the Historic Preservation District. Commissioner McCain stated that property owners should be more aware of the HPD code. Commissioner Holt inquired if the HPD code should specify a time period. Discussion ensued. An advisory sub-committee of Commissioner Holt and Corey was created in order to help facilitate potential edits to the HPD code.

COMMISSIONER COMMENTS/STAFF COMMENTS:

None.

With no further business Commissioner Ojalehto moved to adjourn the meeting at 7:15 p.m. Seconded by Commissioner Bradburn. **Motion carried unanimously.**

Chair

Date

M E M O R A N D U M

TO: Planning Commission
FROM: Planning Staff
SUBJECT: HPD Colors
DATE: October 17, 2025

As you know, we have been speaking about colors within the HPD. Please see attached some questions that have come up for me during these discussion, as well as examples of current colors within the HPD.

Open questions that I have regarding color within the HPD:

- Should there be different requirements for residential vs. commercial structures?
- Where does mixed-use fall into that?
- What if someone currently has a structure that is painted in an unapproved color, can they repaint in the same color?
 - What about touch-ups?
 - Is it percentage based?
- How many accent colors should be included in the pallet options?
- What if someone wants to use the body color from one pallet with the accent color of another?
- Are the pallets the right way to go, or should we classify “body” colors that can go with a variety of trim or accent colors?
- What is the tipping point for a color being a body color vs an accent color?
- Should the colors of the surrounding houses be taken into account?
- What about the attached buildings in the commercial district?
- Should the colors be different for accessory structures?
 - Fences? Do we want to consider different wood stains as well?

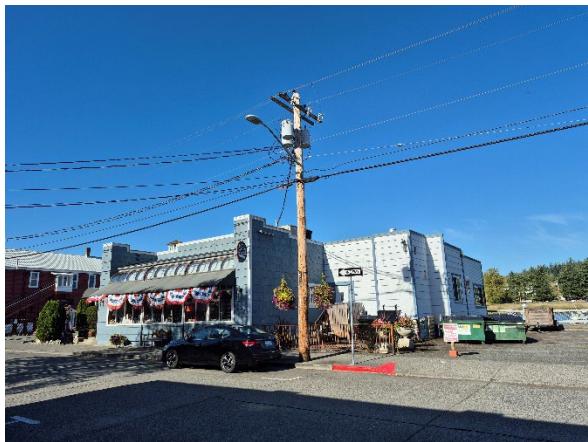
Colors in the HPD – sorted by color way of main structure color.

Blue is a common color in the HPD. Here are some of the buildings within the HPD that feature blue as a main body color:



5





Brown is a common color in the HPD. Here are some of the buildings within the HPD that feature brown as a main body color:

