

Linda Clark
P.O. Box 345
La Conner, Washington 98257



April 6, 2022

VIA HAND DELIVERY

Town of La Conner
Town Council Members
Planning Commission Members
204 Douglas Street
La Conner, Washington 98257

Re: Snapdragon Flats

To Whom It May Concern:

This letter furthers my objection dated February 28, 2022 concerning the permit application and proposed development on Park Street by C.J. Ebert, aka Snapdragon Flats.

I recently received the MDNS indicating the lead agency for this proposal has determined that it “does not have a probable significant adverse impact on the environment with mitigation measures”.

In addition to my firm assertion that any additional permits should not be granted to this developer without a first serious scrutinizing of his compliance with the permits granted concerning his “Snapdragon Hill” development, I urge the Town of La Conner commissioners and administrative officials to consider the following in determining the issuance of the requested permit:

1. The Snapdragon Flats permit application must not be determined in isolation from the property owner’s previous Snapdragon Hill development.
 - a. The Snapdragon Hill development is no longer owned by this developer and permit applicant. It was sold in July 2021 (see Exhibit A).
 - b. The Snapdragon Hill development¹ is permitted for SEVEN structures (see Exhibit B). Anyone who has visually observed this development cannot possibly grasp the mindset of the officials who granted these seven lots/structures. The gross land area of this rock “cliff” may be able to accommodate one or two structures, but seven is inconceivable². If a vehicle attempts to view the proposed lots for this development the operator can barely turn around to egress the road of ingress in the opposite direction even

¹ Snapdragon Hills Estate according to the Skagit County Assessor website.

² Despite this, these lots were confirmed by the Town of La Conner on or about January 23, 2021.

without any structures having been built. Significant doubt is asserted that there is either parking area or building area for seven structures or to allow for any changes to the rock substrate below. **I urge any commissioner or administrative official to conduct an on-sight visit of the Snapdragon Hills Estate development before any decision is made concerning the proposed permit application for Snapdragon Flats.**

- c. Although the deeds for the Snapdragon Hills Estate properties notify potential buyers of possible natural resource extraction and disturbances therefrom, any permits and proposed buildings as a result thereof and proposed further removal of rock and disturbance to the integrity of underlying substrate MUST take into consideration the integrity of any structures built as a result of the Snapdragon Hills development above.

The seven lots/structures for Snapdragon Hills were approved based on the rock substrate as it currently exists. Any change in the rock substrate should put the building of any of the approved structures in question and if the requested permit application is granted, then the building of any of the proposed structures on Snapdragon Hills must undergo additional scrutiny based on the changed circumstances surrounding the integrity of the property. This serves to insure the safety of any persons who may choose to purchase a structure or parcel of property contained in the Snapdragon Hills development AND the safety of the community at large as the area below is often utilized by pedestrian foot traffic.

- d. The infrastructure servicing the existing homes adjacent the Snapdragon Hills development has already endured the rock removal for the aforementioned “seven” structures. Some of which it is believed fell outside of the scope of the approved permits granted by the Town of La Conner or other administrative body. At least one of these homes is historical in nature, lies directly on top of the proposed further rock removal which will occur as a result of any approved permits for Snapdragon Flats; and thus demands additional consideration by any administrative body in its decision making process.
- e. Any permit approval must take into consideration that Park Street is a single lane/one-way road often used for pedestrian foot traffic and the currently existing home owners living on Park Street.
- f. The Snapdragon Hills and Snapdragon Flats property sits directly across from La Conner’s medical practitioners; servicing La Conner’s most vulnerable populations and many of whom (along with area residents) have already been adversely affected by this property owner’s rock removal during 2020 and 2021 (see Exhibit C) for the Snapdragon Hills development.

I hereby reserve the right to add to or amend this letter as deemed necessary.

Thank you once again for your kind attention to this matter.

Sincerely,



Linda Clark
Greater La Conner area
Resident of La Conner Town Limits 2013 – 2021
Myrtle Street resident 2018 – 2021

P.S. Just because you CAN build a structure somewhere, doesn't mean you SHOULD.

EXHIBIT A

0.783 Acres
0 High Street, La Conner, WA 98257

Sold : \$1,575,000 Sold on 07/01/21

Overview

7 stunning view lots in historic La Conner! Nothing like this available in this area with the mountain, valley and water views. Walk to downtown and enjoy the shops, restaurants and water front.

Listed by:
David C. Huynh
NextHome Preview Properties

Source: NWMLS, MLS #: 1800981

EXHIBIT B

skagitcounty.net/search/property

Find It Here Records Contact

Prior Searches

[Clear Prior Searches](#)

Select a search option below:

Address Parcel# Owner Name (Last First) Road XrefID

Enter Road Name:

[Clear](#) [Help](#) [Print](#)

To view information on a property, click the Parcel Link at the left of each item

Results View: Site Address Includes Owner Address

7 properties found searching by Road beginning with a value of 'HIGH STREET'

Parcel	Owner	Site Address
P135467	SNAPDRAGON HILLS ESTATE LLC	502 HIGH STREET, La Conner
P74321	SNAPDRAGON HILLS ESTATE LLC	506 HIGH STREET, La Conner
P74323	SNAPDRAGON HILLS ESTATE LLC	510 HIGH STREET, La Conner
P135462	SNAPDRAGON HILLS ESTATE LLC	511 HIGH STREET, La Conner
P135469	SNAPDRAGON HILLS ESTATE LLC	515 HIGH STREET, La Conner
P135464	SNAPDRAGON HILLS ESTATE LLC	519 HIGH STREET, La Conner
P135465	SNAPDRAGON HILLS ESTATE LLC	525 HIGH STREET, La Conner



EXHIBIT C

Snapdragon Hill Development (La Conner, WA)

171 views
Nov 24, 2020
0
DISLIKE
SHARE
DOWNLOAD
SAVE



Realtor®

Eric W. Scott - Realtor, Seattle
1 subscriber
SUBSCRIBE

Development of a new plat at Snapdragon Hill in La Conner, WA. (Footage supplied by SummitX Contractors).



Gayle Everly

1 year ago

The noise from this construction is beyond horrible. My partner had migraines and the loud echoing pounding noise 8 hours a day is increasing frequency and intensity. Further because of COVID I work from home and am online - the noise is so loud and all the time negatively impacting my ability to do my job. I am hoping for some relief from the incessant loud Hong noise. I also am trying to reach someone at Town Hall to talk with me about the problem.

Show less