

Brianna Uy

From: Dan Penrose <dan.penrose@scjalliance.com>
Sent: Wednesday, December 30, 2020 9:59 PM
To: Brianna Uy
Cc: Meredith Cambre; Peter Morris
Subject: YMCA Comprehensive Plan Amendment for Master Plan Resort Overlay
Attachments: 2020 1230 YMCA Type V Rezone Comp Plan Amendment(r).pdf

Follow Up Flag: Follow up
Flag Status: Flagged

Hi Brianna,
??

Attached is the application and supporting materials for the YMCA of Greater Seattle???'s request to amend the Lewis County Comprehensive Plan to add a Master Plan Resort Overlay on 643 acres near Mineral Lake.

??

Please confirm that you have received the documents.?? Payment has been mailed and should be received within the next few days.?? Have a great New Year.

??

Dan Penrose, AICP

SCJ Alliance

Principal

Planning Manager

o. 360.352.1465, ext. 156

m. 360.791.4292

www.scjalliance.com

??

This communication may contain privileged or other confidential information. If you have received it in error, please advise the sender by reply email and immediately delete the message and any attachments without copying or disclosing the contents. Thank you.

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.

Lewis County Community Development

2025 NE Kresky Ave, Chehalis, WA 98532 • Phone: (360) 740-1146 • Fax: (360) 740-1245

APPLICATION FOR AMENDMENT

- Rezone or Amendment to Zoning Regulations** Fee: \$2,700
- Comprehensive Plan Amendment**
- Resource Land Opt-in Application**

Applications Accepted September 1 through December 31

SUBMITTAL REQUIREMENTS:

For office use only

Permit Tech

- Completed application form
- Legal Description (for site specific amendments)
- For map changes, site maps, no larger than 11" x 17", clearly labeled, and reproducible in black and white, that show the following features:
- a. Property boundaries that show the existing land use designation and zoning.
 - b. Property boundaries that show the proposed land use designation and zoning.
 - c. All natural and built features (such as roads, streams, buildings, slopes, fences, etc.) as well as adjacent properties and their uses.
- The State Environmental Policy Act (SEPA) Checklist and associated fees:
<https://ecology.wa.gov/regulations-permits/sepa/environmental-review/sepa-guidance/sepa-checklist-guidance>
- For text changes, documentation that shows the proposed code or plan to be changed, as well as the proposed language. Will only be processed with the consent of the Lewis County Board of County Commissioners.
- Application Fee

PLEASE TYPE OR PRINT

1. Applicant (continue on page five if more than one applicant):

Name Meredith Cambre, Senior Executive Director, YMCA of Greater Seattle

Address 909 Fourth Ave. Seattle, WA 98104

Contact Home (____) _____ Work (206) 295-0001 Email mcambre@seattleymca.org

2. Contact Person (if other than the applicant):

Name Dan Penrose, Planning Manager, SCJ Alliance

Address 8730 Tallon Lane NE, Lacey WA 98516

Contact Home (360) 791-4292 Work (360) 352-1465 Email dan.penrose@scjalliance.com

3. Assessor Tax Parcels:

038931011001, 038931011002, 038931011003, 038931011004, 038931011005, 038931011035, 038931011006, 038931011036, 038931011007, 038931011037, 038931011008, 038931011038, 038931011009, 038931011039, 038931011010, 038931011011, 038931011012, 038931011013, 038931011040, 038931011041, 038931011042, 038931011043, a portion of 038931011014, 038931011015, 038931011016, 038931011017, 038931011018, 038931011019, 038931011020, 038931011021, 038931011022, 038931011023, 038931011024, AND a Portion of 038931011034.

4. Location of property:

Quarter Section _____, Section 33, Township 15N North, Range 05

Location (road name/city): near Mineral Lake

Is the property within an Urban Growth Area? Yes _____ No X

If yes, which jurisdiction? _____

5. Total acreage of the parcel(s): 643 acres proposed in Master Plan Overlay

6. Signatures:

I/We the undersigned, do hereby affirm and certify, under penalty of perjury, that I am/We are the owner(s) under contract of the described property, and that all statements contained in, or attached to, this application are in all respects true and accurate to the best of our knowledge.

Meredith Cambre 12-30-2020
Signature Date

Dan Penrose 12-30-2020
Signature Date

Digitally signed by Dan Penrose
DN: E=dan.penrose@scjalliance.com, CN=Dan Penrose,
OU=Lacey, OU=Staff, OU=SCJ, DC=ad, DC=scj, DC=io
Date: 2020.12.30 12:47:22-08'00'

APPLICATION FOR AMENDMENT QUESTIONS

PLEASE ANSWER THE FOLLOWING QUESTIONS. ATTACH ADDITIONAL SHEETS IF NECESSARY

A. Identify the land uses surrounding the property and how they will be affected by the proposed change:

The subject parcels are located in a rural setting to the northeast of Mineral, Washington. While existing lands to the north and east of the site are zoned as Forest and Rural Development Districts, primary uses include timber harvest and forestry. To the south and west of the site, land uses transition into more residential uses with Small Town Mixed Use and Limited Areas of More Intense Rural Development hugging the southwestern shoreline of Mineral Lake.

While the community of Mineral, Washington was first settled as a prospective mining town, this pursuit was quickly abandoned giving way to a logging camp and sawmill, both of which are no longer in operation. Today, Mineral's primary industry is tourism based with seasonal visitors tripling the area's population as anglers, hikers, birders, hunters, bikers, boaters, skiers, and campers seek out this popular recreation destination.

The community's unofficial website goes on to self-identify as the home of the ten-pound trout, a destination for photography and train enthusiasts, and a centrally located wedding destination with luxurious local lodging between Mt Rainier and Mt Saint Helens. The proposed youth and family camp will directly compliment the recreation-oriented community of Mineral, while further emphasizing the regions natural amenities and outdoor setting.

B. Explain why the existing land use/zoning designation is not appropriate:

The existing zoning for the site is Forest Resource Land. While dispersed camping and a range of other recreational activities are allowed within this designation, these are accessory uses intended to remain primitive by definition and secondary to any and all forestry activities.

Mineral Lake and the encompassing community have undergone a significant identify shift since its mining days. The local economy is heavily dependent on tourism dollars generated through the many recreational draws of the area. Heavy timber harvesting along the north and eastern boundaries of the lake has the potential dramatically alter the experiences of recreational visitors and expansive views of Mt Rainier.

Master Planned Resorts in Lewis County are intended to enhance and diversify the recreational and economic opportunities that complement the natural and cultural attractiveness of the area without having significant adverse impacts on environmental and natural features, cultural or historic resources and their settings, or existing development.

Permitting a youth camp along the north and eastern boundaries of Mineral Lake would effectively buffer existing residential and recreational users from less compatible timber harvesting activities while adding a use that compliments both while offering a smoother transition from one user group to the other. Density and minimum lot area requirements for Forest Resource Lands further inhibits the viability of a youth camp as the clustering of structures is prohibited.