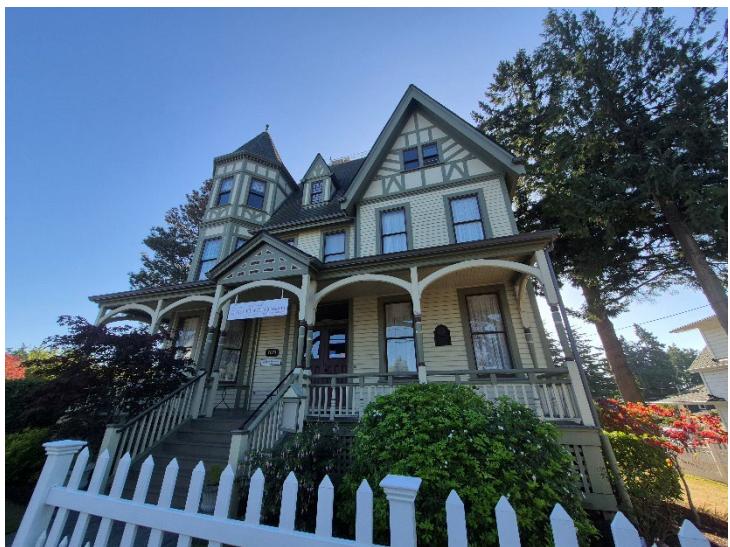
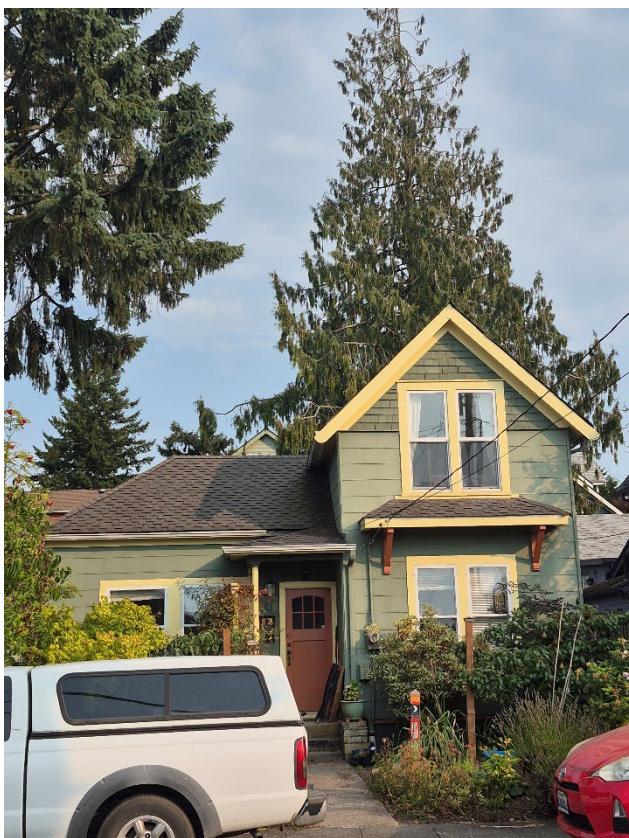






Green is a common color in the HPD. Here are some of the buildings within the HPD that feature Green as a main body color:







White is a common color in the HPD. Here are some of the buildings within the HPD that feature White as a main body color:







Yellow is a common color in the HPD. Here are some of the buildings within the HPD that feature yellow as a main body color:





There are some buildings within the HPD that could be considered to be mostly gray.





Some buildings are multi-colored:

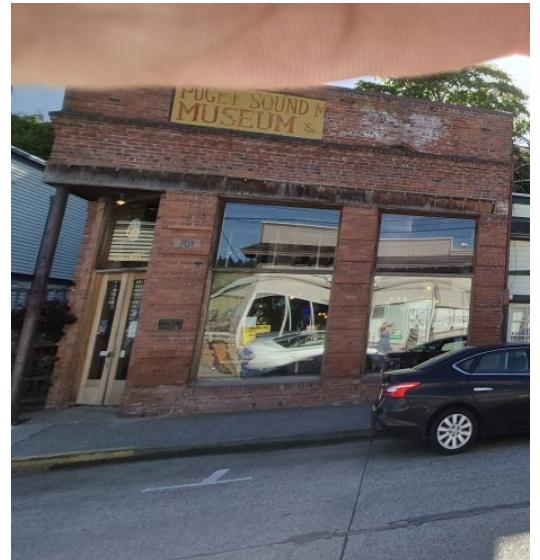




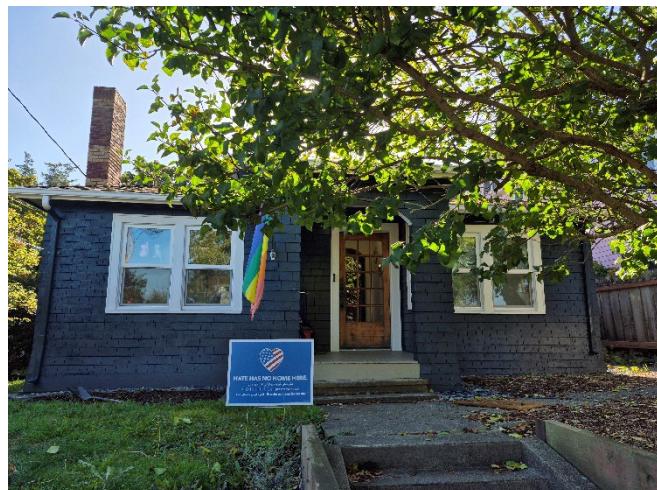
Two are purple or pink/purple-adjacent:



