



**Community Development**

2025 NE Kresky Ave

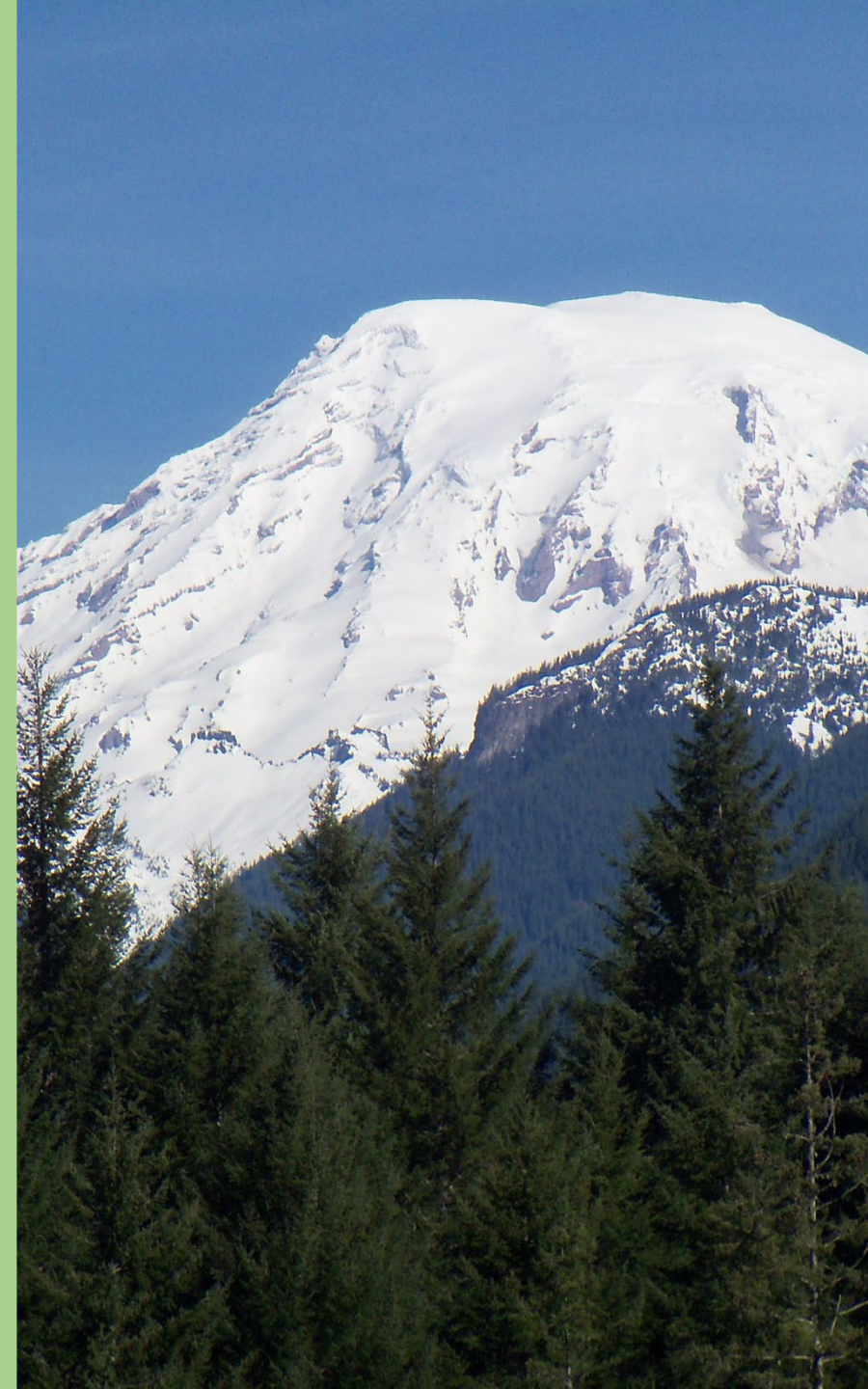
Chehalis, WA 98532

Phone: (360) 740-1146

# **Ordinance 1343 Mineral Lake YMCA Rezone**

**Board of County Commissioners – Public Hearing**

February 14, 2023



# Hearing Schedule

- Public Hearing February 14, 2023 @ 10:00am
  - No deliberation or decision on February 14
- Continue hearing to February 27, 2023 @ 11:00am
  - Deliberation and decision
  - No testimony on February 27
- Final Ordinance approved March 1, 2023 @ 10:00am
  - The ordinance is updated to reflect the deliberation and decision made on February 27
  - No testimony on March 1



# Public Record

<https://lewiscountywa.gov/departments/community-development/rezones/>



February 14, 2023

Lewis County BOCC – Wednesday Workshop

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# BOCC is deciding ...

Is the use appropriate at the location?

Proposed **use** = Master Planned Resort.

A **use** is not the owner.

A **use** is not a project.