C. Explain how the conditions have changed so that the proposed designation is more appropriate than the existing designation:

The mountainous setting of the site combined with extensive shoreline habitats, ravines, wetlands, and streams makes timber harvest challenging in this area for a range of environmental reasons. While challenging, timber harvesting does not ascribe to the same regulations as that of other zoning types. This results in greater habitat degradation, higher harvesting costs, and less returns than that of other regions.

Transitioning the site to a Master Planned Resort would allow for greater environmental protections along Mineral Lake, a more reflective use type for already existing and established use types within the community of Mineral, and a visual and physical buffer for recreation-based tourists and residents alike.

D. Explain why additional land of the proposed designation is needed in Lewis County, and why it is needed at the location proposed:

While Lewis County currently has a zoning designation and clear definitions for the types of uses allowed within a Master Planned Resort, none currently exist within the county. Conversely, over 72% of existing future land use designations (2016 Land Use Element) are currently allocated to Forest Resource Land. The proposed project would convert one half of one one-hundredth of total Forest Resource Land (0.0005) in Lewis County to a master Planned Resort.

In preparation for this proposal, the YMCA of Greater Seattle conducted a comprehensive 5-year study of 30 different sites across Washington State based on a list of target criteria for youth and family camps. After an extensive review and in-depth site investigation, the Mineral Lake site in Lewis County far exceeded the alternatives for its stunning natural views, road access, proximity to an established community, and access to Mt. Rainier.

Within Washington State, the number of school-aged youth has increased by 20% from 2010 to 2020. To accommodate this documented and growing demand for overnight camps, and to get kids off wait lists and into nature, the YMCA of Greater Seattle hopes this site can be the first overnight camp in over 100 years.

E. If the property is in the rural area (outside of an Urban Growth Area), demonstrate with appropriate data, how the rural density standards will be met:

The site is located in the rural area of Lewis County. A Master Planned Resort requires a minimum of 40-percent of the total site to be dedicated to a mixture of permanent open space, natural areas, and/or active recreational areas (17.20E.040(6)).

Using the County's Binding Site Plan process, YMCA will evaluate a phased build-out within 10-15 years of purchase. Completion of all phases will accommodate up to 400 campers and 100 support staff with an estimated footprint of 7-9 acres. Even at the 9-acre estimate, 643-acres (98.6%) of the site will remain in a natural state.

The maximum density for residential dwellings including hotel and motel units shall not exceed two units per gross acre of the overall master planned resort. Residential dwellings for long-term occupancy shall be limited to no more than 10 percent of the total number of residential units (17.20E.040(8)).

At full build-out of all phases, rustic cabins and designated tent sites will accommodate the projected 400 campers and 100 support staff. While all campers and the vast majority of on-site support staff will be short-term visitors, an essential crew of camp stewards will remain on site for extended periods to ensure the smooth and safe operation of the site. Hotels and motels are not included within any phase of this proposal. Longer-term caretaker accommodations will not exceed 10 percent of the total number of dwelling units.

F. Explain why the change is needed and the issues or problems resolved by the proposed change:

Allowing the identified parcels to transition into a Master Planned Resort will make it possible for the site to accommodate the first proposed youth-camp in over 100-years. The number of school-aged youth in the state of Washington has increased by 20% from 2010 to 2020, and that growth is projected to continue.

Currently, overnight camps are being booked out nearly a year in advance. The wait list for summer of 2019 started in October of 2018. While measures to grow capacity have been taken, including extending the summer calendar and adding new expeditions, hundreds of kids remain on yearly wait lists. This site has the potential to move kids from the wait list and into the great outdoors.

This new designation would also afford Lewis County greater oversight of the natural habitats and ecosystems that currently exist on site through a binding site plan while offering the community and patrons of Mineral a visual and natural buffer from more intensive logging practices that have historically taken place along the far shores of the lake.

As stated within the Lewis County Rural Goals and Policies, Rural Character Goal 1, Policy 1.1, this action “assures the visual compatibility of rural developments with surrounding rural lands (including the preservation of expansive views of nature and natural resource lands)”.

G. Explain how the proposed change serves the interests of not only the applicant, but the public as a whole:

The community of Mineral, Washington is heavily reliant on recreational tourism. While other work exists within the area, this is the primary driver of the local economy. This amendment would complement established commercial developments in town by providing additional tourism and recreation dollars while adding 100 new jobs within the community.

The camp would also provide a protective buffer around the community’s primary economic draw and ensure the views of Mineral Lake and Mt. Rainier are not impacted by logging along the southern facing slopes of the neighboring hillside.

H. Explain how the proposed rezone or amendment fulfills the goals of the Washington State Growth Management Act (RCW 36.70A.020):

This proposal to designate the property as a Master Planned Resort meets GMA goals 5, 8, 9, and 10 of RCW 36.70A.020.

(5) Economic development: this amendment would increase economic opportunities for the community of Mineral through additional tourism and recreation dollars entering the region, new and reliable local employment, and the recruitment of a new business with an emphasis on environmental stewardship and youth education.

(8) Natural Resources: as identified within the Master plan approval process (17.20E.050(1)(d)), the owners of land approved and used for a master planned resort development shall be responsible for appropriate and suitable environmental remediation and/or restoration of the site in the case of abandonment of the project. While this is not an intended outcome, the proposed use of the site will conserve the vast majority of suitable forestlands while limiting incompatible uses.

(9) Open Space and Recreation: this proposal will actively retain open space, enhance recreational opportunities, conserve fish and wildlife habitats, increase access to natural resource lands and water, and develop parklike and recreation facilities for youth and families across Washington

State.

(10) Environment: this amendment would effectively increase the environmental protections for the site through a change in the types of environmental regulations that would apply to the new zoning and land use. Through the intended use of the site, this proposal would work collaboratively with Lewis County, the State of Washington, and the Nisqually Tribe to ensure the protections of the state's high quality of life including air and water quality, and the availability of water.

I. Explain how the proposed rezone or amendment is consistent with the policies of the Lewis County Comprehensive Plan, including any policies of an applicable town or city (if the area is in the unincorporated area of an Urban Growth Area). Be sure to review all comprehensive plan chapters:

The following Lewis County Comprehensive Plan goals and policies support this application:

ECONOMIC DEVELOPMENT POLICIES:

POLICY ED 2.1 Strive to create jobs in sectors such as industry, tourism, recreation, agriculture, natural resources, and retailing.

- *This amendment would create approximately 100 new tourism and recreation jobs while further stimulating the Mineral tourism-based economy.*

POLICY ED 2.7 Utilize the Growth Management Act standards for developments such as Master Planned Resorts, Master Planned Industrial, and Type ii and Type iii LAMIRDs, among others, to establish new locations for economic development.

- *This amendment is consistent with standards identified within the Growth management Act for Master Planned Resorts to establish new locations for economic development.*

POLICY ED 6A.1 Continue to coordinate with local and regional destination marketing organizations to promote tourism.

