



Community Development

2025 NE Kresky Ave

Chehalis, WA 98532

Phone: (360) 740-1146

YMCA Rezone Proposal

Lewis County Planning Commission – Workshop

May 24, 2022



Staff Presentation Agenda

1. Rezone Process Overview
2. YMCA Rezone Proposal Summary
3. Staff Findings
4. Response to Questions
5. Next Steps

**No public comment tonight*



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Rezoning Overview

- Rezoning are requests by private property owners to change their zoning designation
 - e.g., ARL to RDD-20
- To change zoning, also must change the Comprehensive Plan map
 - e.g., Resource Land or Other Rural Lands
- Quasi-judicial = all information during open public meetings



Rezone Process

1. Proposal submitted as rezone application
2. Staff reviews for completeness
3. Notice of Application
 - Opportunity for public comment
4. Non-project SEPA Determination
 - Opportunity for public comment
- 5. Planning Commission**
 - **Staff reports and workshops**
 - Public Hearing and testimony
 - Recommendation
6. Commerce Review against GMA rules
7. BOCC – final decision
 - Public hearing and testimony



Rezone Decision Making

LCC 17.12.100 Approval Criteria:

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



Rezoning are Quasi-Judicial

- All information in open public meetings
- No outside research – ask staff
- Don't attend outside meetings
- Disclosures



Questions about rezone process?