Some buildings are red or brick:



There is one very dark/black house:



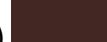
Historic Color SW Pallets from Sherman Williams American Heritage Historic Color Combos are listed below. SW Pallets include Body, Trim, and two Accent colors. Sherman Williams provided these pallets, I did not pick the colors myself.

SW Pallet 1:

Body: Renwick Rose Beige (#B18A73) 

Trim: Renwick Beige (#C4B19E) 

Accent 1: Pewter Tankard (#A39C90) 

Accent 2: Polished Mahogany (#432925) 

SW Pallet 2:

Body: Renwick Golden Oak (#96724D) 

Trim: Downing Straw (#CAA97B) 

Accent 1: Roycroft Vellum (#EBDBC0) 

Accent 2: Deepest Mauve (#705D5C) 

SW Pallet 3:

Body: Downing Sand (#CCBDA6) 

Trim: Rookwood Clay (#9B7F64) 

Accent 1: Rookwood Sash Green (#456560) 

Accent 2: Rookwood Blue Green (#748579) 

SW Pallet 4:

Body: Sheraton Sage (#958C6D) 

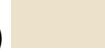
Trim: Downing Sand (#CCBDA6) 

Accent: Rookwood Antique Gold (#A17E50) 

Accent 2: Fairfax Brown (#64483D) 

SW Pallet 5:

Body: Eastlake Gold (#C79467) 

Trim: Classical White (#EDE2CB) 

Accent 1: Curio Gray (#9B8C7A) 

Accent 2: Downing Slate (#737A80) 

SW Pallet 6:

Body: Pearl Gray (#CDD0C5) 

Trim: Classic Light Buff (#F0EADB) 

Accent 1: Colonial Revival Stone (#A8947C) 

Accent 2: Mulberry Silk (#967A70) 

SW Pallet 7:

Body: Downing Slate (#737A80) 

Trim: Downing Straw (#CAA97B) 

Accent1: Rookwood Antique Gold (#A17E50) 

Accent 2: Rookwood Medium Brown (#715544) 

SW Pallet 8:

Body: Downing Earth (#897C67) 

Trim: Renwick Beige (#C4B19E) 

Accent 1: Rookwood Terra Cotta (#995A42) 

Accent 2: Rookwood Dark Brown (#5F4B41) 

SW Pallet 9:

Body: Renwick Olive (#948565) 

Trim: Downing Sand (#CCBDA6) 

Accent 1: Rookwood Dark Green (#575D4B) 

Accent 2: Rookwood Amber (#BD8145) 

SW Pallet 10:

Body: Craftsman Brown (#AF9278) 

Trim: Roycroft Vellum (#EBDBC0) 

Accent 1: Rookwood Brown (#81634C) 

Accent 2: Naval (#2D3B49) 

SW Pallet 11:

Body: Birdseye Maple (#E4C291) 

Trim: Roycroft Brass (#7B6A50) 

Accent 1: Roycroft Bronze Green (#565448) 

Accent 2: Aurora Brown (#6C4339) 

SW Pallet 12:

Body: Roycroft Pewter (#5C605F) 

Trim: Weathered Shingle (#938068) 

Accent 1: Roycroft Vellum (#EBDBC0) 

Accent 2: Roycroft Copper Red (#793324) 

SW Pallet 13:

Body: Antique White (#E9DCC6) 

Trim: Roycroft Suede (#A79472) 

Accent 1: Creamy (#EEE7D9) 

Accent 2: Bunglehouse Blue (#47626F) 

SW Pallet 14:

Body: Peace Yellow (#EFCF9D) 

Trim: Rookwood Antique Gold (#A17E50) 

