Lewis County Community Development
125 NW Chehalis Avenue Chehalis WA 98532 | (360) 740-1146 | www.lewiscountywa.gov

Master Site Review
Step 1 Site Analysis Status: CONDITIONALLY APPROVED

Parcel Number(s): 037061000000
Master Site Review #: MSR26-0280
Applicant's Name: ELITE HOLDINGS GROUP INC

Project Proposal: Mineral Lake Resort - Replace Existing RV Spaces and Existing Cabins with New Cabins (Total of 5), Remove Docks 3 and 4, Construct New Addition to Dock 2, New Septic Installation, and Well Site

Previous Project Reviewed: MSR23-0128: Maintanence and Repair of Existing Dock
Assocaited Planning Permits: None Zoning: Small Town Mixed Use

Conditions of Approval:

1 Any change in the project from the current proposal requires further review.
2 All other required local, state, and federal permits are required to be obtained by the applicant including all permits listed on page two of this Master Site Review.
3 The State Environmental Policy Act Checklist (SEPA) is required due to proposed development on lands covered by water.
4 A Traffic Impact Analysis is required to be submitted with SEPA. The TIA is required to be approved prior to issuance of the SEPA
5 A Geotech report is required to be submitted with your SEPA as the proposed development location is within the buffer of a steep slope hazard area.
6 The **Joint Aquatic Resources Permit Application (JARPA)** is required due to the proposed work within a Shoreline Jurisdiction. Based on the information provided, the proposed requires a **Shoreline Substantial Development Permit**. A **No Net Loss of Ecological Function Report** is required to be submitted with the JARPA for any disturbance within the Shoreline. A **Burden of Proof Statement** is required to be sumbitted with the JARPA which details how the proposal is compliant with any applicable sections of the Lewis County Shoreline Master Program including Sections 4.02 - 4.07, Section 5.07; 5.13, and Section 6.03.

The recommendations and requirements in the following reports may be conditions of development:

None

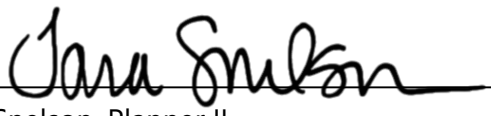
The current proposal is in compliance with the Critical Area Ordinance. If the project changes from the current scope, a review of the following critical areas may be required:

- Wetlands Review – due to the site's proximity to mapped wetlands or hydric soils.
- Aquatic Habitat Review – associated with the nearby Type F stream and its required 150 foot buffer.
- Shoreline review – as a result of the proximity of the site to shoreline jurisdiction, as identified in the Shoreline Master Program.

- Geologically Hazardous Areas Review – due to the proximity of the site to steep slopes, erosion hazard areas and/or historic landslide areas.
- Critical Aquifer Recharge Areas Review – due to the proximity of the site to a mapped critical aquifer recharge area.
- Floodplain Development Review – due to the proximity of the site to a 100-year floodplain (Flood Zone A)
- An adjacent property is a designated Agricultural Resource Land, Forest Resource Land or Mineral Resource Land. Additional setbacks may apply, pursuant to LCC 17.30 unless otherwise approved.

The following notices are provided for the proposal:

- The subject property is within or near land designated for long-term commercially significant resource use in which natural resource activities are permitted and encouraged, including a variety of activities that may not be compatible with residential or other types of development. These activities may be conducted over periods that extend beyond the normal workday and/or work week and produce noise, dust, smoke, visual impacts, and odors. When performed in accordance with best management practices, these resource utilization activities are to be expected and shall not be subject to legal action or public nuisance.

Final Planning Approval
Review Approved By:  Date: 06/16/2026
Review Completed By: Tara Snelson, Planner II

Step 2: Land Use Permitting

Step 2 permits and applications are required to be approved prior to submittal of Step 3 permits:

- [x] **Traffic Impact Analysis (TIA)**
- [ ] Special Use Permit (SUP)
- [x] **SEPA**
- [x] **JARPA (Shoreline Permitting)**
- [ ] None

Step 3: Development Permitting

Required applications for the proposal described (more applications/information may be rquired after further review):

