



SEPA MITIGATED DETERMINATION OF NON-SIGNIFICANCE
City of La Center Low Density Residential (LDR-7.5) Front Setback Code Update (File # 2023-018-ZON/SEPA)

Description of proposal: The City of La Center is updating its code pertaining to the minimum front yard setback standards in the LDR-7.5 zone. The code update will exclusively affect LCMC 18.130 (Low Density Residential District). The purpose of this code update is to provide the option to reduce the minimum front setbacks from 20 feet to 10 feet when providing additional architectural features. The front setback code updates would include:

- Requiring all dwellings allowed in the LDR-7.5 zone to provide a minimum front-loading garage setback of 20-feet, regardless of the minimum front yard setback for the living area;
- Requiring the garage to be setback at least 3 feet from the front living area setback reducing the front living setback;
- Adding the ability to reduce the front living area setback to 15 feet by providing at least 5 architectural details from a menu of details including belly band cladding, dormers, pillars/posts, knee/eave braces, window trim no less than three inches wide, bay windows, shutters or louvers, and keystones/decorative window trim;
- Adding the ability to reduce the front living area setback to 13 feet when providing 4 architectural details in addition to the 5 architectural details to reduce to 15 feet. This includes a menu of details including a covered porch area, variable siding, varied exterior wall offsets, fronts facing garage doors with windows on no less than 15% of the garage door, a recessed building entry, use of contrasting materials, such as brick or stone, on no less than 15% of the façade, at least three color changes across the façade, and other architectural elements as approved by the planning official;
- Adding a review process for a project that opts to use the reduced front yard setback provisions. This includes providing elevations and a completed checklist of the architectural details selected to reduce the front living area setback; and
- Requiring that an applicant who utilizes the front yard setback reduction cannot request a variance to reduce the front living area setback less than 13 feet. Also, the front living area setback that is less than 15 feet but no less than 13 feet cannot be applied when a dwelling has direct lot access to a classified arterial road.

Any person has the right to comment on this SEPA mitigated determination non-significance (MDNS), receive notice of and participate in any hearings, and appeal the final decision on the code amendment. Written comments submitted by August 8, 2023 at 5:00 PM will be considered. Please send comments to the City of La Center, 210 E. 4th Street, La Center, WA 98629 or by email to Jessica Nash, Permit Technician at jnash@ci.lacenter.wa.us .

Application: City of La Center LDR-7.5 Front Setbacks Code Update (File # 2023-018-ZON/SEPA)

Proponent/applicant: City of La Center, contact: Ethan Spoo, Consulting Planner, 210 E 4th Street, La Center, WA 98629. Phone: (360) 263-7665.

Location of proposal: The update will apply in the Low Density Residential (LDR-7.5) zones.

Public Hearing: La Center Planning Commission public hearing, August 8, 2023, at 6:30 p.m. Meeting will be conducted in person at City Hall at 210 E. 4th Street and 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 an MDNS: SEPA Environmental Checklist dated, July 24, 2023. A complete copy of the code amendments and the SEPA Checklist associated with this determination are available by contacting Public Works Staff, Jessica Nash, 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: LCMC 18.30.100 (Type IV Process) and LCMC 18.120.050 (Approval Criteria).

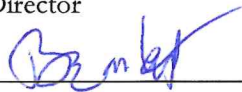
Mitigation Measures: The review of the SEPA checklist associated with this proposed code amendment includes the following mitigation measure:

Noise & Air: The second tier reduced front setback provision (less than 15 feet but no less than 13 feet) cannot be applied to a dwelling fronting an arterial classified roadway.

Responsible Official: Bryan Kast, Public Works Director

Date: July 24, 2023

Signature: _____



Issued: July 24, 2023



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Date Published: July 24, 2023

Attached is a SEPA environmental Mitigated Determination of Non-Significance (MDNS) 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 fourteen (14) days of the issuance of this notice August 8, 2023. The lead agency will not act on this proposal until the close of the **14-day comment period, which ends August 8, 2022.**

Please address any correspondence to: Jessica Nash, Permit Technician
ATTN: SEPA COMMENTS – LDR-7.5 Front Setbacks Code Update
210 East 4th Street
La Center, WA 98629

DISTRIBUTION:

Federal Agencies: National Marine Fisheries, PRD Division (Mail)
Forest Service, US Department of Agriculture, WA (Email)
US Army Corps of Engineers, Regulatory Functions (Mail)

Native American Interests: Confederated Tribes of the Grande Ronde (Mail)
Cowlitz Tribe, Longview, WA (Email)
Yakama Nation (Email)

State Agencies: Dept of Ecology (Email)
Dept of Health, Office of Drinking Water (Email)
Dept of Commerce (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)
Department of Archaeology & Historic Preservation (Email)
Washington Parks & Recreation Commission (Email)

Local Agencies: 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)
Clark County Sheriff (Email)
Clark County Fire and Rescue (Email)
City of Vancouver, Dept of Parks & Recreation (Email)

City of Vancouver
City of Camas, Community Development (Email)
Town of Yacolt (Email)
City of Ridgefield (Email)
La Center Community Library (Mail)
La Center Police Department (Email)

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

Special Purpose Agencies:
Clark Public Utilities (Email)
Columbia River Economic Development Council (Email)
Lower Columbia Fish Recovery Board (Email)
C-TRAN (Email)
Southwest Clean Air Agency (Email)
Southwest Washington Regional Transportation (Email)
Council Clark Regional Wastewater District (Email)
Vancouver Wildlife League (Mail)
NW Natural (Mail)
TDS Telecom (Mail)
Century Link (Email)
Washington State Department of Corrections (Email)