



Community Development

2025 NE Kresky Ave

Chehalis, WA 98532

Phone: (360) 740-1146

YMCA Rezone Proposal

Lewis County Planning Commission – Workshop

April 26, 2022



Staff Presentation Agenda

1. Rezone Process Overview
2. Planning Commission Process Overview
3. YMCA Rezone Proposal Summary

**No public comment tonight*



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Rezoning Overview

- Rezoning are requests by private property owners to change their zoning
 - 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 report and workshops
 - Public Hearing and testimony
 - Recommendation
6. Commerce Review against GMA rules
7. BOCC – final decision
 - Public hearing and testimony



Rezone Decision Making

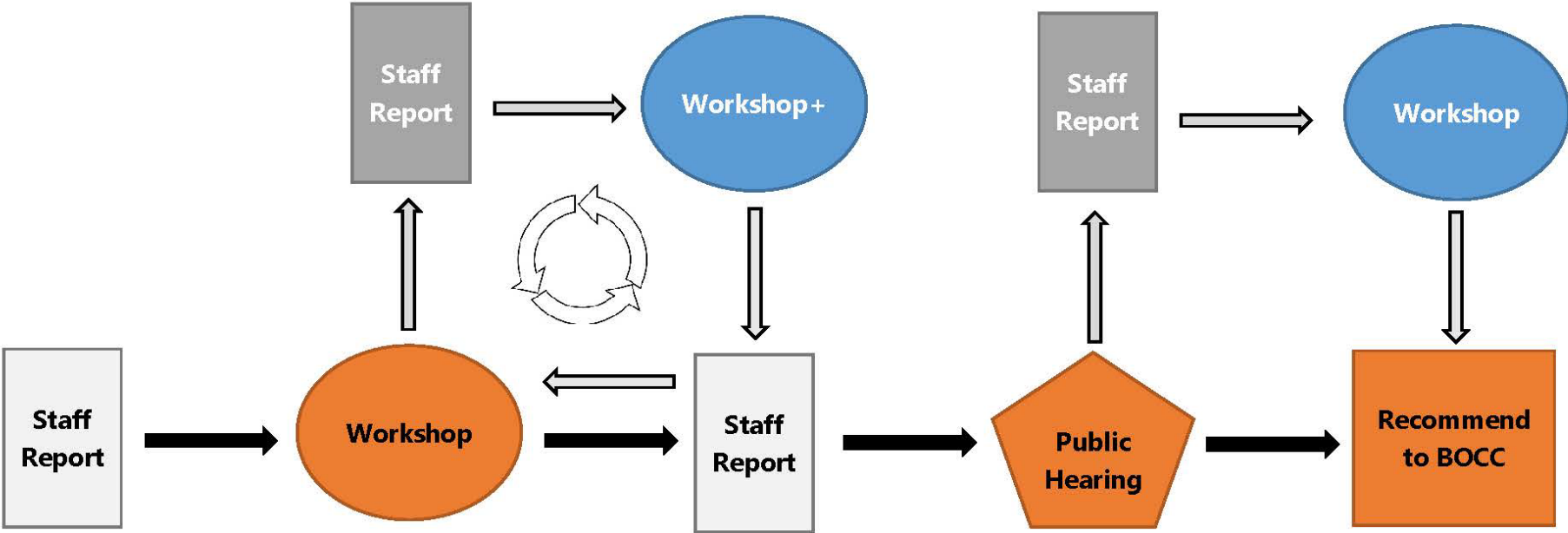
LCC 17.12.100 Approval Criteria:

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



Planning Commission Steps

PLANNING COMMISSION PROCESS FLOW CHART



Rezoning are Quasi-Judicial

- All information in open public meetings
- No outside research
- Disclosures



YMCA Rezone Proposal

Agenda:

