



**SEPA MITIGATED DETERMINATION OF NON-SIGNIFICANCE**  
**City of La Center Medium Density Residential (MDR-16) Density Code Update (File # 2023-017-ZON/SEPA)**

**Description of proposal:** The City of La Center is updating its code pertaining to density in the LDR-7.5 and MDR-16 zones with a particular focus on increasing the available density transfers from critical areas to developable portions of a site. The code update will primarily affect LCMC 18.140 (Medium Density Residential District), but provisions in other code chapters including LCMC 18.40 (Definitions), LCMC 18.130 (Low Density Residential District), and LCMC 18.300 (Critical areas) will also be affected. The purpose of this code update is to:

- Preserve critical areas by allowing developers to transfer more density to buildable portions of the site in the LDR-7.5, MDR-16, Residential Professional (RP), and Mixed-Use (MX) zones.
- Amending definitions to “dwelling, attached”, “dwelling, detached”, “dwelling, duplex”, “dwelling, multiple family”, and “dwelling, single-family” to better distinguish between these types of housing.
- Amending the maximum net density allowed for multifamily developments from 14 to 16 units per net acre.
- Removing the 10-unit limitation for multifamily buildings.
- Amending the way density transfers are calculated in LCMC 18.300.130.

Any person has the right to comment on this SEPA 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. 4<sup>th</sup> Street, La Center, WA 98629 or by email to Jessica Nash, Permit Technician at [jnash@ci.lacenter.wa.us](mailto:jnash@ci.lacenter.wa.us).

**Application:** City of La Center MDR-16 Density Code Update (File # 2023-017-ZON/SEPA)

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

**Location of proposal:** The update will apply in the Low Density Residential (LDR-7.5), Medium Density Residential (MDR-16), Residential Professional (RP), and Mixed Use (MX) 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. 4<sup>th</sup> 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 18.30.110 (Type IV Process) and LCMC 18.120.050 (Approval Criteria).

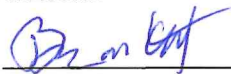
**Mitigation Measures:** The review of the SEPA checklist associated with this proposed code amendment recommends the following mitigation measure:

Noise & Air: Place limits on the maximum net density allowed for the buildable area of a site when using the critical areas density transfer.

**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 Mitigation 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 July 24, 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 – Family Day Care Providers Code  
Update  
210 East 4<sup>th</sup> 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)  
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