- *This amendment would boost tourism within eastern Lewis County and create a strong connection within the Seattle market population.*

POLICY ED 6A.2 Market cultural, recreational and social activities that showcase the unique natural attractions, historic places, and activities of Lewis County.

- *This amendment would allow for the development of a youth camp that would actively showcase the natural attractions, historic places, and recreational activities within Lewis County.*

POLICY ED 6A.3 Attract a variety of tourists, including individuals that visit for business, food, nature and recreation.

- *This amendment would attract thousands of new annual tourists that will visit local businesses, feed establishments, natural areas, and recreation destinations within Lewis County.*

POLICY ED 6A.5 Encourage the creation of Master Planned Resorts.

- *This amendment would create a Master Planned Resort in Lewis County.*

POLICY ED 6B.1 Support the development of facilities and attractions that serve tourists.

- *This amendment would create a new tourist destination in Lewis County.*

POLICY ED 9A.3 Foster continued collaboration between school districts, Centralia College, the Lewis Economic Development Council and other organizations to prepare students for existing and future jobs.

- *This amendment would foster a relationship between the YMCA of Greater Seattle and Lewis County oriented around the education and wholistic development of youth in Washington State.*

POLICY ED 15.1 Strive to enhance the historic downtowns and quality of place in Lewis County communities.

- *This amendment would work to further anchor the community of Mineral, Washington while drawing attention to the historical elements of the community.*

POLICY ED 15.2 Work to implement the “Great Outdoors Concept” (included within the Transportation Element of this plan) to help connect existing settlements to their surrounding natural amenities.

- *This amendment would result in a new destination for accessing natural amenities from existing communities across Lewis County.*

RURAL POLICIES:

POLICY RURAL 1.1 Encourage rural development, outside of defined urban growth areas, in a pattern and density that: Compliments rural character... Assures the visual compatibility of rural development with the surrounding rural lands (including the preservation of expansive views of nature and natural resource lands).

- *This amendment would actively work to protect existing views of Mt. Rainier and Mineral Lake from the community of Mineral.*

POLICY RURAL 1.3 Consider the small unincorporated communities, and other Limited Areas of More Intensive Rural Development (LAMIRDs), as key elements of the rural character of Lewis County. Existing LAMIRDs provide the opportunity for rural residents to purchase goods and services, and offer locations for residents to live, start a business or find a job.

- *This amendment was initially proposed in part because of the importance of small unincorporated communities (Mineral), and the opportunities, services, and goods they offer.*

POLICY RURAL 2.1 Promote the development of a vital rural economy in Lewis County with jobs in agriculture, mining, timber production, home occupations, small businesses, and a variety of other industries.

- *This amendment would generate approximately 100 new recreation-based jobs within Lewis County.*

POLICY RURAL 5.3 Actively promote the economic development of existing small communities to ensure that the settlements can continue to provide goods and services and offer employment opportunities to local residents.

- *This amendment would actively promote the economic development and long-term stability of an existing small community and the employment opportunities to be had.*

RURAL GOAL 10.0 Permit master planned resorts, or self-contained and fully integrated planned unit developments in settings of significant natural amenities, within Lewis County.

- *This amendment would be for the development of a Master Planned Resort in a setting of significant natural amenities within Lewis County.*

POLICY RURAL 10.1 Verify that all proposed master planned resorts meet the requirements in 36.70A.360.

- *This amendment would meet the requirements of 36.70A.360.*

POLICY RURAL 10.2 Require master planned resorts to be at least 40 acres in size.

- *This amendment would be for a 643-acre master planned resort.*

POLICY RURAL 10.4 Consider the requirement for significant natural amenities as a requirement that applies to amenities that exist on or off the individual project site. Significant natural amenities may include a variety of natural lands, including but not limited to mountains, lakes or rivers, or views of, or access to, those natural features.

- *This amendment would expand access to significant natural amenities including Mineral Lake, and views of Mt. Rainier.*

POLICY RURAL 10.6 Permit residential and commercial uses within master planned resorts, so long as the primary use of the property is for short-term visitor accommodation.

- *This amendment would be for the opportunity to establish a short-term youth camp. Camping accommodations would be intended for short-term camping accommodations.*

NATURAL ENVIRONMENT POLICIES

POLICY NE 1.4 Encourage the preservation of natural buffers along the county’s rivers, lakes and streams.

- *This amendment would expand upon currently existing regulations and buffers established under existing forest practices and bring them up to Master Planned Resort standards for preservation.*

POLICY NE 4B.5 Promote the clustering of homes and development away from wetlands whenever new projects are proposed. Utilize flexible approaches with regard to allowed densities to permit the maximum flexibility in the design of the proposed projects.

- *This amendment would allow for rustic camp sites and cabins clustered in areas away from wetlands.*

POLICY NE 4F.2 Ensure the preservation of the functions and values of critical resources, including threatened and endangered species and habitats, through strategies such as: Public education about the value of the resource or species.

- *This amendment would allow for the development of youth education camps and courses directly oriented around the critical resources and species of the region.*

POLICY NE 7.1 Promote the human use of open space lands in a manner that balances outdoor recreation, the preservation of fish and wildlife habitat, and the protection of watershed functions.

- *This amendment would allow for the mindful balance of an outdoor recreation youth camp oriented around the preservation and protection of natural systems.*

HOUSING POLICIES

POLICY H 6.1 Minimize residential/non-residential land use conflicts in unincorporated areas of Lewis County through the use of development and performance standards such as buffers and setbacks.

- *This amendment would function as a significant physical and visual buffer from the residential, recreation and small-town commercial uses of Mineral, Washington and the more industrial activities associated with forestry and logging.*

POLICY H 6.2 Design and site residential construction adjacent to or within designated natural resource lands in a manner that reduces potential land use conflicts.

- *This amendment would convert 643-acres worth of land into a Master Planned Resort, a small fraction of which would be used for youth related camp activities. The significant remainder of the site would function as a predominantly undisturbed and natural buffer between planned over-night accommodations and those of activities taking place on designated natural resource lands.*

TRANSPORTATION POLICIES

POLICY T 16.1 Strive to create alternative transportation/recreation facilities that link activity centers (such as LAMIRDs) to areas such as pedestrian walkways, bicycle paths, recreational lands, commercial areas and schools.

- *This amendment would lead to the establishment and designation of recreational lands in proximity and in direct connection to an existing LAMIRD.*

POLICY T 18.2 Prioritize pedestrian and aesthetic enhancements in or near certain unincorporated Urban Growth Areas, LAMIRDs, and recreational lands.

- *This amendment would allow for the generation and maintenance of an extensive trail system within proximity to an existing LAMIRD, unincorporated community, and recreational lands.*

UTILITIES AND CAPITAL FACILITIES POLICIES

POLICY UCF 8.3 Improve the connections between settlements and their neighboring recreational lands, particularly in the areas shown in the Great Outdoors concept (Map T-12).

- *This amendment would improve the connection between an existing settlement and newly formalized recreation lands.*

POLICY UCF 8.4 Work to create well-defined points to access nearby park and recreational lands for residents and visitors to Lewis County.