Next – YMCA Proposal Overview

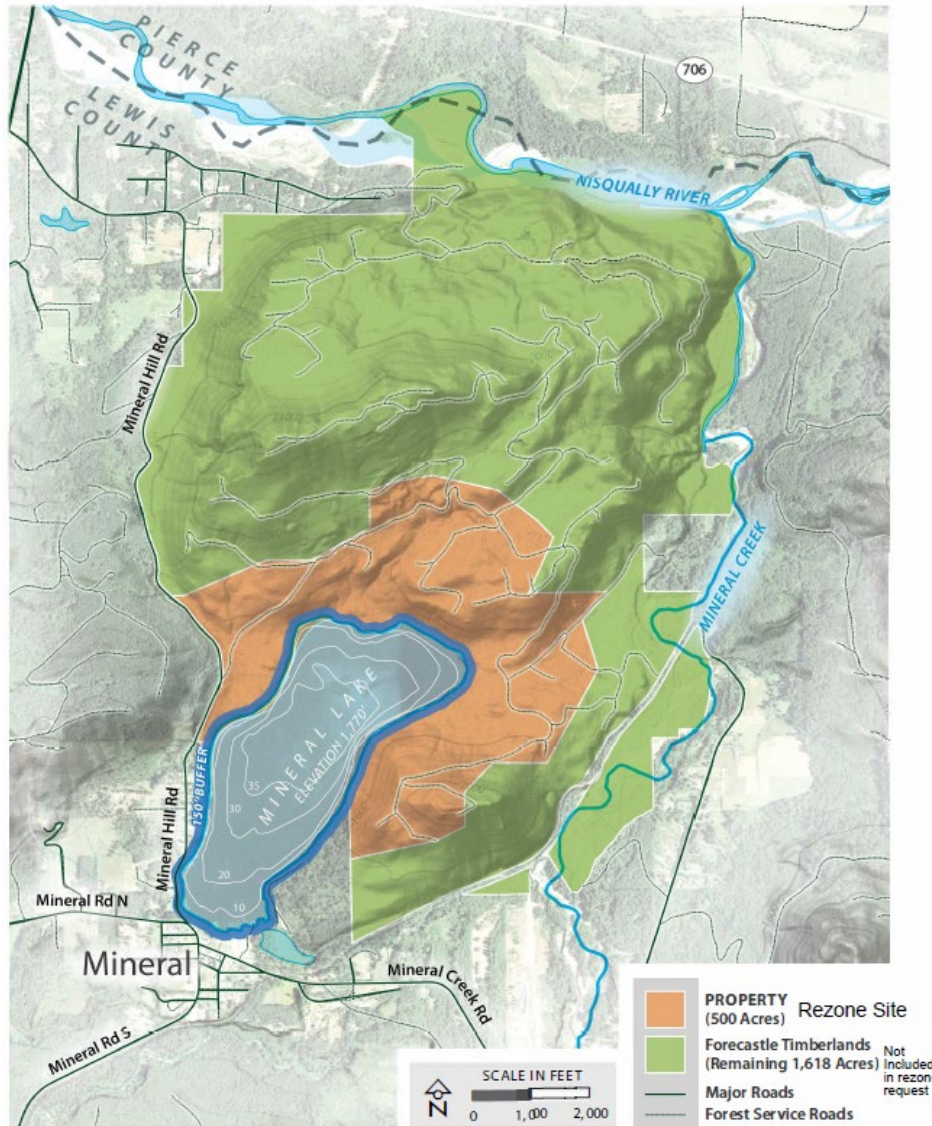


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YMCA Rezone Proposal



- 500 acres north of Mineral Lake
- Master Planned Resort overlay on FRL
- Change Comprehensive Plan Resource Land to Other Rural Land
- Overnight youth camp 400 campers, 100 staff, cabins, tent sites, trails and dock
- **Non-project Application**
 - Project-level impacts are unknown
- **Future** project-level permitting and project SEPA

Questions about the YMCA proposal?

Next – Staff findings and responses to questions



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Rezone Decision Making

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Rezone Decision Making

Findings

1. Staff evaluates proposal, SEPA determination and public comments
2. Staff reports to Planning Commission if each criteria are met or not
3. Based on information in the record to-date



1. Conforms to GMA and CWPP

April 15, 2022 Staff Report and Exhibit E

https://lewiscountywa.gov/media/documents/2022-04-15_YMCARzone_StaffReport_FINAL_m1LF4DG.pdf



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1. Conforms to GMA and CWPP

RCW 36.70A.360 Master Planned Resorts

“A Master Planned Resort means a self-contained and fully integrated planned unit development, in a setting of significant natural amenities, with primary focus on destination resort facilities consisting of short-term visitor accommodations associated with a range of developed on-site indoor or outdoor recreational facilities.”



1. Conforms to GMA and CWPP

Growth Management Act staff findings...

- Terms of the SEPA MDNS meet the RWCs with regard to infrastructure and services because impacts will be addressed during project-level permitting
- Environmental protection is met because LCC 17.25 and 17.38 apply during Phase 2, as well as LCC and state rules for water, waste water, stormwater and solid waste
- MPR will add jobs and increase tourism
- The impact to forest land is negligible – 0.05% of total FRL land – and 40% MPR land preserved as open space
- Location is unique and will encourage recreation



1. Conforms to GMA and CWPP

Countywide Planning Policies staff findings ...

- Supports policies to encourage MPRs to take advantage of unique recreational opportunities
- Unique – on Mineral Lake and 15 miles from Mt Rainier National Park
- No MPRs in Lewis County, first one



2. There is a Demonstrated Need

Staff findings ...

- There are no MPRs in Lewis County
- Countywide Planning Policies and GMA encourage MPRs for recreational access and eco-tourism
- YMCA stated increase in demand for this type of facility



3. The Public Interest is Served

Staff findings ...

- Project-level impacts addressed during subsequent permitting
- Will provide recreational access
- Will provide jobs
- Negligible impact on forest lands



4. Doesn't Facilitate Spot Zoning

Staff findings ...

- Meets RCW for MPR
- 500 acre site

Note – spot zoning is typically when one site is zoned something significant different than the surrounding area



Staff Finding

Based on the analysis and the conditions of the SEPA MDNS, staff finds that the YMCA's application to amend the comprehensive plan map from Resource Land to Other Rural Land and application of the MPR overlay zone designation meets the approval criteria of LCC 17.12.100.



Questions about staff findings?