WATER

- [x] **Well Site Inspection**
- [ ] Well Log
- [ ] Water Availability Notification
- [ ] Municipal WAN
- [ ] Group B Well
- [x] **Arsenic Testing**
- [ ] Water Purveyor Consent Form
- [ ] Two Party/Shared Well

SEWAGE DISPOSAL

- [x] **Septic Permit**
- [ ] Septic Connection/Reconnection
- [ ] Sewer Availability

WRIA: 11 Nisqually

**If the well is drilled after January 19, 2018 and you are located in the Chehalis (23), Nisqually (11) or Deschutes Water Basin(13), a $500 fee and covenant restricting water usage may apply.*

OTHER

- [x] **Road Approach**
- [x] **Address**
- [x] **Flood Development Permit**
  *Pre/Post Elevation Certificate may be required.
- [x] **Work in Right-of Way Permit**
- [ ] Fill and Grade
- [x] **Stormwater**

BUILDING

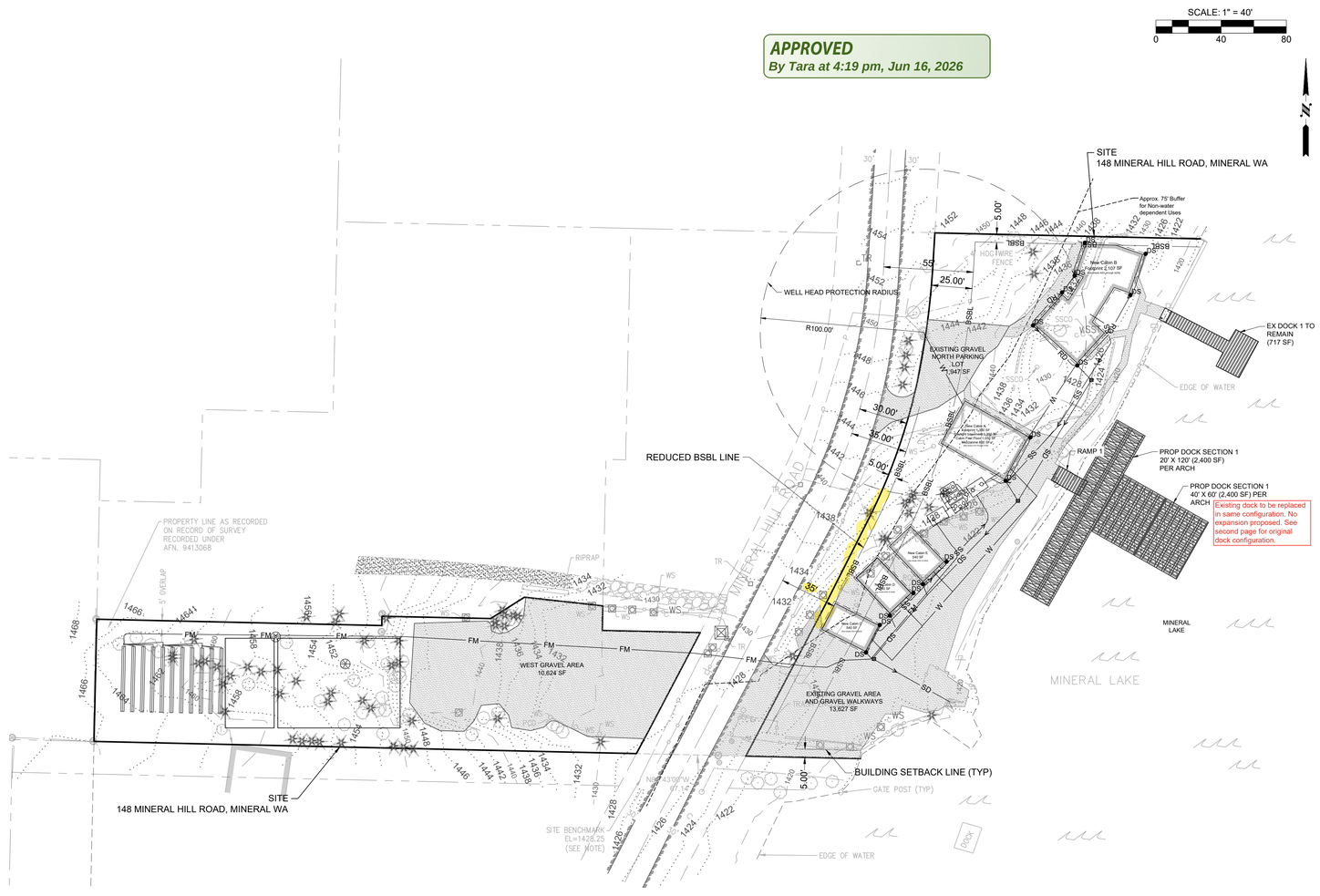
- [x] **Building or Placement Permit**
- [ ] Building (Change of Use)
- [x] **Demolition Permit**
- [x] **Energy Code Compliance**

