

**Continuation of hearing for Ordinance 1343**

**February 27, 2023**

**11 a.m.**

Present: Commissioner Swope, Commissioner Brummer, Commissioner Pollock, County Manager Erik Martin, Steve Wohld, Lee Napier, Barbara Russell, Mindy Brooks, Amber Smith, Nic Scott, Preston Pinkston, Tom Stanton

Guest(s): Jared Wenzelburger, Gwen Ichinose Bagley of the YMCA, Josh Sutton of the YMCA, and various members of the public and press, including David Fisher, Drew Schilson, Erwin Vidallon, Geoff Eseltine, Jocelyn McCabe, Joe Rehberger, John Christian, Joyce Riebe, Kevin Anderson, Liz Toledo, Loria Yeadon, Meghan Wagner, Ron Nilson, Debbie Aust, Elizabeth Rohr, Greg Rohr, Brandon Svenson

Recorder: Rieva Lester

No public comment allowed.

The commissioners asked questions regarding various topics, including the following:

- **The difference between lodge and hotel:** Barbara Russell said a lodge is a subset of a hotel that typically is smaller and does not include exclusive possession of a lodging space. She said there are no square footage requirements.
- **The difference between residential family dwellings and caretaker facilities:** Mindy Brooks said caretaker facilities would be for individuals employed as caretakers.

Commissioner Brummer said the commissioners must consider potential impacts and whether they could be mitigated or addressed. He said he has concerns about the following:

- Whether the proposal meets the criteria for approval.
- Whether there is a demonstrated need for master planned resort.
- Whether a master planned resort is in the public's best interest.

The commissioners asked questions about other topics, including:

- **How rental cabins could be defined:** Mindy said "rental cabins" would include detached structures that are rented out. Barb said rental cabins generally don't include plumbing and do not include kitchens.
- **Whether there would be restrictions on cabin size:** Mindy said there would not be restrictions.
- **Whether there would be restrictions on when rentals can be used:** Mindy said there would not be restrictions.
- **What an amphitheater encompasses:** Mindy and Barb said an amphitheater could be as small as rec room or as large as an actual theater.

Commissioner Swope expressed concern about several topics, including:

- Language in the Planning Commission report that indicated “all use will be transient and seasonal.”
- The potential sizes of lodges.
- The lack of outreach to the Lewis County Sheriff’s Office.

Commissioner Swope said the Sheriff’s Department is not adequately staffed to serve the East County area. He read from testimony provided by Sheriff Rob Snaza.

Commissioner Pollock discussed potential mitigation efforts and noted that the county has approved funding for an East Lewis County Sheriff’s substation as well as additional deputies.

Commissioner Swope said the county has relied on special purpose districts’ professional judgement about whether they can handle additional proposed growth, setting a precedent about reliance on professional opinions.

Commissioner Pollock noted that Mayfield Lake and Cispus have resort-like facilities operating in Lewis County. She said changes to the zoning of the proposed property would provide an opportunity to fix the problem with the area’s “nonconforming” properties.

Commissioner Brummer said the nonconforming parcels would not support “McMansions” that would increase the use of the area more than the proposed resort would.

Barb and Mindy noted that the county could limit the number of campers allowed.

Commissioner Swope said the master planned resort is not ideal because of the impact it can have in the area due to the lack of infrastructure and emergency services.

Commissioner Pollock expressed concerned about what decision-making factors would be defensible in court.

Commissioner Brummer said he feels the location is not conducive for a master planned resort overlay. He said he is concerned about impacts on the environment as well as impacts on area roads and services.

Mindy noted that the maximum impact allowed under single family use for the area would allow for up to 27,000 people.

**Commissioner Brummer made a motion to end deliberation with no recommendation to staff and to recess the hearing on Ordinance 1343 until 10 a.m. Wednesday, March 1, 2023. Commissioner Swope seconded. Motion passed 2-1, with Commissioner Brummer and Commissioner Swope voting in favor and Commissioner Pollock voting against.**

Meeting adjourned at 11:53 a.m.