- *This amendment would result in a newly developed youth camp with clearly defined access points for outdoor recreation.*

Countywide Planning Policies

5.2 A diversified economic base should be encouraged to minimize the vulnerability of the local economy to economic fluctuations.

- *This amendment would diversify the existing local economy within the community of Mineral.*

5.4 Tourism and recreation should be promoted as a strategy that protects the character of rural and urban areas and supports economic development.

- *This amendment would allow for the development of a Master Planned Resort which would promote recreation-based tourism, while actively protecting the rural character of the area and supporting economic development.*

5.5 Comprehensive plans shall designate adequate land within Lewis County to provide for future industrial and commercial needs. The County and cities will work together employing innovative tools, such as subarea plans, to meet these needs.

- *This amendment would establish the first Master Planned Resort within Lewis County.*

5.6 Value added industries shall be encouraged.

- *This amendment would allow for a youth camp to be established in a community heavily reliant on recreation and tourism to support existing residents.*

5.7 Recreational or tourist activities directly related to or dependent upon water bodies should be encouraged. Tourism and recreation should be promoted as a strategy that protects the character of rural and urban areas.

- *This amendment would allow for the development of a youth camp along the shores of Mineral Lake.*

8.3 Tourism and recreation, including economic opportunities that provide supplemental income to the natural resources industries, should be encouraged.

- *This amendment would bring additional recreation and tourism dollars into the local economy.*

9.1 Parks, recreation, scenic areas and scenic byways, and viewing points should be encouraged.

- *This amendment would actively promote and preserve the scenic and environmental values of existing recreation areas and viewpoints.*

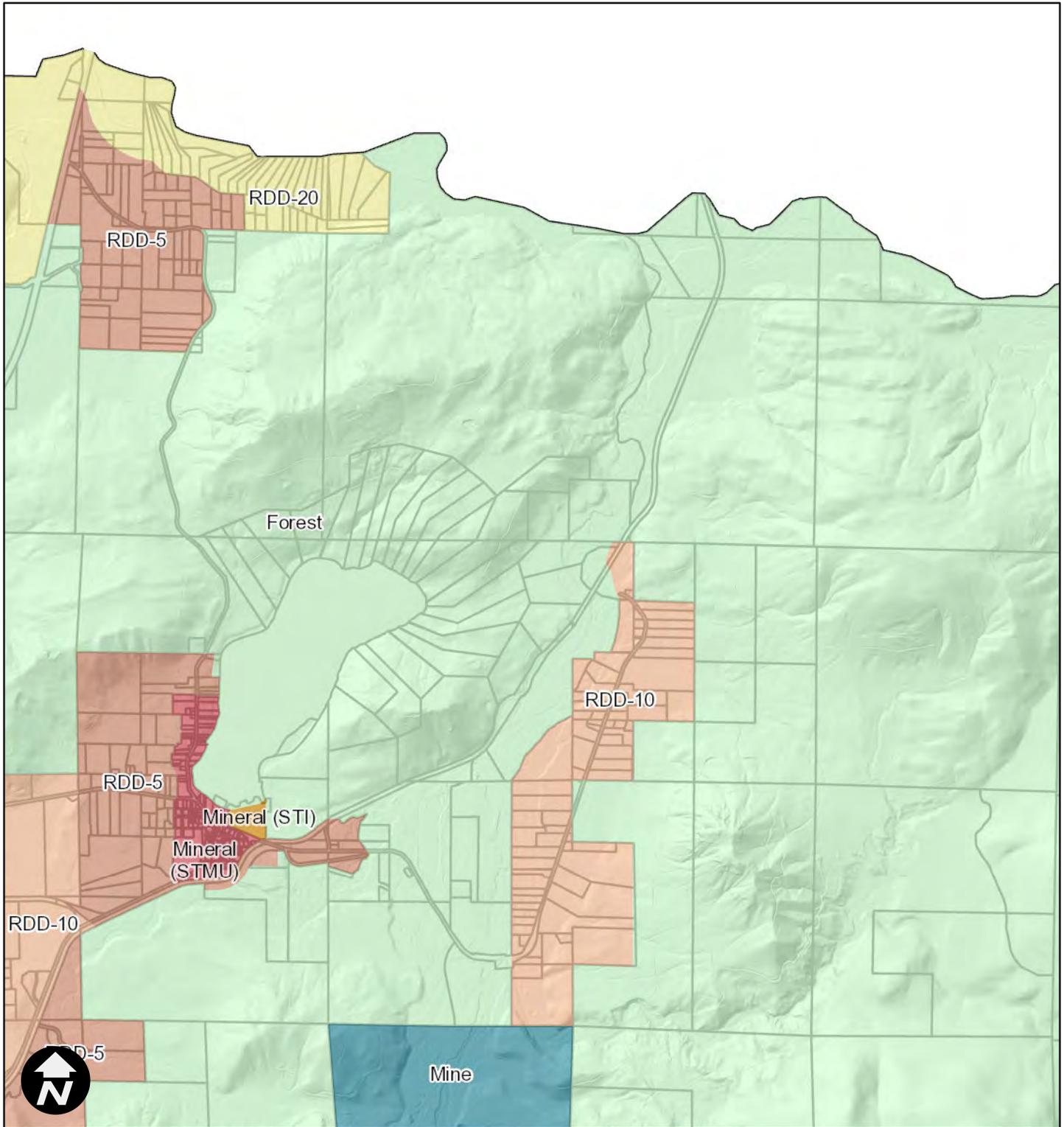
9.2 The Lewis County river systems and tributaries are a resource that should be protected, enhanced, and utilized for active and passive recreation.

- *This amendment would seek to protect, enhance, and utilize Lewis County waterways for active and passive recreation.*

9.3 Encourage cluster housing and innovative techniques for planned developments in the County to provide open space systems and recreational opportunities.

- *This amendment would seek to cluster on-site accommodations to limit development impacts while preserving extensive and uninterrupted open space systems and passive recreational opportunities.*

Mineral Lake Existing LU and Zoning



12/22/2020, 11:21:20 AM

1:36,112

0 1,600 3,200 6,400 ft
NAD 1983 StatePlane Washington South FIPS 4602 Feet



Lewis County does not guarantee the accuracy of the information shown on this map and is not responsible for any use or misuse by others regarding this material. It is provided for general informational purposes only. This map does not meet legal, engineering, or survey standards. Please practice due diligence and consult with licensed experts before making decisions.