Next – Answers to Questions



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Staff Responses

1. Logging history of the site
2. MPR overlay zone and forest harvest
3. FRL allowed uses
4. Economic base of Mineral
5. Housing profile of Mineral
6. Supporting Services

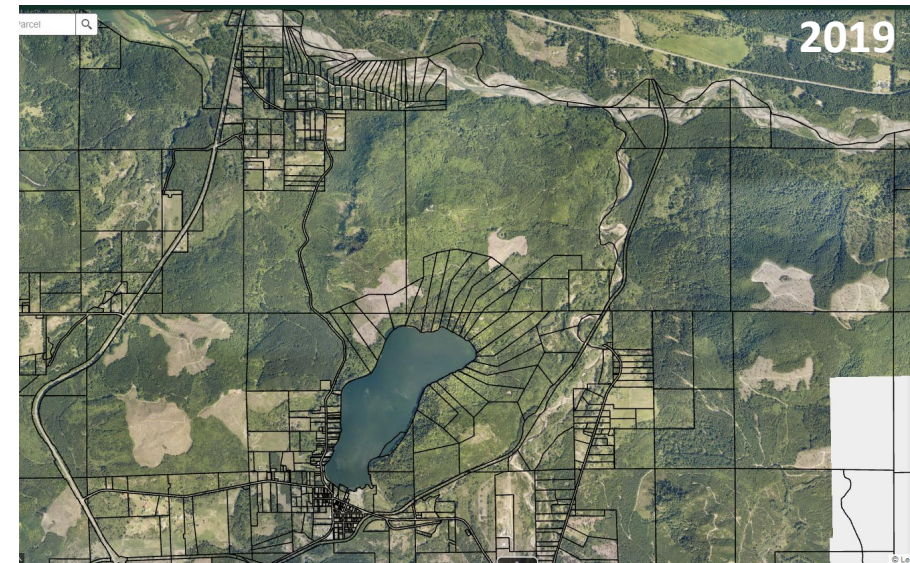
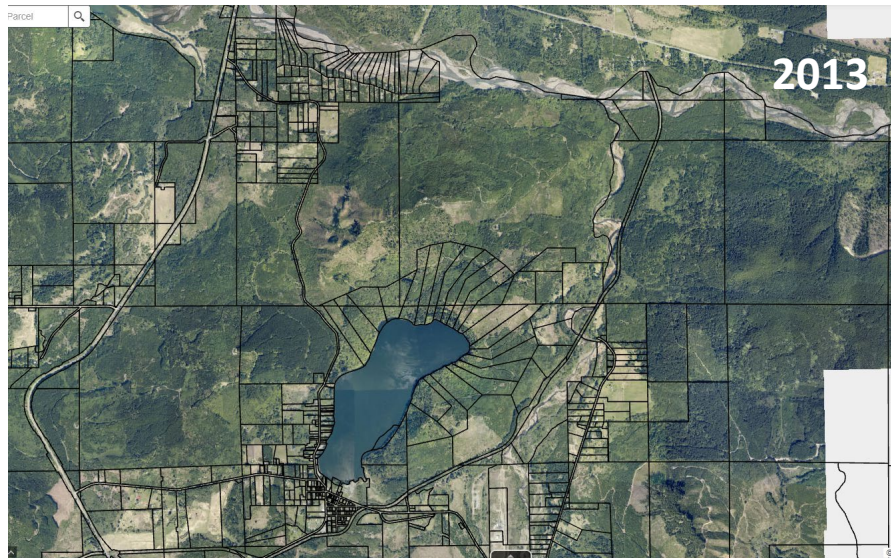
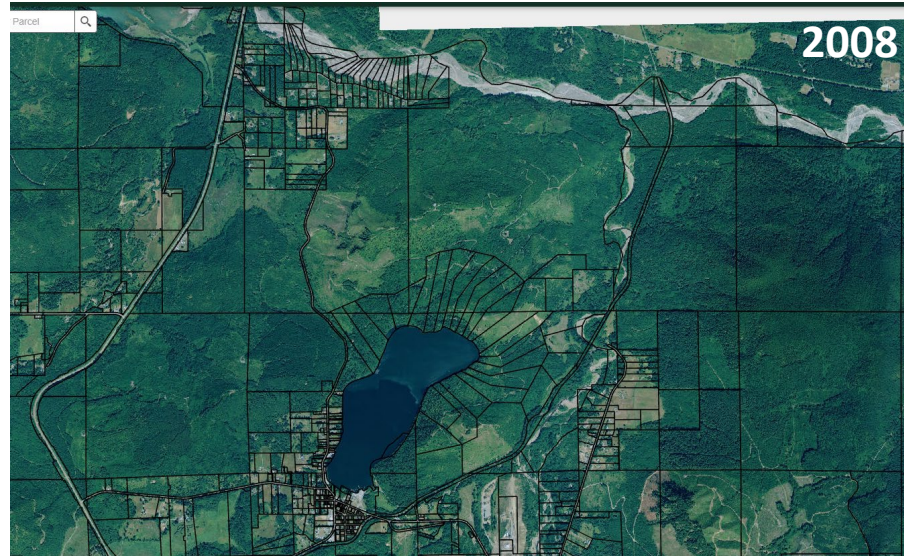