# Decision Making

LCC 17.12.100 Approval Criteria:

1. Conforms to Growth Management Act, Lewis County Comprehensive Plan and Countywide Planning Policies
2. There is a demonstrated need for the amendment
3. Public interest will be served by the amendment
  - Anticipated effect on population, employment distribution
  - Anticipated effect on schools, fire districts, etc.
  - Anticipated effect on ag, forest or mineral resource lands
4. Isn't spot zoning



# LCC 17.12 Approval Criteria

## 3. Public Interest

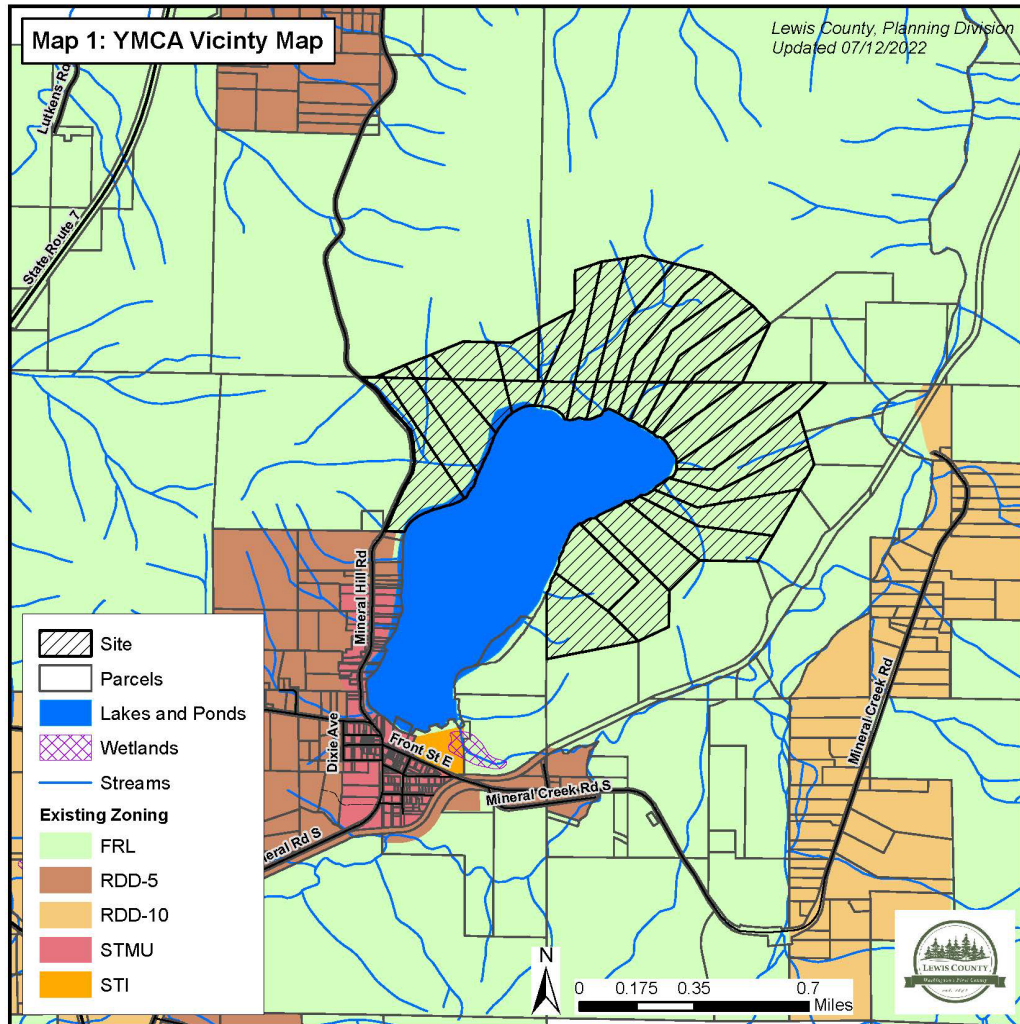
- Anticipated effect on schools, fire districts, etc.
- Anticipated effect on ag, forest or mineral resource lands
- Anticipated effect on population, employment distribution

**Land Use based!**





# Mineral Lake YMCA Rezone



- 500 acres north of Mineral Lake
- Master Planned Resort overlay on FRL
- Overnight youth camp - 400 campers, 100 staff, cabins, tent sites, trails and dock
- MPR require 40% of land to remain open space
- SEPA determination required restricted uses and sunset provision



# Commissioner Requested Information

1. Arsenic
2. Existing youth camps in Lewis County
3. Growth Board decision on FRL designation

<https://lewiscountywa.gov/departments/community-development/rezones/>





# Arsenic

Lewis County applies the arsenic MCL of 10 parts per billion (ppb) to:

1. all single-family residential (SFR) wells that apply for permits in Mineral and the surrounding area
2. Group B water supplies in the Mineral area

Group A Transient Non Community (TNC) water systems are exempt from the arsenic standards – *potential condition of approval*



# Arsenic

## Treatment and Disposal

- 5 treatment and disposal option listed in memo
- County recommended is Sorption, which is applicable to Group A systems
  - Sorption cartridges are disposed of in garbage
- *potential condition of approval*



# Questions on new materials provided by staff?



February 14, 2023

Lewis County BOCC - Public Hearing

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# YMCA Supplemental Information

- YMCA Statement
- WA State Outdoor School Study (2021)
- Camp Orkila Outdoor Environmental Education
- Camp Colman Environmental Education
- Water Right Application and Permit
- EPA Treatments for Arsenic
- WA DOH Treatments for Arsenic



# YMCA Rezone Proposal

## Testimony

### Support

- Preservation of open space
- Economic benefits to community
- Youth access to the outdoors
- Enhanced recreation for community
- Reversing population decrease
- Private property rights

### Opposition

- Increased traffic on local roads
- Lack of sufficient fire and emergency services
- Insufficient sewer and water infrastructure
- Increased noise and pollution
- Negative impact on wildlife
- Fundamental change to Mineral's character



# Public Testimony on YMCA Rezone Proposal



February 14, 2023

Lewis County BOCC - Public Hearing

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# Potential Motion

*I make a motion that we close the public testimony portion of the hearing for proposed Ordinance 1343 and recess the hearing until 11 a.m. Monday, Feb. 27, 2023, with no further public testimony being allowed after today.*





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