



## **SEPA MDNS - County Reviewer's Comments Memo**

File Number: SEP20-0033

Date Printed: March 16, 2022

---

### **Public Health & Social Services:**

#### Water Review:

- The project will require a well site inspection by Lewis County Environmental Health and subsequent water system review and approval by the Washington State Department of Health Office of Drinking Water Southwest Region. Please note the project is in an area of Arsenic contamination in ground water.

#### Septic Review:

- No Comments for rezone. Project action will require septic compliance.

### **Public Works Review:**

#### Access Review:

- Any new or change of existing road approach to Mineral Hill Rd will require a road approach permit from Lewis County Public Works.

#### Survey Review:

- Private and public survey monuments shall be maintained and replaced if destroyed per WAC 332-120-040.
- Survey monuments exist along the south line of this parcel per record of survey recorded under AFN 3052424.
- The parcels are from a survey recorded under AFN 3379875. There were no property corners set at a part of this survey. It would be in the best interest of the land owner or developer to have the property corners set and boundaries marked to make certain of no encroachments.

#### Roads/Utilities Review:

- All access roads shall meet County & IFC Standards with turnarounds.

Stormwater Review:

- No Comments on the non-project action. Project development will require stormwater permits consistent with LCC 15.45.

Traffic Review:

- TIA will be needed with appropriate mitigation provided at the time of buildout.

**Community Development:**

Building Official/ Fire Marshal Review:

- All structures shall have their own addresses. Each structure shall have access for EMS/ Fire, access roads shall meet LC road standards for emergency vehicle access. Approved water and septic required. Permits required Address, Road Review, Fill and grade, Floodplain development and Building permits per IBC.

## Karen Witherspoon

---

**From:** Karen Witherspoon  
**Sent:** Tuesday, March 8, 2022 4:06 PM  
**To:** 'Stan Bartle'  
**Subject:** RE: Comments, concerns, and corrections in response to or addition/replacement for Proposal of Mineral Lake project proposal for the YMCA of Greater Seattle

Stan,

There was not an attachment with your email.

Karen

---

**From:** Stan Bartle <stanleyb253@gmail.com>  
**Sent:** Tuesday, March 8, 2022 4:03 PM  
**To:** Karen Witherspoon <Karen.Witherspoon@lewiscountywa.gov>; mendy.brooks@lewiscountywa.gov  
**Subject:** Comments, concerns, and corrections in response to or addition/replacement for Proposal of Mineral Lake project proposal for the YMCA of Greater Seattle

Attached is my letter for your review and consideration. Thank you for your time and assistance with letting me give my professional and personal input in this matter!

Stan Bartle

**External Email - Remember to think before you click!**

**This message may contain links with malware, viruses, etc. Please ensure the message is legitimate before opening it.**

February 4<sup>th</sup>, 2022

1:38 p.m.

Received phone call from Mr. Stan Bartle. His contact information is 360-219-8605 125. 125 Lincoln Ave Mineral Lake, WA 98355. Po Box 18 Mineral Lake, WA 98355 is the address he receives his mail.

Mr. Bartle has concerns with the YMCA rezoning on Mineral Lake WA. His concerns are that they are clear cutting which will cause landslides. That they have not included the endangered species that are within the Lake, that they ( not sure whom "they" is), have not considered that there will be water right issues to those that already have wells, and that there will also be Sewage issues. He had concern that for the last 60 years the Mineral lake area has been zoned as 1 house for every 80 Acres, now they want to change that without public comment.

He also stated his concerns that when speaking with public works department that he was told that "we did it all legally". He stated that less than 5 % of the community reads the paper. He feels that there is no excuse for not making this known to the community in a better more informative way, then posting in the newspaper. The phone called ended roughly 30 minutes later.

I am sending this summary of the conversation to you as part of the Fairness Doctrine on Quasi-Judicial matters.

Tiffanie Morgan

360-740-1120

## Karen Witherspoon

---

**From:** mike heinz <mikeheinz56@yahoo.com>  
**Sent:** Tuesday, March 1, 2022 8:23 AM  
**To:** Karen Witherspoon  
**Cc:** Tyra Larson; Mindy Brooks  
**Subject:** YMCA in mineral

Karen

My name is Mike Heinz and I live at 168 Mineral Hill Rd in Mineral. Why isn't the county having a town meeting with all of the residents over this Rezone and planned YMCA resort development?