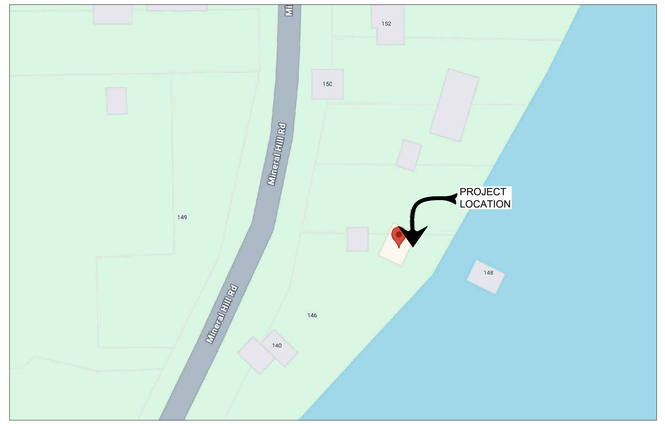
SE 1/4 OF SW 1/4, SECTION 4, TOWNSHIP 14 N., RANGE 5 E., W.M.

MINERAL LAKE RESORT

148 MINERAL HILL RD, MINERAL, WA 98355

APPROVED
By Tara at 4:19 pm, Jun 16, 2026





VICINITY MAP

NTS

LEGEND

	EXISTING	PROPOSED
SUBJECT PROPERTY LINE		
ADJACENT LOT LINE		
EASEMENT LINE		
RIGHT-OF-WAY LINE		
CENTER LINE		
CONTOUR, MAJOR	160	160
CONTOUR, MINOR	158	158
CONIFEROUS TREE		
DECIDUOUS TREE		
STREET SIGN		
POWER LINE	P	
OVERHEAD POWER LINE	OH	
POWER POLE	P	P
GUY WIRE		
POWER VAULT	P	P
STREET LIGHT		
NATURAL GAS LINE	G	
TELEPHONE LINE	T	
TELEPHONE MANHOLE	T	T
TELEPHONE PEDESTAL	T	T
CABLE LINE	CTV	
CABLE PEDESTAL	TV	TV
STORM MAIN LINE	SD	
FOOTING DRAIN LINE	FD	
ROOF DRAIN LINE	RD	
YARD DRAIN	CB	
TYPE I CATCH BASIN	D	
TYPE II CATCH BASIN	YD	
DOWNSPOUT	DS	DS
WATER MAIN LINE	W	
WATER METER	WM	
BLOWOFF VALVE	BO	BO
FIRE HYDRANT		
GATE VALVE		
SEWER MANHOLE	S	
CLEANOUT	CO	CO
SEWER MAIN LINE	S	
CONCRETE		
ASPHALT PAVEMENT		
POROUS ASPHALT		
LANDSCAPING		
GRAVEL		

PROJECT INFO

OWNER:
MIKE NEGHINA
16902 116TH ST E
BONNEY LAKE, WA 98391

LEGAL DESCRIPTION

(PER FIRST AMERICAN TITLE INSURANCE COMPANY SUBDIVISION GUARANTEE NO. 5003353-0003532E, DATED OCTOBER 28, 2022)

PARCEL A:

