



Town of  
La Conner  
Planning Department

Received  
10-17-23

**RCHITECTS**

**CHARLES MORGAN & ASSOCIATES, LLC**

October 4, 2023

Town of La Conner  
Planning and Permitting  
204 Douglas Street  
La Conner, WA 98257

The Talmon project is situated at 306 Center Street in La Conner and comprises a three-story, mixed-use building featuring a mix of commercial and residential spaces, totaling 19 units. This development includes 5 Air B&B units, each equipped with a kitchenette, as well as 14 apartment units. Of the 14 apartment units, there are 2 one-bedroom units and 12 two-bedroom units. The property, identified as parcel P74143, is located within a Commercial zone and is currently characterized by vacant land with gravel parking areas.

To prepare the site for construction and address soil contamination issues, the project will involve excavating (cut/strip) 1450 cubic yards of material from the site and within the right-of-way, and importing 1500 cubic yards of clean fill material.

The parcel itself spans 15,296 square feet, with a proposed lot coverage of approximately 78.5%. When considering the gross square footage, which includes decks and under-building parking, the project encompasses a total of 28,107 square feet.

The parking requirements are 1 stall per lodging units and 1 per unit under 1,200 sq/ft. With 5 lodging units and 14 dwelling units under 1,200 square feet a minimum of 19 parking stalls are required. 24 parking stalls are provided.



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