We have no infrastructure to support this and the county is not following the State Master plan for development. I can tell you that 95% of the residents in Mineral don't want this type of development and they don't want a rezone either. I see people from Morton and Centralia and other towns comment on wanting the YMCA project and they have no skin in the game at all. They don't live in Mineral and it doesn't affect them one bit. This project must not go thru and you guys down at the County seat and in Community Development need to address the Residents who pay your SALARIES. I see that it's the greater Seattle YMCA that you are paying more ATTENTION to than your Lewis County Tax Paying Citizens. Have you looked at the YMCA's other properties and development? They are only 40%-60% full and could be expanded at those current locations rather than starting a new one.

Normally property is Rezoned first then the Property is purchased for Development. In this case it is the other way around. We the residents of Mineral want the County to come down and discuss this project.

Thank you for your consideration

Sent from my iPhone

External Email - Remember to think before you click!

This message may contain links with malware, viruses, etc. Please ensure the message is legitimate before opening it.

## Karen Witherspoon

---

**From:** Jerry Larson <jdlarson@larsonglass.com>  
**Sent:** Tuesday, March 1, 2022 11:10 AM  
**To:** Karen Witherspoon  
**Cc:** Mindy Brooks; Lee Napier; mikeheinz56@yahoo.com; Emil Markovich; Tyra Larson  
**Subject:** FW: YMCA in mineral

Karen,

My name is Jerry Larson at 187 Mineral Hill Road, I agree with Mike Heinz 100% on his below statement. However, I've not talked to one person in favor of this project. I understand per Mindy's email that there will be open community meetings and hearings in front of the Lewis County planning commission this coming August/September. Going forward, there are much larger issues at hand, roads are not adequate to handle larger amounts of cars, water, environmental impact to the lake, law enforcement. But to me the biggest issue is Fire and Emergency Services, is Lewis County planning on providing a full time Fire Department in Mineral?

I cannot find any camps of this magnitude that depend on a volunteer fire department, for instance, the largest camp to my knowledge is Lake Campview at Lake Tanawax (Graham Wash), this camp is supported by the Graham Fire Department, which is a full time staffed fire station with paramedics on staff.

Example of Mineral Volunteer Fire Department, in the Spring of 2020, my Dad suffered a severe fall which knocked him unconscious and split his head open, it took the Mineral Fire Department approx.. 30 minutes to respond plus an additional 15 minutes for a paramedic to respond from Morton, so from start to finish about 45 minutes. Since 1994, I've seen other examples of slow response times you get with a volunteer fire department. They are great people and work hard, but again, a volunteer system to support a camp of this magnitude will be unacceptable, especially with kids in nature and on a lake, accidents will happen.

So as this project is discussed, Fire and Emergency services are to me the largest concern, and added law enforcement, were pretty much on our own as far as law enforcement, we don't have the luxury of having a sheriff close by all the time, so we have to police our own properties, than add more incoming guest is only asking for more issues. I hope all these issues are considered to the fullest extent.

Thanks for your time.

Sincerely,

Jerry Larson

**From:** mike heinz <[mikeheinz56@yahoo.com](mailto:mikeheinz56@yahoo.com)>  
**Date:** March 1, 2022 at 8:22:42 AM PST  
**To:** [Karen.witherspoon@lewiscountywa.gov](mailto:Karen.witherspoon@lewiscountywa.gov)  
**Cc:** Tyra Larson <[tyrahicks@aol.com](mailto:tyrahicks@aol.com)>, Mindy Brooks <[Mindy.Brooks@lewiscountywa.gov](mailto:Mindy.Brooks@lewiscountywa.gov)>  
**Subject:** YMCA in mineral

Karen

My name is Mike Heinz and I live at 168 Mineral Hill Rd in Mineral. Why isn't the county having a town meeting with all of the residents over this Rezone and planned YMCA resort development?

We have no infrastructure to support this and the county is not following the State Master plan for development. I can tell you that 95% of the residents in Mineral don't want this type of development and they don't want a rezone either. I see people from Morton and Centralia and other towns comment on wanting the YMCA project and they have no skin in the game at all. They don't live in Mineral and it doesn't affect them one bit. This project must not go thru and you guys down at the County seat and in Community Development need to address the Residents who pay your SALARIES. I see that it's the greater Seattle YMCA that you are paying more ATTENTION to than your Lewis County Tax Paying Citizens. Have you looked at the YMCA's other properties and development? They are only 40%-60% full and could be expanded at those current locations rather than starting a new one.

Normally property is Rezoned first then the Property is purchased for Development. In this case it is the

other way around. We the residents of Mineral want the County to come down and discuss this project.  
Thank you for your consideration

Sent from my iPhone

**External Email - Remember to think before you click!**

**This message may contain links with malware, viruses, etc. Please ensure the message is legitimate before opening it.**