© Lewis County GIS

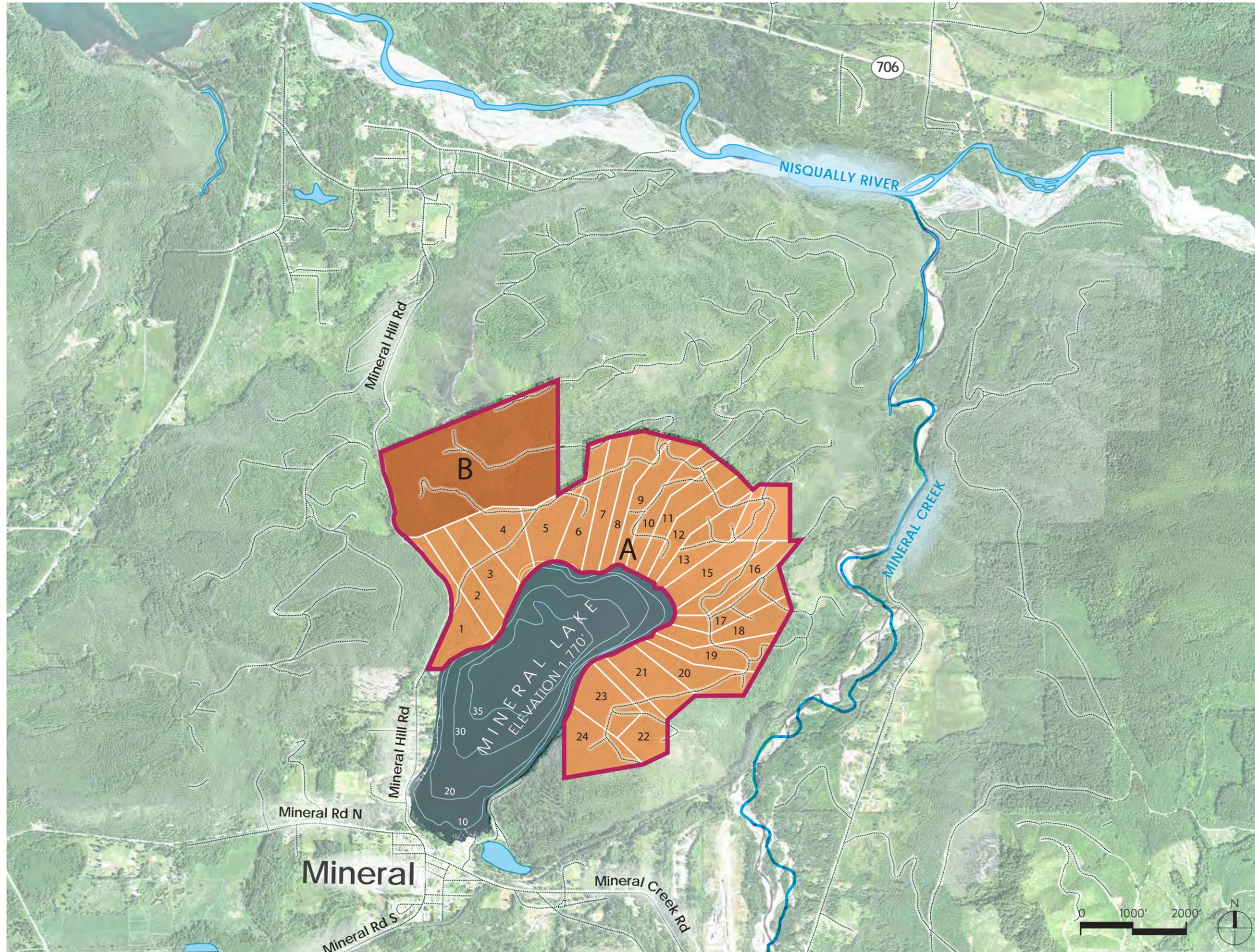
The subject parcels are located in unincorporated Lewis County, Washington off of Mineral Hill Road.

The Public Land Survey system location of the subject parcels are Section 33 Township 15N Range 05E, Section 04 Township 14N Range 05E, Section 34 Township 15N Range 05E, and Section 03 Township 14N Range 05E.

Lewis County Parcel Numbers:

**038931011001,
038931011002,
038931011003,
038931011004,
038931011005,
038931011035,
038931011006,
038931011036,
038931011007,
038931011037,
038931011008,
038931011038,
038931011009,
038931011039,
038931011010,
038931011011,
038931011012,
038931011013,
038931011040,
038931011041,
038931011042,
038931011043,
a Portion of
038931011014,
038931011015,
038931011016,
038931011017,
038931011018,
038931011019,
038931011020,
038931011021,
038931011022,
038931011023,
038931011024,
AND a Portion of
038931011034.**

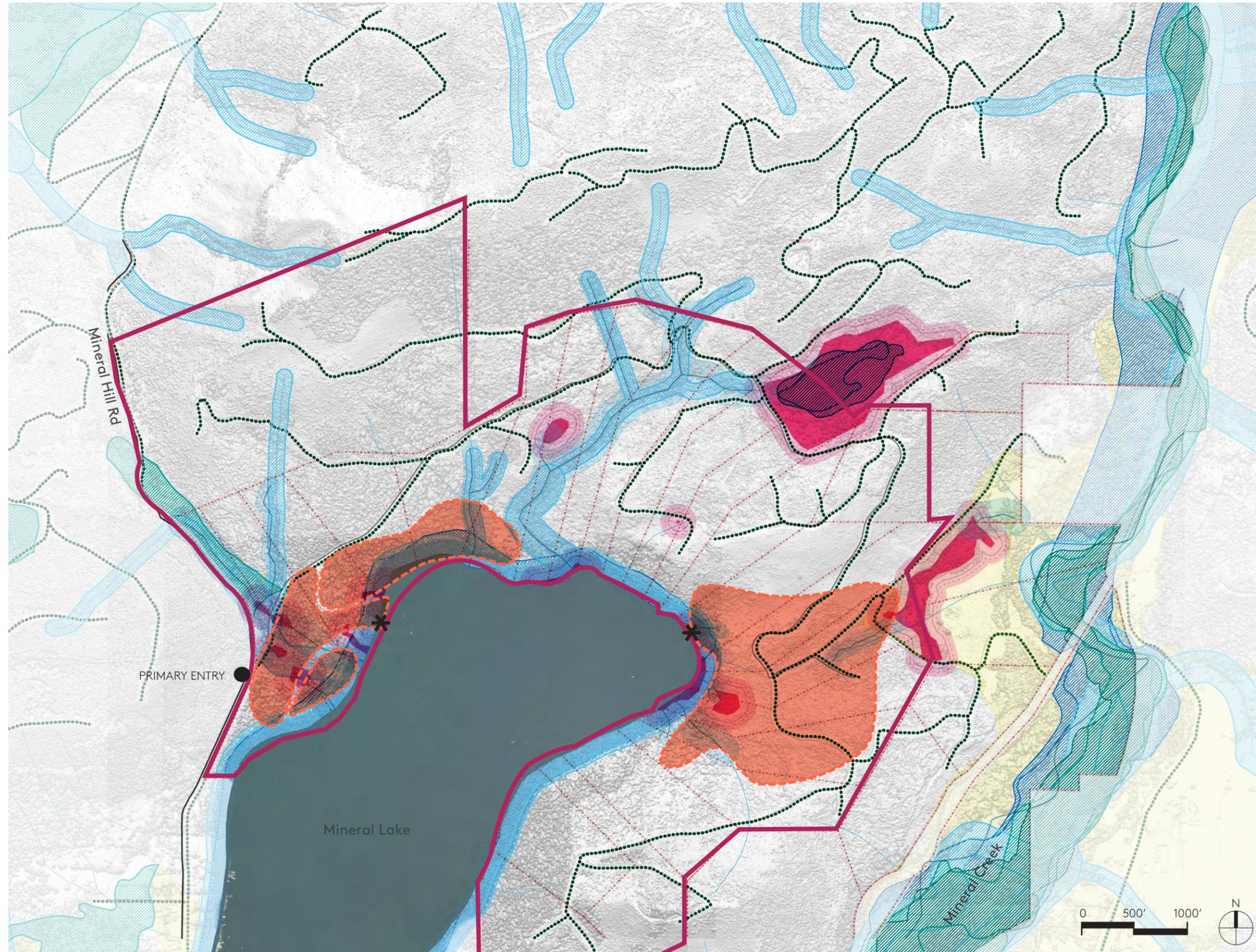
COMPREHENSIVE PLAN AMENDMENT: VICINITY MAP