History of Site

- Timber town since 1897
- Mining of arsenic until 1920's
- Mineral Lake Lumber Co. mill burned 1922, not replaced
- FRL land owners: Forecastle Timber, Twin Creeks Timber, Taylor Timber Investments



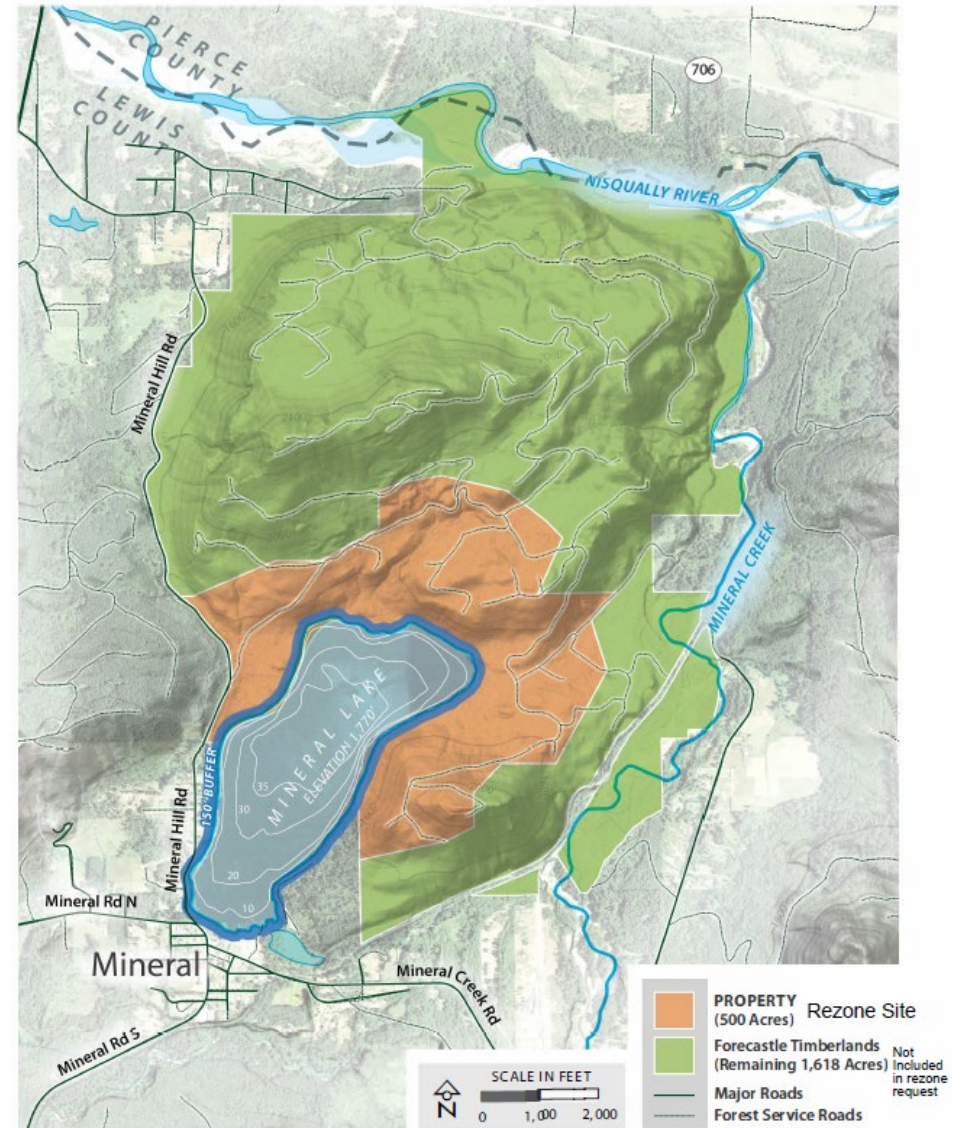
History of Site



Forest Harvest in MPR Overlay Zone

LCC 17.20E.030 – Permitted Uses in MPR

- No forest harvest
