



Town of La Conner

Post Office Box 400
La Conner, Washington 98257

Administrative Determination

Date: April 4, 2024
Permit Holder: KSA Investments, LLC
Property Owner: KSA Investments, LLC
Permit Number: BP23-44BF
Tax Parcel #s: P74143
Site Address: 306 Center Street, La Conner, WA.

SUMMARY of APPLICATION and DECISION

Application: The applicant has filed for approval of a three-story building to contain six first-floor motel-type units and fourteen second and third floor long-term residential dwelling units that may be developed as apartments or condominiums. The proposed development was subjected to extensive review by the town's Hearing Examiner, who granted a final Conditional Use approval of the proposed residential uses on February 8th, 2023. The applicant has since submitted revised building and site plans for staff review.

Decision: The application as described above is hereby APPROVED, subject to the following conditions.

FINDINGS of FACT

1. The property owner, KSA Investments, LLC, in association with Brandon and Kate Atkinson, are the owners of the above-referenced property.
2. The current application required a SEPA approval, which was granted on February 28th, 2022. The appeal period for the SEPA approval has expired.
3. The lot in question is a legal lot, which is zoned Commercial. Abutting properties are zoned Commercial or Residential. The subject property is not located within the town's Historic Preservation district
4. The appeal period for the Hearing Examiner's Conditional Use approval expired on March 1st, 2023.
5. A Type III demolition permit for the removal of an existing structure on the site was submitted on December 13, 2021, and subsequently approved. That demolition activity has since been completed.

CONCLUSIONS

1. Subject to the conditions as set forth below, the proposed development is consistent with all applicable regulations imposed by the Town of La Conner.
2. The proposed residential use is permitted as a Conditional Use within this zone, per Section 15.35.030 of the La Conner Municipal Code.

DECISION

The proposed development as requested by KSA Investments, LLC, is hereby APPROVED, subject to the following conditions:

- The uncovered standard parking spaces located on the south boundary of the property do not meet the minimum dimensional requirements as set forth in LCMC 15.90.010. These dimensions shall be revised to meet the minimum standards. No revision of these dimensions shall have any impact on the width or accessibility of the fire lane that is shown on the plans.
- Only fifty percent (50%) of the parking spaces shown on the plans are allowed to utilize compact dimensions (8.5' x 16'). The plans shall be adjusted accordingly.
- Sheet C2.0, as submitted by the applicant, indicates that ADA parking stalls are 9.0' wide. However, plan dimensions show these stalls as 8.5' wide. This inconsistency shall be clarified on revised plans.
- The owners shall submit a management plan for the motel-type rental units for the town's review and approval
- The owners shall submit a special height inspection. The special inspection shall be performed by a surveyor, and shall show the elevation of the highest portion of the building, either parapet or elevator. This can be submitted any time after the building has been fully framed.
- For fire safety, the landscaping shown on the west side of the property shall be removed.
- For fire safety, the landscaping shown within the Fourth Street right-of-way shall be removed.
- For fire safety, an additional fire hydrant shall be shown on Center Street, the location of which shall be determined by the Fire Chief.
- For fire safety, existing power lines located adjacent to the subject property shall be placed underground.
- For fire safety, in accordance with LCMC 15.35.040, the Fire Chief requires the installation of a caged ladder on the east side of the building. The length and location of this structure shall be determined by the Fire Chief.
- All E.V. stations located on the subject property are required to have an emergency shut-off located within fifty (50') feet of the charging station, but not in close vicinity of the charging station.
- Sprinklers shall be provided near the dumpster area.

- The town's consulting engineer and Public Works Director will provide additional red-lined mark-up sheets for the applicant's use.
- Any future development on the subject property shall be required to meet all of the land use and development regulations of the Town of La Conner.
- The applicant shall provide revised plans to the town prior to the town's issuance of a Certificate of Authorization to the Skagit County Building Department.

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

A handwritten signature in black ink, appearing to read "Michael Davolio", with a stylized flourish at the end.

Michael Davolio, AICP
Town of La Conner