



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

**Manufactured Homes Code Updates
(File #: 2023-012-ZON/SEPA)**

The City of La Center is updating its code provisions pertaining to manufactured homes. The code update will primarily affect LCMC 18.180 (Manufactured Homes), but provisions in other code chapters including LCMC 18.40 (Definitions), LCMC 18.130 (Low Density Residential), LCMC 18.140 (Medium Density Residential), LCMC 18.150 (Commercial Districts), LCMC 18.158 (Junction Plan District), LCMC 18.165 (Mixed Use), LCMC 18.247 (Accessory Dwelling Units), LCMC 18.270 (Limited Uses), LCMC 18.280 (Off-Street Parking and Loading Requirements), and LCMC 18.300 (Critical Areas). The purpose of this code update is to:

- Ensure manufactured homes regulations are compliant with applicable State requirements in RCW 35.21.684 and 35A.21.312 and the GMA mandated comprehensive plan and regulations periodic update process.
- Allow individually sited manufactured homes in all zones where site-built homes are allowed consistent with RCW 35.21.684.
- Modify the permitted uses and conditional uses for manufactured homes, manufactured/mobile home subdivisions and communities, and throughout each of the City's zones. Manufactured homes will be permitted uses in the Low Density Residential (LDR-7.5), Medium Density Residential (MDR-16), Residential Professional (RP), Downtown Commercial (C-1), Cardroom Overlay District (C-3), Junction Plan District (JP), and Mixed-Use (MX) zones. Manufactured home subdivisions and communities will be a conditional use in the LDR-7.5, MDR-16, and RP zones and prohibited in all other zones.
- Modify the definition of manufactured homes, manufactured home subdivisions/communities, mobile homes, recreational vehicles, and modular homes.
- Modify manufactured home and manufactured/mobile home subdivision and communities siting, installation, and design standards.
- Allow the locating of a manufactured/mobile home in manufactured/mobile home communities that were legally in existence before June 12, 2008, when in compliance with RCW 35.21.684(2)(a).
- Allow the entry of recreational vehicles in manufactured/mobile home communities when in compliance with fire, safety, and local regulations and provides utility hookups.
- Allow manufactured homes as an ADU.
- Modify parking requirements for individually sited manufactured homes and manufactured/mobile home subdivision and communities to require two



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spaces for an individual manufactured home or two spaces plus one guest space per five homes in communities and subdivisions.

The hearing will be held on **Tuesday, May 9, 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 manufactured homes may be examined on the 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 Jessica Nash, Administrative Specialist, 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 May 9, 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 May 9, 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 regarding "Manufactured Homes Code Update" with your testimony.
 - b. Submitting via U.S. Mail. Written testimony may be mailed to City of La Center, Re: Manufactured Homes Code Update Public Hearing, 210 E 4th St, La Center, WA 98629. Email is strongly preferred.

Public Participation at the hearing



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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.

Manufactured Homes Code Update Public Hearing

Tuesday May 9, 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: April 25, 2023