- Removal of trees for development is OK

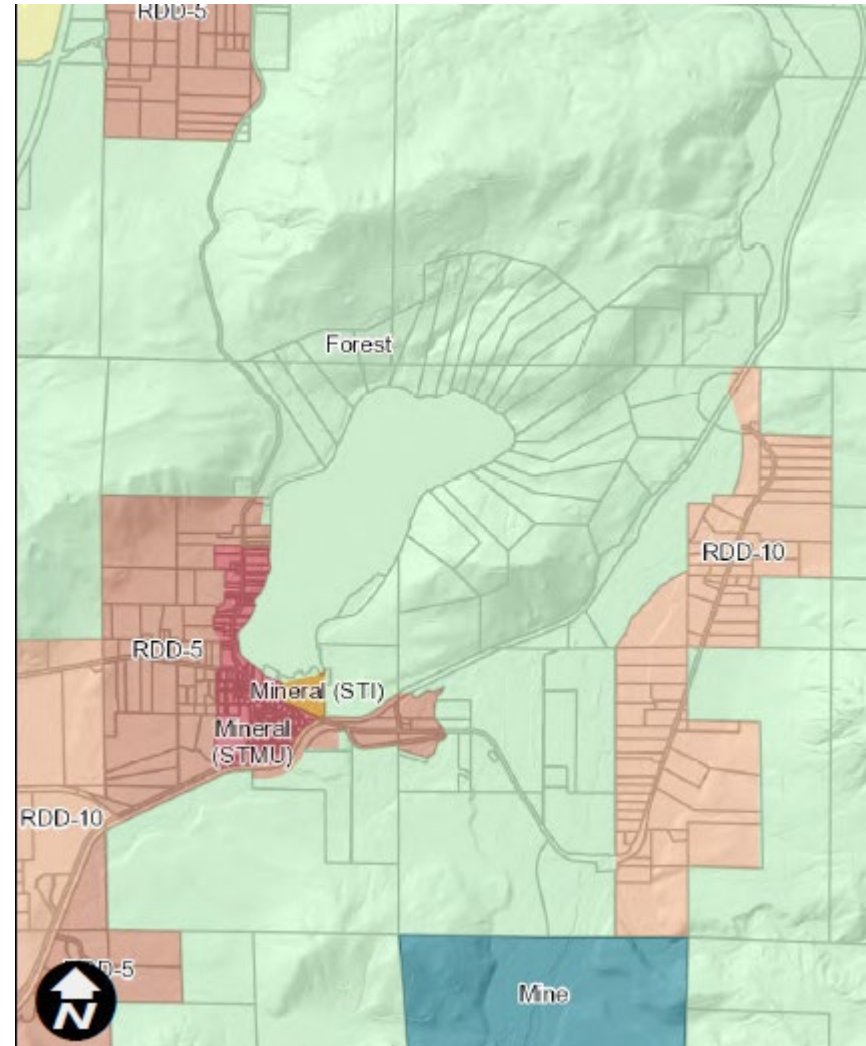


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Allowed Use in FRL Zone

LCC 17.30.450-470 – Allowed Uses in FRL

- Growing and harvest of timber
- Harvest of other vegetation – salal, berries, etc.
- One single-family residence per lot
 - 20+ lots each can have a house