THAT PART OF THE SOUTH HALF OF SECTION 4, TOWNSHIP 14 NORTH, RANGE 5 EAST, W.M., LEWIS COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS:
BEGINNING AT THE SOUTHWEST CORNER OF SAID SECTION 4;
THENCE SOUTH 89°27'38" EAST ALONG SAID SOUTH LINE 2525.37 FEET;
THENCE NORTH 00°32'22" EAST AT RIGHT ANGLES TO SAID SOUTH LINE 803.39 FEET TO A ONE-HALF INCH REBAR, THE TRUE POINT OF BEGINNING; THENCE SOUTH 89°27'38" EAST 185 FEET, MORE OR LESS, TO MINERAL LAKE; THENCE SOUTHWESTERLY ALONG MINERAL LAKE TO A ONE-HALF INCH REBAR; THENCE NORTH 89°27'38" WEST 468.15 FEET TO A ONE-HALF INCH REBAR
(SAID POINT BEING SOUTH 89°27'38" EAST 2030.00 FEET AND NORTH 00°32'22" EAST 480.00 FEET FROM THE SOUTHWEST CORNER OF SAID SECTION 4);
THENCE NORTH 00°32'22" EAST 75.00 FEET;
THENCE SOUTH 89°27'38" EAST 310.00 FEET;
THENCE NORTH 00°32'22" EAST 12.00 FEET;
THENCE SOUTH 89°27'38" EAST TO THE EASTERLY RIGHT OF WAY LINE OF MINERAL LAKE DRIVE; THENCE NORTHEASTERLY ALONG SAID RIGHT OF WAY LINE TO THE TRUE POINT OF BEGINNING.

EXCEPT FOR THAT PORTION LYING WITHIN SAID COUNTY ROAD.

PARCEL B:

THAT PORTION OF GOVERNMENT LOT 7, SECTION 4, TOWNSHIP 14 NORTH, RANGE 5 EAST, W.M., LEWIS COUNTY, WASHINGTON, MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION 4;
THENCE SOUTH 88°42'36" EAST ALONG THE SOUTH LINE OF SAID SECTION 4 A DISTANCE OF 2030.00 FEET;
THENCE NORTH 01°17'24" EAST PERPENDICULAR TO THE SOUTH LINE OF SAID
SECTION 4 A DISTANCE OF 550.00 FEET;
THENCE SOUTH 88°42'36" EAST PARALLEL TO THE SOUTH LINE OF SAID SECTION 4 A DISTANCE OF 174.82 FEET TO THE TRUE POINT OF BEGINNING;
THENCE CONTINUING SOUTH 88°42'36" EAST A DISTANCE OF 135.18 FEET;
THENCE NORTH 01°17'24" EAST A DISTANCE OF 20.07 FEET;
THENCE NORTH 83°39'11" WEST A DISTANCE OF 48.34 FEET;
THENCE SOUTH 57°41'12" WEST A DISTANCE OF 24.45 FEET;
THENCE NORTH 88°47'38" WEST A DISTANCE OF 66.66 FEET;
THENCE SOUTH 01°17'24" WEST A DISTANCE OF 10.70 FEET TO THE TRUE POINT OF BEGINNING.

PROJECT DATA

PARCEL #: 037061000000

LOT SIZE: 64,136 SF

EX LOT COVERAGE:
EX ROOF AREA: 5,280 SF
EX GRAVEL PARKING LOT: 26,370 SF
TOTAL EX IMP COVERAGE AREA: 31,650 SF

TOTAL LANDSCAPED AREA: 32,486 SF
50.7% IMP COVERAGE

PROP TOTAL LOT COVERAGE:
TOTAL PROP + EX ROOF AREA: 5,770 SF
TOTAL PROP + NEW GRAVEL AREA: 26,198 SF
TOTAL NEW + EX IMP AREA: 31,968 SF

PROP LOT COVERAGE:
NEW + REPLACED ROOF AREA: 5,770 SF
NEW + REPLACED GRAVEL AREA: 1,227 SF
TOTAL NEW + REPLACED IMP AREA: 6,997 SF

TOTAL SITE IMP COVERAGE AREA: 31,968 SF
TOTAL LANDSCAPED AREA: 32,486 SF
49.8% IMP COVERAGE

BASIS OF BEARING

NAD83-2011 (EPOCH 2010.00), WASHINGTON STATE PLANE, SOUTH ZONE (4602), (PER THE WASHINGTON STATE REFERENCE NETWORK).
BASIS OF BEARINGS
THE CALCULATED SOUTH SECTION LINE OF THE SOUTHWEST QUARTER OF SECTION 4, TOWNSHIP 14 NORTH, RANGE 5 EAST, W.M., WHICH BEARS
S88°43'00"E