Accent 1: Classical White (#EDE2CB) 

Accent 2: Roycroft Bottle Green (#303E36) 

SW Pallet 15:

Body: Roycroft Mist Gray (#C1BCB0) 

Trim: Downing Stone (#A4A093) 

Accent 1: Extra White (#EDEEE9) 

Accent 2: Rookwood Dark Red (#492728) 

SW Pallet 16:

Body: Downing Stone (#A4A093) 

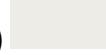
Trim: Sage Green Light (#74715E) 

Accent 1: Roycroft Bronze Green (#565448) 

Accent 2: Classic Light Buff (#FOEADB) 

SW Pallet 17:

Body: Rookwood Clay (#9B7F64) 

Trim: Pure White (#EEECE5) 

Accent 1: Downing Sand (#CCBDA6) 

Accent 2: Teal Stencil (#688482) 

SW Pallet 18:

Body: Downing Straw (#CAA97B) 

Trim: Roycroft Vellum (#EBDBC0) 

Accent 1: Roycroft Pewter (#5C605F) 

Accent 2: Classic French Gray (#888782) 

SW Pallet 19:

Body: Needlepoint Navy (#5A6A73) 

Trim: Classic Light Buff (#F0EADB) 

Accent 1: New Colonial Yellow (#D9AD7F) 

Accent 2: Antiquarian Brown (#946644) 

SW Pallet 20:

Body: Chelsea Gray (#B6B7B0) 

Trim: Westchester Gray (#797978) 

Accent 1: Decorous Amber (#AC7559) 

Accent 2: Roycroft Pewter (#5C605F) 

SW Pallet 21:

Body: Downing Sand (#CCBDA6) 

Trim: Classical White (#EDE2CB) 

Accent 1: Toile Red (#8B534E) 

Accent 2: Rookwood Dark Brown (#5F4B41) 

SW Pallet 22:

Body: Colonial Revival Stone (#A8947C) 

Trim: Classical White (#EDE2CB) 

Accent 1: Tricorn Black (#2F2F30) 

Accent 2: Rookwood Red (#622f2d) 

SW Pallet 23:

Body: Colonial Revival Gray (#B4B9B9) 

Trim: Pure White (#EEECE5) 

Accent 1: Downing Slate (#737A80) 

Accent 2: Harvester (#EDC38E) 

SW Pallet 24:

Body: Colonial Revival Green Stone (#A39B7E) 

Trim: Classic Light Buff (#F0EADB) 

Accent 1: Polished Mahogany (#432925) 

Accent 2: Roycroft Bronze Green (#565448) 

Benjamin Moore also has a Historical Color Collection with expert-picked coordinating colors. Benjamin Moore provides coordinating colors with the main color. A selection of historical colors with accompanying historical colors with HEX code included follows. I selected historical colors that had at least two historical coordinating colors listed. This took some time, and because of that I wanted to get Commissioner input before continuing with pallets.

BM Pallet 1:

Body: Louisburg Green (#9C9E87) 

Accent 1: Wickham Gray (#D4D8D2) 

Accent 2: Guilford Green (#CBCDAE) 

Accent 3: Lancaster Whitewash (#E6E1CB) 

BM Pallet 2:

Body: Beacon Hill Damask (#E5DBAB) 

Accent 1: Greenmount Silk (#ECE4C4) 

Accent 2: Danville Tan (#BBAB88) 

BM Pallet 3:

Body: Hawthorne Yellow (#F5E1A4) 

Accent 1: Wickham Gray (#D4D8D2) 