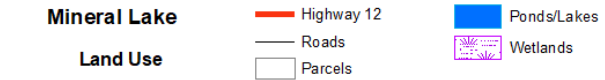
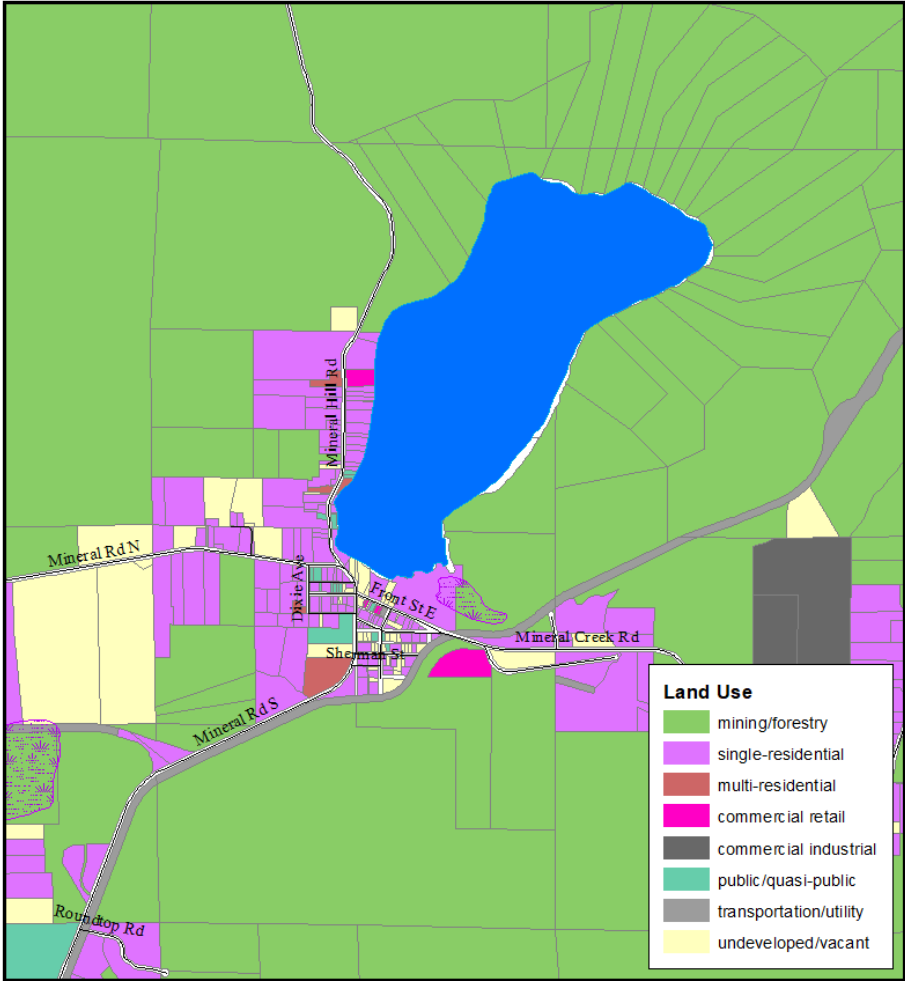
Economic Base of Mineral

- 1920 estimated population = 1,000, supported by timber mills
- 2019 estimated population = 205
- Mineral Lake webpage suggests primarily tourism-based economy – camping, fishing, boating, hiking, etc.

<http://www.minerallake.com/index.htm>



Mineral Housing Profile



This map was created by Lewis County Geographic Information System. The accuracy of the map has not been verified and should be used for informational purposes only. Any possible discrepancies should be brought to the attention of Lewis County GIS. State Plane Washington South FIPS 4602 North American Datum 1983 North American Vertical Datum 1988 (Topography)

Updated 05/10/2022
 Planning Division, Community Development



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Supporting Services



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Questions about Staff Responses?

Next – YMCA Responses



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YMCA Questions

1. Examples of similar youth camps
2. Impact of example camps on community
3. Hiring practices
4. Tribe's involvement
5. Community usership of camp
6. Anticipated timeline for construction



Questions about YMCA Responses?

