



MITIGATED DETERMINATION OF NON-SIGNIFICANCE (MDNS)

Application File #: LU 16-46SH, 16-47CU, 16-48V, 16-49HDR

Applicant: Grupa Fiducia LLC, Michael Girdner

Location: 512 S. First Street, La Conner, WA

Description of proposal:

On August 2nd, the Planning Commission reviewed plans for the proposed redevelopment of the former Lighthouse/Palmer's Restaurant property. Following this meeting, the applicant decided to withdraw his plans and submit new applications and plans with a smaller footprint.

The new plans show the existing 7,325 footprint would be expanded by 2,122 square feet. The project includes approximately 6,075 square feet of retail space on the ground floor, with 3 residential units totaling 3,267 square feet and 4 office units totaling 1,841 square feet on the upper floor. The project expands the building lot coverage from 7,325 to 9,447 square feet. The existing parking lot on the north side of the property will remain uncovered and reconfigured to accommodate 13 parking spaces, and the 5 existing parking spaces currently accessed from the Benton Street end will also be retained with building overhead.

A Conditional Use application has been submitted for the second floor residential units, and the applicant is requesting a Variance to reposition and raise the height of the historic lighthouse feature by approximately 3'.

Lead agency: Town of La Conner

The lead agency for this proposal has determined that it does not have a probable significant adverse impact on the environment with mitigation measures. An environmental impact statement (EIS) is not required under RCW 43.21C.030 (2)(c). This decision was made after review of a completed environmental checklist and other information on file with the lead agency. This information is available to the public on request.

This MDNS is issued after using the optional DNS process in WAC 197-11-355. Original notice was given on October 12, 2016 and written comments were due by no later than October 26, 2016 at 4pm. There is no further written comment period on the MDNS or the project.

Mitigation Measures:

- Fire SEPA Mitigation Fee - As per Appendix A - Mitigation Fee Formulas By Land Use, of Resolution No. 293 – Fire Mitigation Fee Policy, this proposed development will be assessed \$156 per unit for the residential development and \$0.30 per square foot for added commercial development for the impact on emergency and fire department response.
- School Impact Fee – Per Ordinance 694 and subsequent capital cost adjustments, the multifamily Impact Fee is \$252 per unit for potential increased student load for the school district.

- Construction Work Hours - Weekdays 8am to 5pm, No weekend work.

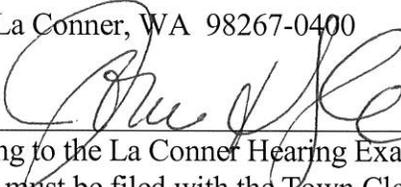
Responsible official: John Doyle, Planning Director

Phone: (360) 466-3125, ext 15

Address: PO Box 400, 204 Douglas St., La Conner, WA 98267-0400

Date: November 4, 2016

Signature:



You may appeal this determination in writing to the La Conner Hearing Examiner. The written appeal and the \$405 Hearing Examiner Fee must be filed with the Town Clerk no later than 10 days (LCMC 15.135.220) following the MDNS notice date. The appeal must comply with the procedures of LCMC 15.12.130 – Appeal of Administrative Decisions. You should be prepared to make specific factual objections.