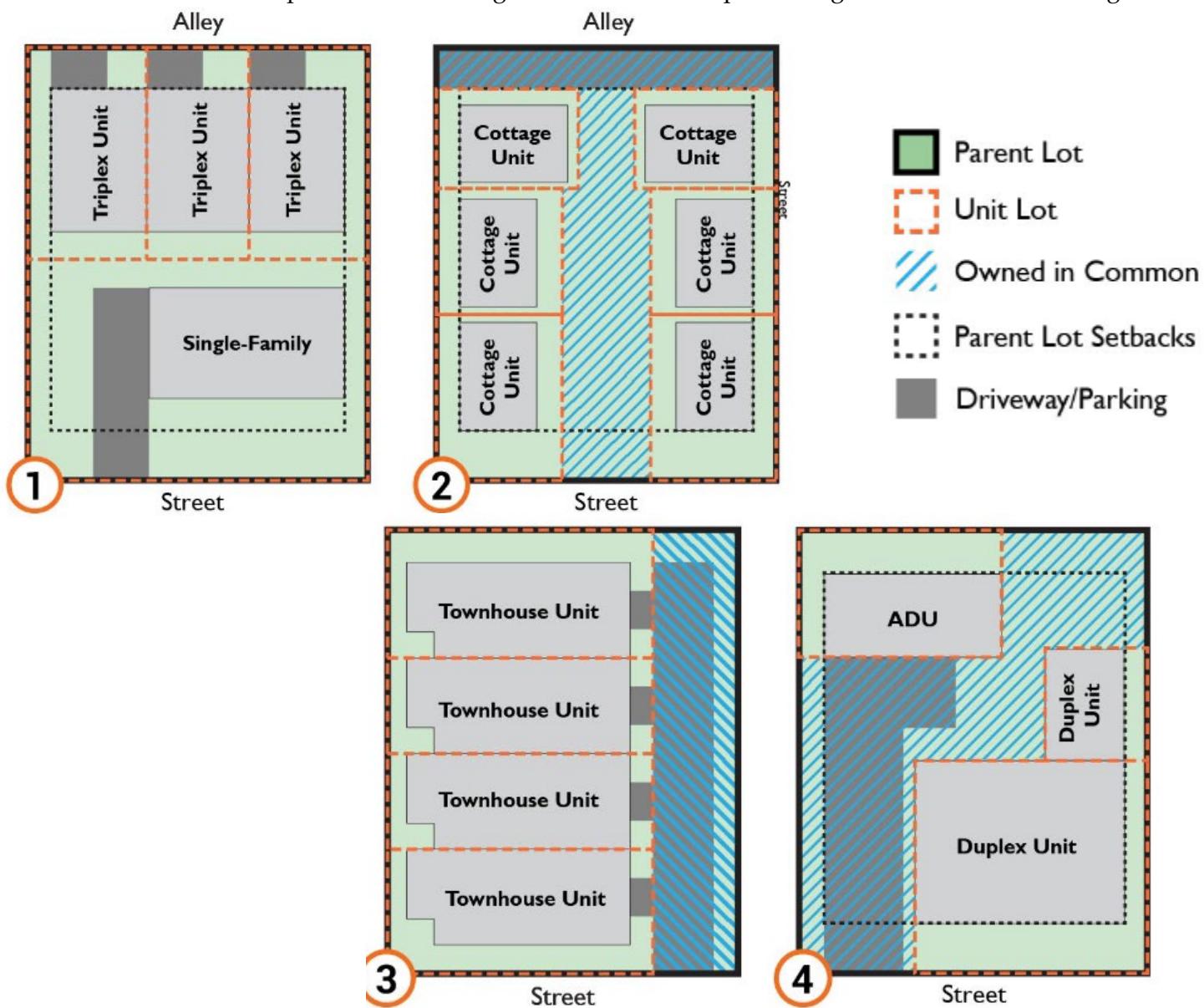
Accent 2: Abingdon Putty (#D6CEB1) 

MEMORANDUM

TO: Planning Commission
 FROM: Planning Staff
 SUBJECT: Unit Lot Subdivisions
 DATE: October 21, 2025

RCW 58.17.060(3) requires that La Conner include unit lot subdivisions within our short plat procedures. Unit Lot subdivisions create new lots like regular plats, but allow for more flexible dimensional standards. The development of the “parent lot” as a whole must confirm to the dimensional requirements, but the “unit lots” or “child lots” as they are sometimes called, are not required to. The state wanted to create additional options for ownership – unit lots function very similarly to condos, with some differences. The portion of the parent lot that is not subdivided into unit lots must be owned in common by the owners of the unit lots, or by an HOA.