Next – Next Steps



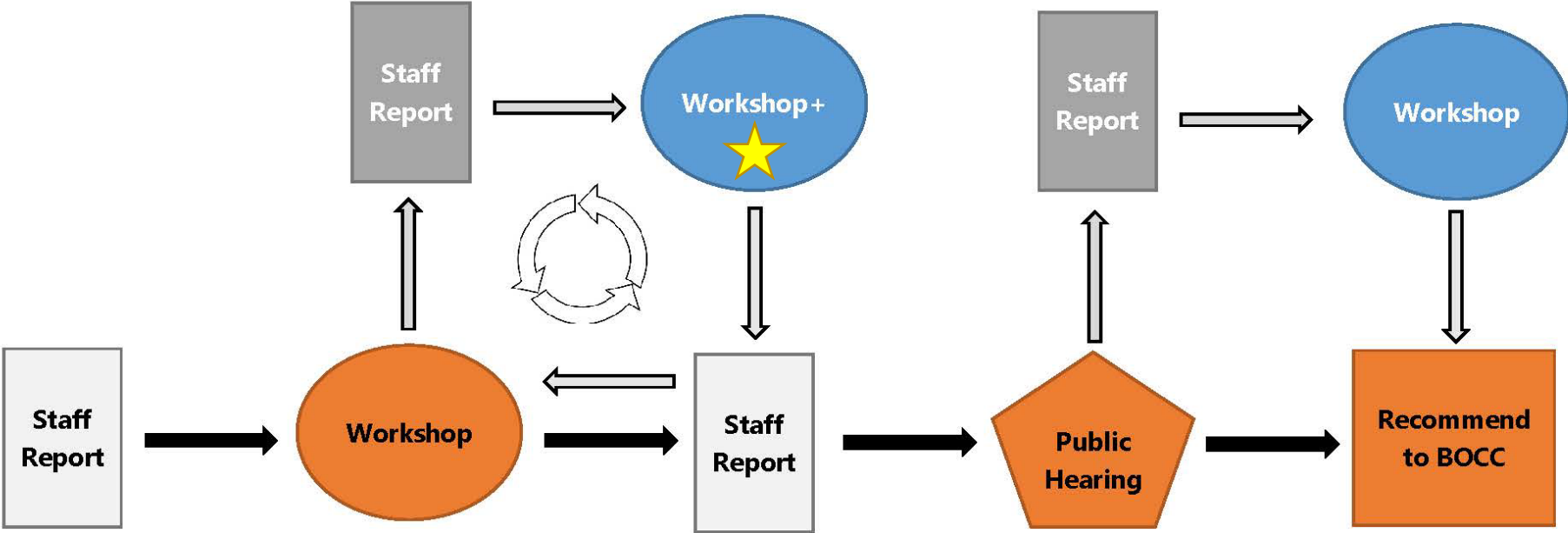
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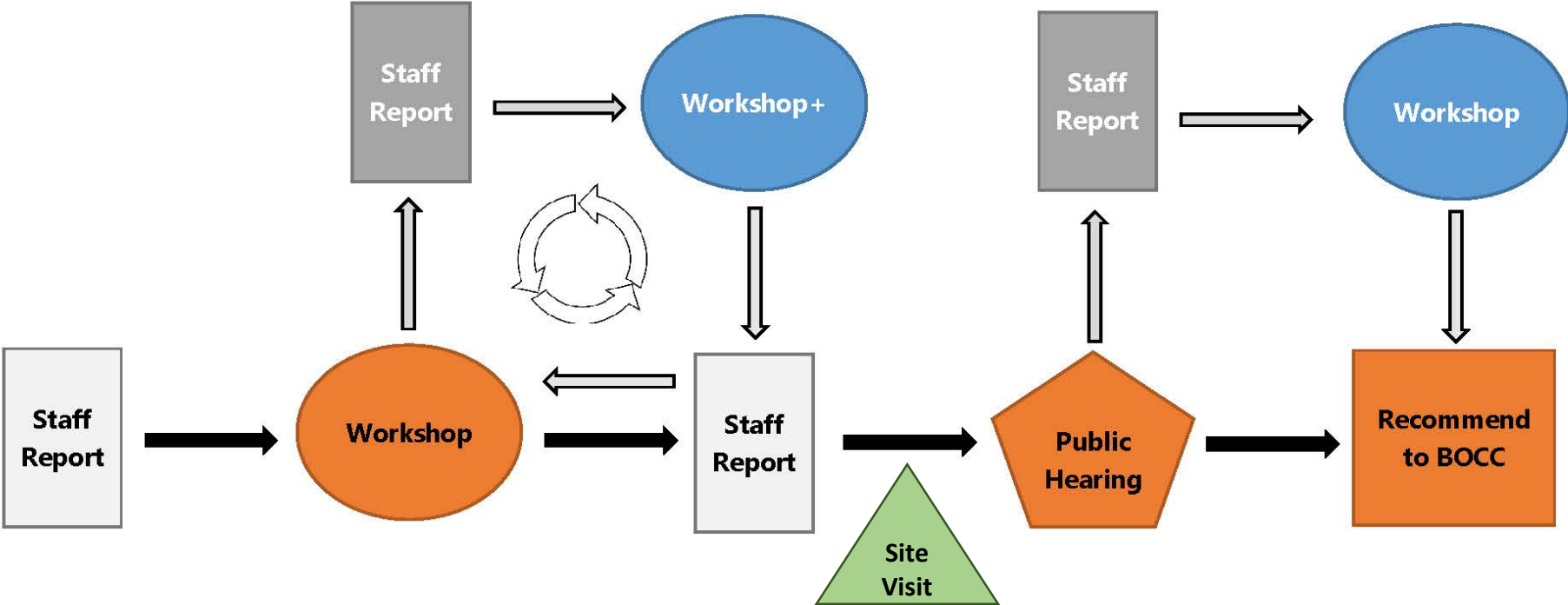
Planning Commission Steps

