From:	Linda Talman <linda.talman@gmail.com>
Sent:	Tuesday, January 09, 2024 4:06 PM
To:	Planner; Ajah; Marna Hanneman
Subject:	new code language

https://docs.google.com/document/d/1jmWO-k4kksiCDEKiwB-CS0BPTtLqtKiK2p4SRnhN81Q/edit

Code ideas for 2023

January 9. 2024

Dear Planning Commission, Planner, Town Council, and Administration:

In light of present challenges to the town of La Conner height restrictions, additional clarity in the code is in the best interest of our citizens. I am requesting a specificity be added to building height definition.

HEIGHTS (COMMERCIAL AND RZ)

15.10.165 Building height. (caps and bold within are new language.)
"Building height" means the vertical distance from the average lot grade to the highest point of the roof.'**THE HIGHEST POINT OF THE ROOF INCLUDES ANYTHING ADDED TO THE ROOF (EG HVAC, SHAFTS, ANTENNAS, AND OVERRUNS.)**Average lot grade shall be determined by averaging the lowest and highest existing elevation points on the lot. [Ord. 986 § 8, 2007; Ord. 671 § 2, 1995.]

HOW COULD THIS BE ACCOMMODATED?
I should be noted that in 15.50.180 figure 11 there is an illustration that shows how this can be accommodated in building design.
(d) Rooflines. A distinctive roofline can reduce perceived building heights and mass, increase compatibility with small scale and/or residential development, and add interest to the overall design of the building in the following way…. And therein the code shows an illustration that will help builders see how to make the limitation work.

CLIMATE CHANGE RELATED (all newO
MULTIFAMILY DEVELOPMENTS, INCLUDING PURDS, SHOULD HAVE ONE OR MORE ELECTRIC VEHICLE CHARGER ON SITE.

PUBLIC USE AREAS SHOULD HAVE AT LEAST ONE EV CHARGER ON THE SITE.

NON MOTORIZED PATHWAYS FROM RESIDENTIAL CONCENTRATIONS TO SERVICES SHOULD BE PROVIDED AND BE CLEARLY MARKED.

Thanks for starting out the new year in the spirit of teamwork and transparency. Please send this on the the individuals on the pc and the council.

Kind regards,

Linda Zielinski Talman