



SEPA DETERMINATION OF NON-SIGNIFICANCE
City of La Center Manufactured Homes Code Update (File # 2023-012-ZON/SEPA)

Description of proposal: 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 District), LCMC 18.140 (Medium Density Residential District), LCMC 18.150 (Commercial Districts), LCMC 18.158 (La Center Junction Plan Zoning District), LCMC 18.165 (Mixed-Use), LCMC 18.247 (Accessory Dwelling Units), and LCMC 18.280 (Off-Street Parking and Loading Requirements). 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 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 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 home subdivision and communities to require two spaces for an individual manufactured home or two spaces plus one guest space per five homes in communities and subdivisions.

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 May 9,

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 Manufactured Homes Code Update (File # 2023-012-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), Medium Density Residential (MDR), Residential Professional (RP), Downtown Commercial (C-1), Cardroom Overlay District (C-3), the Junction Plan District (JP), and Mixed Use (MX) zones.

Public Hearing: La Center Planning Commission public hearing, May 9, 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 a DNS: SEPA Environmental Checklist dated, April 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 did not recommend any mitigation measures.

Responsible Official: Bryan Kast, Public Works Director

Date: April 24, 2023

Signature: _____



Issued: April 24, 2023



File Name: City of La Center Family Day Care Providers Code Update (File # 2023-011-ZON/SEPA)

Date Published: April 24, 2023

Attached is a SEPA 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 fourteen (14) days of the issuance of this notice April 24, 2023. The lead agency will not act on this proposal until the close of the **14-day comment period, which ends May 9, 2022.**

Please address any correspondence to: Jessica Nash, Permit Technician
ATTN: SEPA COMMENTS – Family Day Care Providers 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)
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