LEGEND

- A** PROPERTY (500 ACRES)
- B** FOREST RESERVE (143 ACRES)
- PROPOSED MASTER PLAN RESORT OVERLAY
- MAJOR ROADS
- FOREST ROADS

COMPREHENSIVE PLAN AMENDMENT: CONCEPTUAL DEVELOPMENT AREAS



POTENTIAL DEVELOPMENT AREAS LEGEND

- EXISTING ROADS
- POTENTIAL DEVELOPMENT ZONE
- POTENTIAL LAKE ACCESS
- EXISTING PROPERTY ENTRANCE
- PROPOSED MASTER PLAN RESORT OVERLAY
- PARCEL LINE

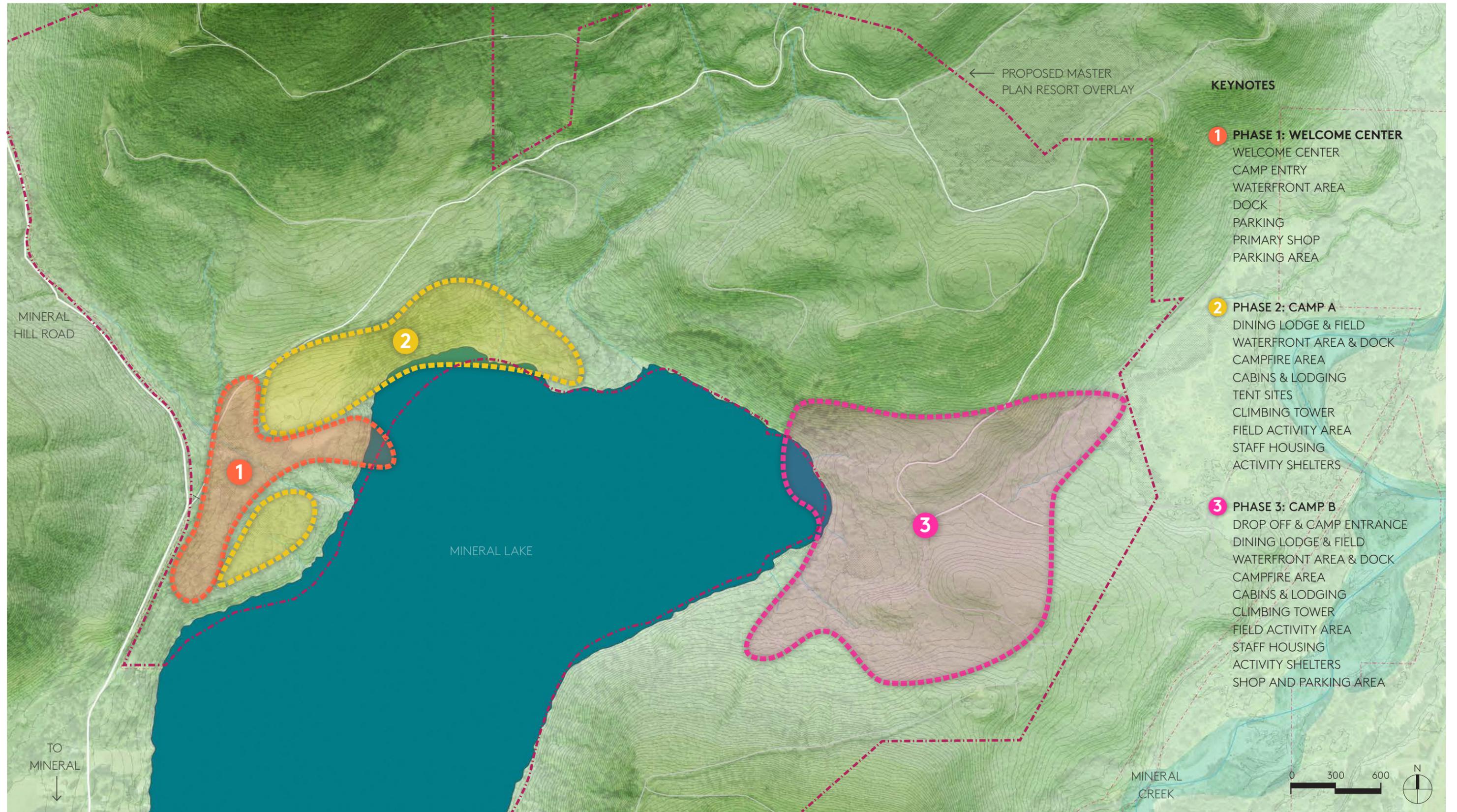
*The highest intensity development will be concentrated in the potential development zones with slopes less than or equal to 15%.

CRITICAL AREAS LEGEND

- 200' MINERAL LAKE BUFFER
- STREAM BUFFERS
- WETLANDS
- HYDRIC SOILS
- FEMA 100 & 500 YEAR FLOODPLAIN
- CRITICAL AQUIFER RECHARGE AREA
- FIELD DELINEATED WETLANDS (PRELIMINARY)
- FIELD DELINEATED WETLAND BUFFERS (PRELIMINARY)

Stream and wetland features shown are considered preliminary as they were not formally delineated during the survey. Buffers are estimated and subject to change pending a formal delineation. Draft building and road infrastructure locations are based on preliminary data from county and state GIS, LIDAR, and Geoenvironmental Engineers' early field work. Locations will modify as more detailed site analysis and engineering is completed.

COMPREHENSIVE PLAN AMENDMENT: FUTURE CAMP USES



SEPA ENVIRONMENTAL CHECKLIST

Purpose of checklist:

Governmental agencies use this checklist to help determine whether the environmental impacts of your proposal are significant. This information is also helpful to determine if available avoidance, minimization or compensatory mitigation measures will address the probable significant impacts or if an environmental impact statement will be prepared to further analyze the proposal.