VERTICAL DATUM

NAVD88 (PER THE WASHINGTON STATE REFERENCE NETWORK).
SITE BENCHMARK
60d NAIL SET IN POWER POLE #044160, LOCATED ON THE WESTERLY SIDE OF MINERAL HILL ROAD, SOUTH OF THE SOUTH LINE OF SITE.
ELEVATION = 1428.25 (NAVD88)

CONTRACTOR AS-BUILT:

THE CONTRACTOR SHALL MAINTAIN ONE SET OF THE CONTRACT DRAWINGS THAT SHALL INCLUDE, CLEARLY AND LEGIBLY MARKED, ANY ALTERATIONS OR LOCATIONS OF UNDERGROUND UTILITIES ENCOUNTERED DURING PROGRESS OF THIS PROJECT, AND ANY ALTERATIONS MADE TO THE FACILITIES BEING INSTALLED. SAID DRAWINGS SHALL BE MARKED "AS-BUILT" AND SHALL BE SUBMITTED TO THE PROJECT ENGINEER UPON COMPLETION OF THE PROJECT.

CONSTRUCTION STAKING:

THIS PROJECT MUST BE STAKED PRIOR TO CONSTRUCTION BY THE DESIGN ENGINEER OR BY A LICENSED LAND SURVEYOR.

THIS DRAWING DOES NOT REPRESENT A RECORD DOCUMENT UNLESS CERTIFIED BY THE LAND DEVELOPER'S INC.

ANY ALTERATIONS TO THE DESIGN SHOWN HERON MUST BE REVIEWED AND APPROVED BY THE LAND DEVELOPER'S, INC

TOPOGRAPHIC NOTE:

THE EXISTING TOPOGRAPHIC DATA SHOWN ON THESE DRAWINGS HAS BEEN PREPARED, IN PART, BASED UPON INFORMATION FURNISHED BY OTHERS. WHILE THIS INFORMATION IS BELIEVED TO BE RELIABLE, THE LAND DEVELOPER'S, INC. CANNOT ENSURE ITS ACCURACY AND THUS IS NOT RESPONSIBLE FOR THE ACCURACY OF THAT INFORMATION OR FOR ANY ERRORS OR OMISSIONS WHICH MAY HAVE BEEN INCORPORATED INTO THESE DRAWINGS AS A RESULT.

NOTE:

THE CONTRACTOR SHALL BE FULLY RESPONSIBLE FOR THE LOCATION AND PROTECTION OF ALL EXISTING UTILITIES. THE CONTRACTOR SHALL VERIFY ALL UTILITY LOCATIONS PRIOR TO CONSTRUCTION BY CALLING THE UNDERGROUND LOCATE LINE AT 800-824-5555 A MINIMUM OF 48 HOURS PRIOR TO ANY EXCAVATION

811 Know what's below. Call before you dig.

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RELIANT DESIGN GROUP
a division of THE LAND DEVELOPER, LLC
5737 LINDERSON WAY SW,
TUMWATER, WA. 98501
PO BOX 4420, TUMWATER, WA. 98501
(360) 890-4806
E-MAIL: erik@reliantdg.net

