

December 1, 2021

Attn Town of LaConner, Planning Director

Town Council

Comments on the proposed conditional use permit for the 306-310 Centre Street project.

To whom it may concern, the site proposed for redevelopment has several significant areas of concern.

1. The prior use as a fueling delivery site and fuel storage site. There must be testing done as there was Tall vertical storage tanks on the west end of the site and large capacity fuel tankers filling the tanks and fuel delivery being loaded from the tanks. At the very least we need an EIS completed before you can recommend approval for this special exemption.
2. The project will eliminate significant number of parking spaces currently used by the commercial activities located to the adjacent property to the south. The sketches do not address any parking provisions for handicap stalls and access to the building as the flood elevation is approximately 5 feet 6 inches above the existing grade of the center street shoulders. Which will require 4 at least 48 feet of ramps not including landings. I realize the code only requires on parking spot per 1200 square foot unit, as we all know that every couple has at least two cars. As well as the recently approved brewery on Morris Street that was required to have no additional parking for that business. Which will push more parking to the residential streets. We in this town have been trying to solve parking issues at peak times in this town for at least 25 years. Pushing it into residential neighborhoods is not a solution.
3. Life and safety

The ultimate height of this building from the current shoulder level on Centre Street will be over 35 feet. It is not reasonable to think our volunteer fire department can handle a fire at that height.

In conclusion the negative impacts of this application far outweigh the any gains this special use of this project is asking for. As a lifelong resident of LaConner, the traffic increase and the parking impacts will not make LaConner a better place to reside.

Regards

Gary Nelson

403 Morris Street