



SEPA DETERMINATION OF NON-SIGNIFICANCE

City of La Center Chapter 18.60 Development Agreement Code Updates (File # 2021-030-ZON/SEPA)

Description of proposal: The City of La Center is updating its code pertaining to Development Agreements contained in LCMC 18.60. The purpose of the code update is to provide more specificity regarding what provisions of the City's development code can be modified under a development agreement by:

- Limiting the range of uses allowed in a development agreement to permitted and conditional uses in the applicable zoning district.
- Specifying that the term of a development agreement is limited to 10 years and can be extended for an additional 10 years with the City having the right to require compliance with new codes and impose additional public benefit requirements at the time of extension.
- Allowing for density increases of 20 percent in a given phase of a project in the MDR-16 zone, but requiring overall density across the project to meet zoning requirements.
- Allowing for increases in building coverage and impervious surface increases of up to 60 percent in the LDR-7.5 zone.
- Prohibiting modification to the following codes and standards: (1) LCMC 18.300, Critical Areas (2) The City's adopted Shoreline Master Program (3) LCMC 18.310, Environmental Policy (4) LCMC 18.320, Stormwater and Erosion Control (5) LCMC 18.360, Archaeologically Sensitive Areas and (6) Title 15, Buildings and Construction.

Any person has the right to comment on this SEPA DNS, receive notice of and participate in any hearings, and appeal the final decision on the code amendment. Written comments submitted by September 14, 2021 at 5:00 PM will be considered. Please send comments to the City of La Center, 305 N.W. Pacific Highway, La Center, WA 98629 or by email to Sarah Dollar, Permit Technician at sdollar@ci.lacenter.wa.us.

Application: City of La Center Chapter 18.60 Code Update (File # 2021-030-ZON/SEPA)

Proponent/applicant: City of La Center, contact: Ethan Spoo, Consulting Planner, 305 NW Pacific Highway, La Center, WA 98629. Phone: (360)263-7665.

Location of proposal: The updated code will apply city-wide where development agreements are entered into between the City and a developer.

Public Hearing: La Center Planning Commission meeting, September 14, 2021 at 6:30 p.m. Meeting will be conducted virtually using the City's GoToMeeting online platform.

Existing Environmental Documents relied upon: The State Environmental Policy Act (SEPA) requires that a review of the potential environmental impacts be conducted. City staff reviewed the proposal for compliance with applicable state requirements and city codes.

The following environmental documents were relied upon in the City's determination of a DNS: SEPA Environmental Checklist dated, August 27, 2021. A complete copy of the code amendments and the SEPA Checklist associated with this determination are available by contacting Public Works Staff, Sarah Dollar, Permit Technician, at 360-263-7665.

Statement of Determination: As lead agency under the State Environmental Policy Act (SEPA) rules [Chapter 197-11, Washington Administrative Code] the City of La Center must determine if there are potential significant adverse environmental impacts associated with this proposal. The options include the following:

- Determination of Significance – (DS) The impact cannot be mitigated and therefore requires the preparation of an Environmental Impact Statement (EIS).
- Mitigated Determination of Nonsignificance – (MDNS) The impact can be mitigated through conditions of approval, or;
- Determination of Nonsignificance – (DNS) The impacts can be addressed by applying the city codes.

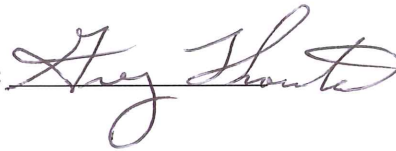
Approval Standards/Applicable Laws: La Center Municipal code section 18.30 (Procedures).

Mitigation Measures: The review of the SEPA checklist associated with this proposed code amendment did not recommend any mitigation measures.

Responsible Official: Greg Thornton, Mayor

Date: August 27, 2021

Signature:



Issued: August 30, 2021



File Name: 2021-030-ZON/SEPA (City of La Center Chapter 18.60 Code Update)

Date Published: August 30, 2021

Attached is an environmental Determination of Non-Significance (DNS) and associated environmental checklist issued pursuant to the State Environmental Policy Act (SEPA) rules (WAC 197-11). The City (lead agency) completed evaluation of the environmental checklist as required by WAC 197-11. You may comment on this determination within fifteen days of the DNS publication date of August 30, 2021. The lead agency will not act on this proposal until the close of the **15-day comment period, which ends September 14, 2021.**

Please address any correspondence to: Sarah Dollar, Permit Technician
ATTN: SEPA COMMENTS – Chapter 18.60 Code Update
c/o 305 NW Pacific Highway
La Center, WA 98629

DISTRIBUTION:

Federal Agencies: National Marine Fisheries, PRD Division (Mail)
US Army Corps of Engineers, Regulatory Functions Branch (Mail)
US Department of Agriculture
US Fish and Wildlife Service, Western Washington Fish and Wildlife
US Forest Service

Native American Interests: Confederated Tribes of the Grande Ronde (Mail)
Confederated Tribes and Bands of the Yakama Nation (Email)
Confederated Tribes and Bands of the Yakama Nation Fisheries (Email)
Confederated Tribes of the Umatilla Indian Reservation
Confederated Tribes of the Warm Springs Reservation
Cowlitz Tribe, Natural Resources Department (Mail)
Nez Perce Tribe

State Agencies: Dept. of Agriculture, Food and Pesticides Division
Dept. of Archaeology and Historic Preservation
Dept. of Natural Resources, Forest Practices Division
Dept of Ecology (Email)
Dept of Health, Environmental Health Division (Email)
Dept of Commerce, Growth Management Services (Email)
Dept of Fish & Wildlife, Region 5 (Email)
Dept of Natural Resources, SEPA Center (Email)
Dept of Transportation, Environmental Services (Email)
Dept of Transportation, SW Region (Email)
Washington Parks & Recreation Commission (Email)
Washington State University, Archaeological Research Center
Washington Utilities and Transportation Commission

Local Agencies: City of Ridgefield (Email)
Clark County, Dept of Community Development (Email)
Clark County, Dept of Health (Email)
Clark County, Dept of Parks & Recreation (Mail)

Clark County, Dept of Public Works (Email)
Town of Yacolt (Email)

School Districts: La Center (WA) School District (Mail)

Special Purpose Agencies: Clark Public Utilities (Email)
Clark County Fire and Rescue (Email)
Columbia River Economic Development Council (Email)
C-TRAN (Email)
Lower Columbia Fish Recovery Board
Southwest Clean Air Agency
Southwest Washington Regional Transportation Council
NW Natural Gas
TDS Telecom

Libraries: Fort Vancouver Regional Library, La Center (Mail)

Fire Districts: Clark County Fire & Rescue

Media: The Columbian

Other Interested Parties: Audubon Society, Vancouver (Mail)
Clark County Natural Resources Council (Email)
NW Natural (Mail)
Vancouver Wildlife League, Environmental and Land Steward (Mail)
Columbia Riverkeeper (Email)
Nature Conservancy, Washington Field Office
Sierra Club Loo Wit Group