STATE OF WASHINGTON ERIK A. BJORKLUND 38284 REGISTERED PROFESSIONAL ENGINEER
5/5/26

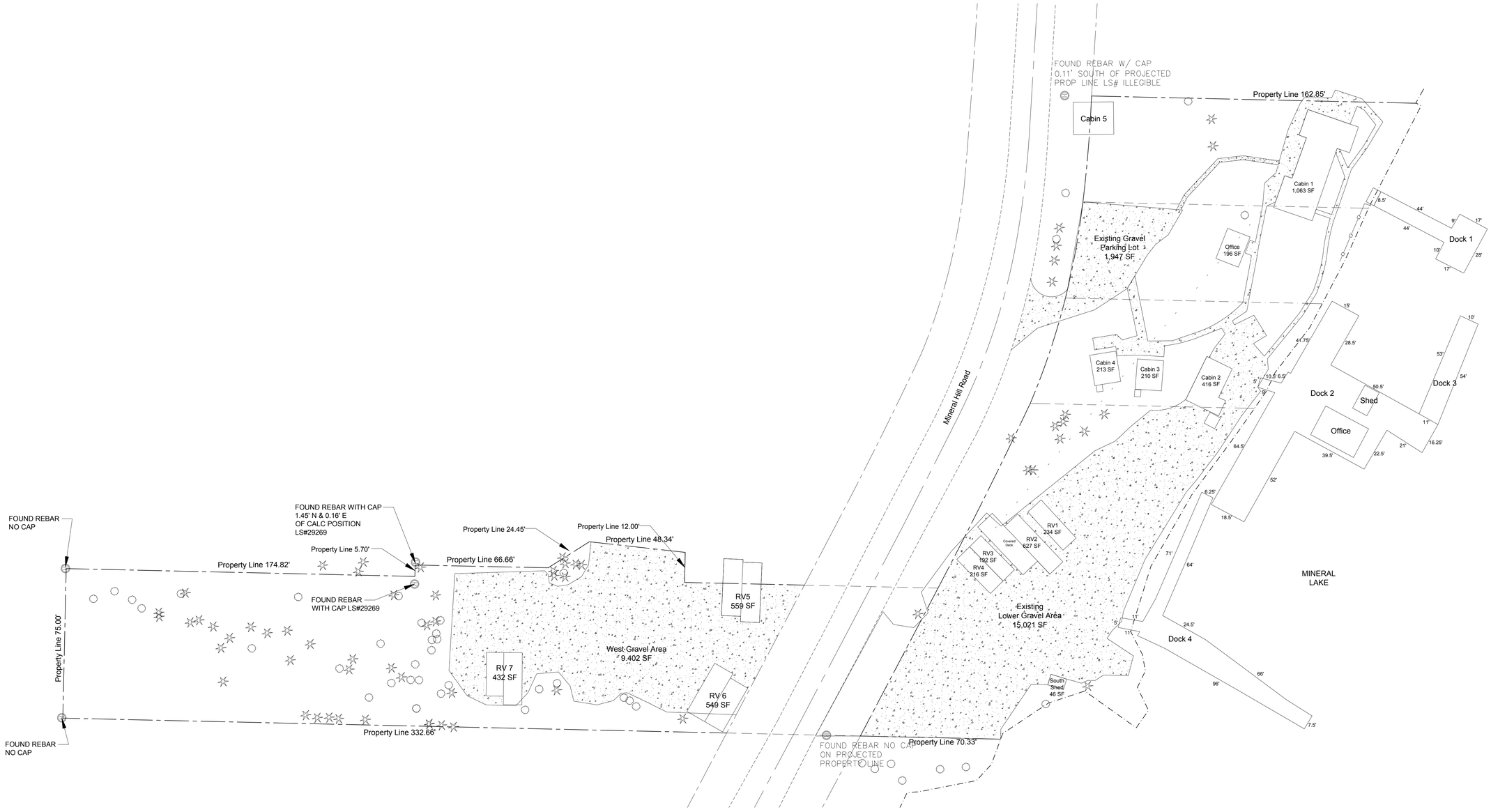
DATE:
REVISIONS:

MINERAL LAKE RESORT
COVER SHEET AND SITE PLAN

PROJECT:
MINERAL LAKE RESORT
148 MINERAL HILL RD
MINERAL, WA 98355

CLIENT:
MIKE NEGHINA
16902 116TH ST E
BONNEY LAKE, WA 98391

DRAWN BY: EBA
DATE: 5/3/26
AGENCY NO:
SHEET: 1 OF 3
JOB NO: 26-006



N

1 / A001 SITE PLAN - EXISTING CONDITIONS

SCALE: 1"= 25'

0' 25' 50'

SVS

Architecture LLC

27311 10th Place S
Des Moines, WA 98198

SVSarchitecture@gmail.com
www.vladsirbu.com
(425) 442-3412

12999 REGISTERED ARCHITECT VLAD SIRBU STATE OF WASHINGTON

STAMP:

PERMIT SET

Project Name: **Mineral Lake Resort**

Project Address: **148 Mineral Hill Rd, Mineral, WA 98355**

REVISIONS:

DATE: 4/9/2026
SCALE: As Shown
JOB #: 6-2023

DWN: CHK:

SHEET TITLE:

EXISTING
ORIGINAL
SITE PLAN

SHEET:

A001