



**CITY OF LA CENTER, WASHINGTON
NOTICE of PUBLIC HEARING**

**Critical Areas Ordinance FEMA Code Updates
(File #: 2023-027-ZON/SEPA)**

The City of La Center is updating its code provisions pertaining to its Critical Areas Ordinance (CAO) for frequently flooded areas (LCMC 18.300.090[3]) per Federal Emergency Management Agency (FEMA) requirements. The purpose of the code update is to be in compliance with FEMA and Title 44 Code of Federal Standards (CFR) 59.1, 60.3, and 65.12 to ensure that citizens can participate in the National Flood Insurance Program (NFIP) and to ensure city compliance with NFIP requirements and flood hazard mapping. The code updates are including:

- Amending critical areas definitions (LCMC 18.300.030) to include dd new definitions and amend existing definitions as mandated by FEMA.
- Update prohibited uses in the special flood hazard area.
- Update permitted and exceptions to prohibited uses in the floodway and/or floodplain to match compliance with FEMA or CFR.
- Amending LCMC 18.300.090(3) for the permitting and/or prohibiting of the storage of materials and equipment in frequently flooded areas.
- Amending LCMC 18.300.090(3) to adopt by reference the updated Federal Insurance Rate Map (FIRM) panel that goes into effect November 2, 2023 with additions of area along Brezee Creek.
- Amending the responsibilities of the local administrator.
- Amending conditions for variances of historic structures in frequently flooded areas.

The hearing will be held on **Tuesday, September 12, 2023, beginning at 6:30 PM**. The City has modified the hearing and public testimony procedures to meet the Hybrid Meeting requirements. **The hearing will be conducted in-person at 210 E 4th Street La Center, WA 98629 and online via GoToMeeting (a video conferencing service)**. Participants do not need internet access and can connect by phone.

The public is encouraged to provide written or oral testimony. **Directions for participating are included under the "Remote Hearing Attendance and Public Testimony" section below.**

The updated draft of changes to the affected code sections may be examined on the



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City's Planning Commission webpage at https://www.ci.lacenter.wa.us/commissions/planning_commission.php. The city contact person and telephone number for any questions is the City Clerk, 360.263.7665.

Remote Hearing Attendance and Public Testimony:

1. **Attending remotely and giving oral testimony.** You can attend the hearing remotely and provide testimony by connecting to the hearing via phone or computer at 6:30 pm on September 12, 2023. Please see information below about how to testify remotely using the [GoToMeeting online platform](#). Staff will provide you information on participating in the hearing.
2. **Submitting written testimony.** Testimony supplied via email or in writing must be received by Community Development by noon on September 12, 2023, to be considered at the public hearing.
 - a. Submitting via email. Please send an email to the City Clerk, at clerk@ci.lacenter.wa.us regarding "CAO FEMA Code Update" with your testimony.
 - b. Submitting via U.S. Mail. Written testimony may be mailed to City of La Center, Re: CAO FEMA Code Update Public Hearing, 210 E 4th St, La Center, WA 98629. Email is strongly preferred.

Public Participation at the hearing

The City of La Center will be hosting the public hearing through the GoToMeeting platform online. The application allows computer, tablet and phone access. The links and phone numbers below are provided for individuals to join the online meeting.

Critical Areas Ordinance FEMA Code Update Public Hearing

Tuesday September 12, 2023 6:30 PM (PDT)

Planning Commission Meeting

Please join my meeting from your computer, tablet or smartphone.

<https://meet.goto.com/733461797>

You can also dial in using your phone.



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(For supported devices, tap a one-touch number below to join instantly.)

United States: +1 (872) 240-3212

Access Code: 733-461-797

Public Notice Issued: August 29, 2023