Instructions for applicants:

This environmental checklist asks you to describe some basic information about your proposal. Please answer each question accurately and carefully, to the best of your knowledge. You may need to consult with an agency specialist or private consultant for some questions. You may use "not applicable" or "does not apply" only when you can explain why it does not apply and not when the answer is unknown. You may also attach or incorporate by reference additional studies reports. Complete and accurate answers to these questions often avoid delays with the SEPA process as well as later in the decision-making process.

The checklist questions apply to all parts of your proposal, even if you plan to do them over a period of time or on different parcels of land. Attach any additional information that will help describe your proposal or its environmental effects. The agency to which you submit this checklist may ask you to explain your answers or provide additional information reasonably related to determining if there may be significant adverse impact.

Instructions for Lead Agencies:

Please adjust the format of this template as needed. Additional information may be necessary to evaluate the existing environment, all interrelated aspects of the proposal and an analysis of adverse impacts. The checklist is considered the first but not necessarily the only source of information needed to make an adequate threshold determination. Once a threshold determination is made, the lead agency is responsible for the completeness and accuracy of the checklist and other supporting documents.

Use of checklist for nonproject proposals:

For nonproject proposals (such as ordinances, regulations, plans and programs), complete the applicable parts of sections A and B plus the [SUPPLEMENTAL SHEET FOR NONPROJECT ACTIONS \(part D\)](#). Please completely answer all questions that apply and note that the words "project," "applicant," and "property or site" should be read as "proposal," "proponent," and "affected geographic area," respectively. The lead agency may exclude (for non-projects) questions in Part B - Environmental Elements –that do not contribute meaningfully to the analysis of the proposal.

A. Background [\[HELP\]](#)

1. Name of proposed project, if applicable:

Comprehensive Land map amendment for a Master Plan Resort overlay of Forest Resource Land to support a proposed YMCA of Greater Seattle youth and family camp.

2. Name of applicant:

YMCA of Greater Seattle

3. Address and phone number of applicant and contact person:

**Meredith Cambre, Senior Executive Director
YMCA of Greater Seattle
909 Fourth Ave.
Seattle, WA 98104**

4. Date checklist prepared:

12/22/2020

5. Agency requesting checklist:

Lewis County Community Development Department

6. Proposed timing or schedule (including phasing, if applicable):

Designation is to occur as part of 2021 Comprehensive Plan Amendment process

7. Do you have any plans for future additions, expansion, or further activity related to or connected with this proposal? If yes, explain.

The purpose of proposing the Master Plan Resort (MPR) Overlay is to allow the eventual phased development of a youth and family camp, using the Binding Site Plan process.

8. List any environmental information you know about that has been prepared, or will be prepared, directly related to this proposal.

Lewis County Comprehensive Plan Amendment Application

9. Do you know whether applications are pending for governmental approvals of other proposals directly affecting the property covered by your proposal? If yes, explain.

There are no known applications that are pending for government approvals directly affecting these properties.

10. List any government approvals or permits that will be needed for your proposal, if known.

Approval of Map Amendment by Lewis County Planning Commission, Board of County Commissioners. The approvals that would be needed before development include: Binding Site Plan review, shoreline substantial development, project specific SEPA review, critical area review, well and septic permits, building permits, fill and grading, stormwater, road plan and approach.

11. Give brief, complete description of your proposal, including the proposed uses and the size of the project and site. There are several questions later in this checklist that ask you to describe certain aspects of your proposal. You do not need to repeat those answers on this page. (Lead agencies may modify this form to include additional specific information on project description.)

The proposal is for an amendment to the Lewis County zoning map to designate forty-six tax parcels as Master Plan Resort to allow for a youth and family camp.

12. Location of the proposal. Give sufficient information for a person to understand the precise location of your proposed project, including a street address, if any, and section, township, and range, if known. If a proposal would occur over a range of area, provide the range or boundaries of the site(s). Provide a legal description, site plan, vicinity map, and topographic map, if reasonably available. While you should submit any plans required by the agency, you are not required to duplicate maps or detailed plans submitted with any permit applications related to this checklist.

The subject parcels are located in unincorporated Lewis County, Washington off of Mineral Hill Road. Lewis County Parcel Numbers

038931011001, 038931011002, 038931011003, 038931011004, 038931011005, 038931011035, 038931011006, 038931011036, 038931011007, 038931011037, 038931011008, 038931011038, 038931011009, 038931011039, 038931011010, 038931011011, 038931011012, 038931011013, 038931011040, 038931011041, 038931011042, 038931011043, a portion of 038931011014, 038931011015, 038931011016, 038931011017, 038931011018, 038931011019, 038931011020, 038931011021, 038931011022, 038931011023, 038931011024, AND a Portion of 038931011034.

The Public Land Survey system location of the subject parcels are Section 33 Township 15N Range 05E, Section 04 Township 14N Range 05E, Section 34 Township 15N Range 05E, and Section 03 Township 14N Range 05E.