PLANNING COMMISSION PROCESS FLOW CHART



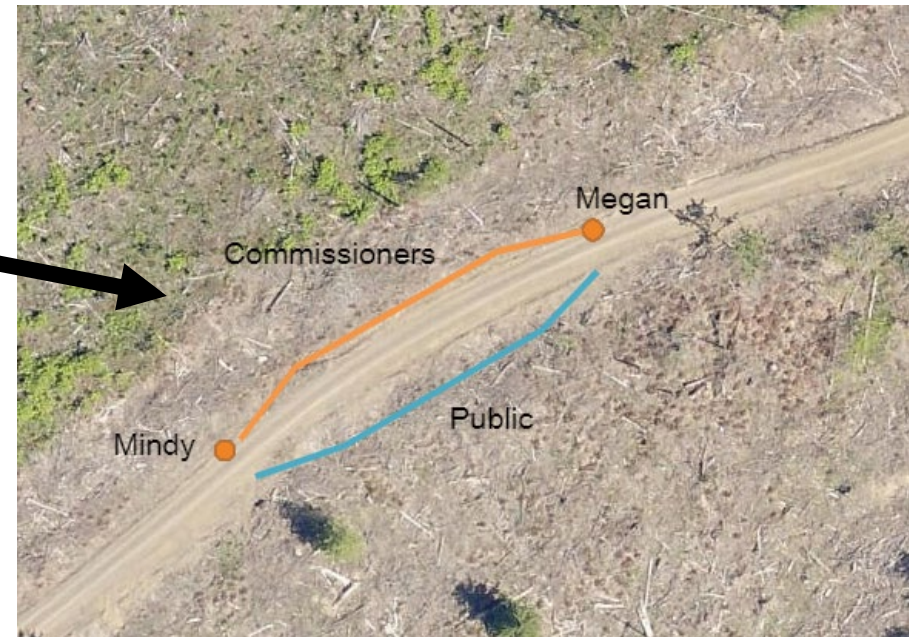
Planning Commission Steps

PLANNING COMMISSION PROCESS FLOW CHART



Site Visit

June 25 at 1-5pm



Next Steps

1. June 9 – Notice of Hearing – written testimony
2. June 17 – Final Staff Report
3. *June 25 – Site Visit*
4. June 27 – Summary of testimony
5. June 28 – Public Hearing
 - a. *3 minutes per testifier*



Next Steps

1. Do you have additional questions for staff?
2. Do you need additional information from staff?

Reminder – No vote to move to public hearing, just general consensus



Next Steps

1. June 9 – Notice of Hearing – written testimony
2. June 17 – Final Staff Report
3. *June 25 – Site Visit*
4. June 27 – Summary of testimony
5. June 28 – Public Hearing
 - a. *3 minutes per testifier*



Site Visit

June 25 at 1:00-5:00pm

Planning Commissioners meet at 1:00pm at Courthouse

Public meet at 2:30 at gate on Mineral Hill Road

- Must sign waiver to enter private property
- Limited parking on street – please carpool
- Must be able to walk ½ mile on primitive dirt road

Workshop – no public comment on rezone

- Written testimony starting June 9
- Verbal testimony at hearing on June 28





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