Here's an example of what that might look like in a site plan, using various kinds of housing:



Changes to Zoning Code: Unit Lot Subdivisions

Addition: Article III. Unit Lot Subdivisions

15.30.300 Purpose

The purpose of these provisions is to allow for the more flexible creation of lots of varying sizes and types, while applying only those site development standards applicable to the parent site as a whole, rather than to unit lots resulting from the subdivision. This section is not intended to permit uses or densities that are not otherwise allowed in the land use designations in which a unit lot subdivision is proposed.

15.30.305 Definitions

In construing LCMC 15.30 Article III, except when otherwise plainly declared or clearly apparent from context, the following definitions shall be applied:

- (1) "Parent lot" means a lot which is subdivided into unit lots through the unit lot subdivision process;
- (2) "Unit lot" means a lot created from a parent lot and approved through the unit lot subdivision process.
- (3) "Unit lot subdivision" means the division of a parent lot into two or more unit lots within a development and approved through the unit lot subdivision process.

15.30.310 Applicability

The provisions of this section apply to the division of land for multi-household dwellings, including townhouses and duplexes, provided that none of the multi-household dwellings are stacked on another dwelling unit or other use, and to the division of land for multi-single-household detached residences, and multiple multihousehold dwellings, including duplexes and townhomes, provided that none of the multi-household dwellings are stacked on another dwelling unit or other use, and the multi-single household detached residences and multiple multihousehold dwelling units are permitted under LCMC 15.20.055.

15.30.315 Process

Unit lot subdivisions of four or fewer lots shall follow the application for short subdivisions. Unit lot subdivisions for five or more lots shall be processed as a subdivision. The following provisions apply to unit lot subdivisions:

- (1) Development on individual unit lots within the unit lot subdivision need not conform to the minimum lot area, minimum density, or dimensional requirements; provided, however, that any structure located upon a unit lot shall comply with the maximum

building height requirements. The overall development of the parent lot shall meet the development and design standards of the underlying land use district.

- (2) Subsequent platting actions and additions or modifications to structure(s) may not create or increase any nonconformity of the parent lot;
- (3) Access easements, joint use and maintenance agreements, and covenants, conditions and restrictions (CC&Rs) identifying the rights and responsibilities of property owners and/or the homeowners' association shall be executed for use and maintenance of common garage, parking, and vehicle access areas; bike parking; solid waste collection areas; underground utilities; common open space; shared interior walls; exterior building facades and roofs; and other similar features shall be recorded with the county auditor;
- (4) Portions of the parent lot not subdivided for individual unit lots shall be owned in common by the owners of the individual unit lots, or by a homeowners' association comprised of the owners of the individual unit lots;
- (5) Parking shall be calculated and designed for each lot in compliance with LCMC Chapter 15.90, although parking required for a dwelling may be provided on a different lot or tract within the parent lot as long as the right to use that parking is formalized by an easement declared on the plat;
- (6) Each unit lot shall have individual sewer service, water service, and a power meter specific to that unit;
- (7) All residential structures that are within 10 feet of a property line or another residential structure shall have a fire sprinkler system installed;
- (8) La Conner Fire Chief must approve roof access for all structures;
- (9) Unit lots must have separate addresses, assigned at the time of the subdivision process in accordance with the local addressing authority.

15.30.320 Recording Requirements

Notes shall be placed on the face of the plat or short plat as recorded with the county auditor to state the following:

- (1) The title of the plat shall include the phrase "Unit Lot Subdivision."
- (2) Approval of the development on each unit lot was granted by the review of the development, as a whole, on the parent lot.
- (3) The individual unit lots are not separate buildable sites. Additional development of the individual unit lots may be limited as a result of the application of development standards to the parent lot.
- (4) Subsequent platting actions, additions, or modifications to any buildings may not create a nonconformity of the parent lot.