- YMCA Proposal Overview
- SEPA Determination
- Public Comments
- Staff Findings

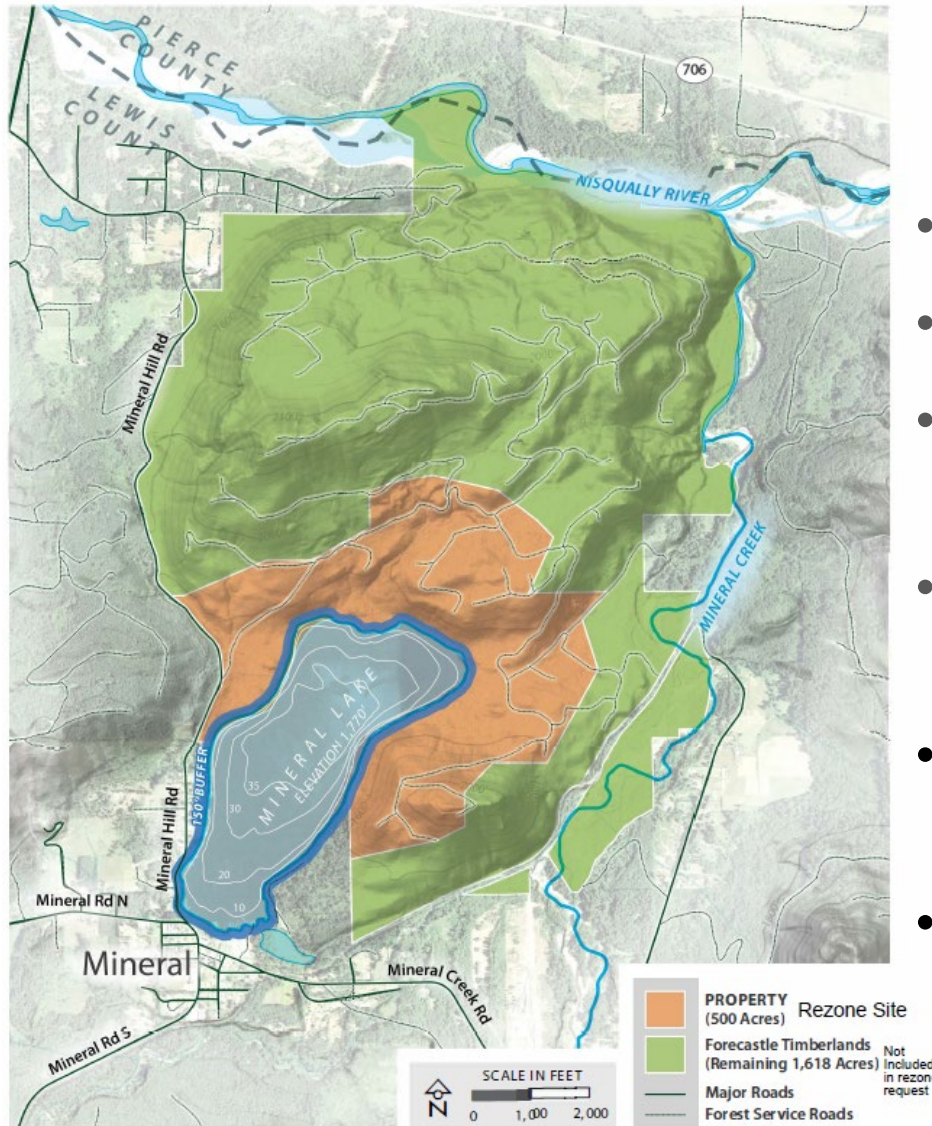


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YMCA Rezone Proposal



- 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

Non-project SEPA Determination

- Phased action:
 - Phase 1 rezone
 - Phase 2 MPR application and Binding Site Plan
- Phase 1 Determination: **mitigated**
determination of non-significance (MDNS)
 - MDNS – the terms of the determination are mitigation



Non-project SEPA Determination

1. Use Restrictions to only those related to a youth camp:

- Lodges, rental cabins and support facilities, including caretaker accommodations
- Recreational sport facilities and recreational areas
- Boat docks and marinas
- Public facilities and services

2. Prohibited uses:

- Hotels, motels, residential dwellings, rental homes/condos, convention facilities, golf course, clubhouse, spa or commercial restaurants and shops



Non-project SEPA Determination

3. Project-level impacts must address:
 - Fire and life safety access – upgraded road approaches and secondary access
 - Water, waste water and solid waste must meet LCC 17.130
 - Archaeological survey, results submitted to DAHP
 - Coordination with school district



Non-project SEPA Determination

4. Sunset provisions:

- Project-level MPR application and Binding Site Plan in 5 years
- Subsequent site development permits in 15 years
- If not, then MPR reverts to FRL



Non-project SEPA Determination

- Development Agreement
- Signed by County and Applicant
- Approved at time of rezone



Questions about non-project SEPA Determination

Next – Public Comments



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Public Comments

Available online

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



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Public Comments

Summary:

- 16 members of the public
 - General public, Cispus Learning Center, Centralia College
- 3 local/state agencies
 - Department of Archaeology and Historic Preservation, Lewis Co Fire District #9 and Lewis County Departments of Public Health & Social Services, Public Works and Community Development



Public Comments

Summary:

- Increase in traffic
- Increase in noise
- Negative impacts to environmental and natural features
- Negative impacts to cultural and historic resources
- Positive educational opportunities for youth
- Negative impacts on wildlife (e.g., deer and elk)
- Concerns about emergency response
- Concerns about waste water disposal
- Negative impacts to surface water
- Concerns about impacts on drinking water
- Concerns about lack of community engagement
- Creation of local jobs
- Improvements to local infrastructure
- YMCA will not pay property taxes
- Restricted public access to the lake
- Concerns about canoeing and motorized boating conflicts
- Questions about Nisqually Indian Tribe's use of the site for full time residency
- Increase in local tourism economy
- Beneficial partnerships with Nisqually Indian Tribe, Timberland Library and Centralia College
- Lack of adequate transportation infrastructure



Comments from Lewis County Departments

At the time of project permitting:

- Water and septic permits will be required. Site inspection by Lewis County Environmental Health for drinking well(s) and water system; approval by WA State Department of Health Office of Drinking Water Southwest Region.
- A Traffic Impact Analysis (TIA) will be required.
- Road approach permit will be required by Lewis County Public Works.
- All access roads shall meet Lewis County and IFC standards.
- Access roads must meet Lewis County road standards for emergency vehicles
- Stormwater management will be required per LCC 15.45.
- All structures must have their own address and have access to EMS/Fire.
- A professional archaeological survey, with consultation from the Tribe's, must be submitted to DAHP.
- 17.25, Shoreline Management, and 17.38, Critical Areas



Questions about Public Comments

Next – Staff findings



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Rezone Decision Making

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Rezone Decision Making

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 decision making?

Next – Next Steps



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Next Steps

1. May 24 second workshop – review staff findings, answer commissioner questions
2. June 28 *tentative* public hearing – testimony
3. Recommendation



What do you need more information about?

Do you have any questions?





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