



CITY OF LA CENTER, WASHINGTON  
NOTICE of PUBLIC HEARING

Medium Density Residential (MDR-16)  
Density Transfer Code Updates  
(File #: 2023-017-ZON/SEPA)

The City of La Center is updating its code provisions pertaining to Medium Density Residential (MDR-16) density transfer. The purpose of the code update is to preserve critical areas by allowing developers to transfer density to buildable portions of the site in the MDR-16, Residential Professional (RP), and Mixed-Use (MX) zones.. The code update will increase the density transfer in the Low Density Residential (LDR-7.5) zone. The code updates are including:

- Amending (Definitions) to remove the word and definition for ‘cluster’;
- Amending definitions to “dwelling, attached”, “dwelling, detached”, “dwelling, duplex”, “dwelling, multiple family”, and “dwelling, single-family”;
- Amending the maximum net density allowed for multifamily developments from 14 to 16 net units per acre;
- Removing the 10 unit limitation for multifamily development;
- Amending the density transfer calculations in LCMC 18.300.130 (Critical Areas Density Transfer);

The hearing will be held on **Tuesday, August 8, 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 City’s Planning Commission webpage at [https://www.ci.lacenter.wa.us/commissions/planning\\_commission.php](https://www.ci.lacenter.wa.us/commissions/planning_commission.php) . The city contact person and telephone number for any questions is Jessica Nash, Administrative Specialist, 360.263.7665.

Remote Hearing Attendance and Public Testimony:



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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 August 8, 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 August 8, 2023, to be considered at the public hearing.
  - a. Submitting via email. Please send an email to Jessica Nash, at [jnash@ci.lacenter.wa.us](mailto:jnash@ci.lacenter.wa.us) regarding “MDR 16 Code Updates” with your testimony.
  - b. Submitting via U.S. Mail. Written testimony may be mailed to City of La Center, Re: MDR 16 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.

MDR-16 Density Transfer Code Update Public Hearing

Tuesday August 8, 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.

(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: July 25, 2023