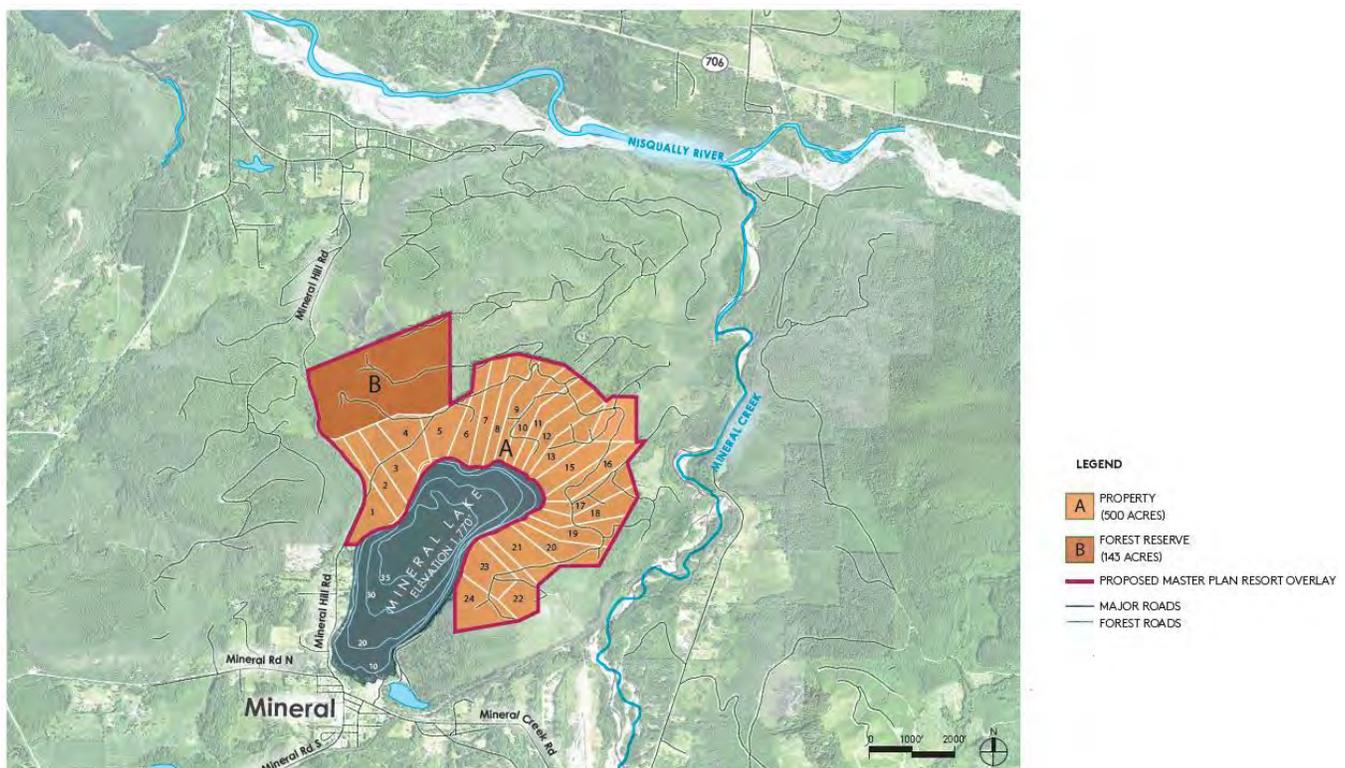


Figure 1 - Proposed MPR Overlay

B. Environmental Elements [\[HELP\]](#)

1. Earth [\[help\]](#)

a. General description of the site:

(circle one): Flat, rolling, hilly, steep slopes, mountainous, other _____

b. What is the steepest slope on the site (approximate percent slope)?

According to NRCS Web Soil Survey, the affected geographic area contains areas of steep slopes. The steep slope areas range from 30% to 90% and can largely be found along the northern and eastern portions of Mineral Lake. The slopes within subject parcels naturally dip towards Mineral Lake.

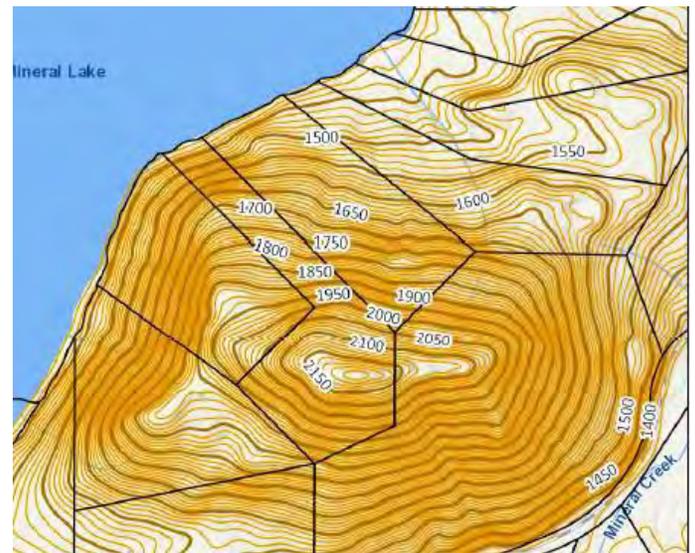
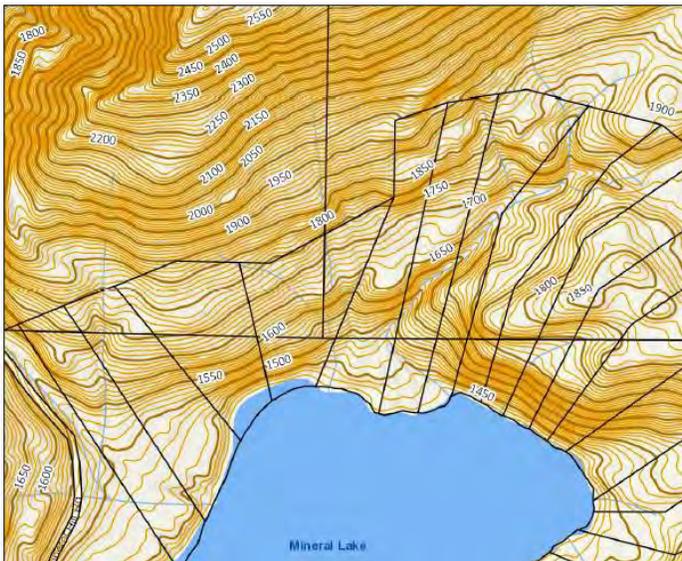


Figure 2a- Northern parcel Contours Figure 3b- Southern parcel Contours

c. What general types of soils are found on the site (for example, clay, sand, gravel, peat, muck)? If you know the classification of agricultural soils, specify them and note any agricultural land of long-term commercial significance and whether the proposal results in removing any of these soils.

According to the NRCS the general types of soils found on the subject parcels are: Baumgard loam, Cinebar silt loam, Greenwater loamy sand, Newaukum gravelly silt loam, Phenny-Rock outcrop complex, Schneider-Baumgard complex, Schnieder-Rock outcrop complex and Zynbar gravelly silt loam. Several of the soils found on the subject parcels are consistent with prime farmland, farmland of statewide importance and prime farmland if drained or protected. The proposal to overlay the subject parcels with a Master Plan Resort designation is a non-project request and will not, in and of itself, result in removal of these top soils. The quantities of soils impacted will be assessed during later Binding Site Plan process and project review.

d. Are there surface indications or history of unstable soils in the immediate vicinity? If so, describe.

This proposal is for an MPR overlay. Any unstable soils present on the affected geographic area will be evaluated as part of site-specific Binding Site Plan project review.

e. Describe the purpose, type, total area, and approximate quantities and total affected area of any filling, excavation, and grading proposed. Indicate source of fill.

This proposal is for an MPR overlay. Grading and filling quantities will be evaluated as part of a site-specific Binding Site Plan project review.

f. Could erosion occur as a result of clearing, construction, or use? If so, generally describe.

No clearing or grading will occur as part of the MPR overlay. The probability of erosion is slight during the clearing, construction or use. BMP proposed at the time of project permitting will adhere to the Lewis County Erosion Control Standard.

g. About what percent of the site will be covered with impervious surfaces after project construction (for example, asphalt or buildings)?

This proposal is for an MPR overlay. The exact amount of impervious surfaces will be calculated during a site-specific Binding Site Plan project review.

h. Proposed measures to reduce or control erosion, or other impacts to the earth, if any:

This proposal is for an MPR overlay. If the proposal is approved, future development of a youth and family camp will go through a Binding Site Plan permitting process that will specify BMP to reduce or control erosion. This may include:

- **Sediment Control Fencing along the property boundary**
- **Gravel construction entrance**
- **Sediment traps in drainage structures**
- **Dust Control**
- **Silt Socks**

2. Air [\[help\]](#)

a. What types of emissions to the air would result from the proposal during construction, operation, and maintenance when the project is completed? If any, generally describe and give approximate quantities if known.

This proposal is for an MPR overlay. If the designation proposal is approved, future development of a youth and family camp will go through a Binding Site Plan process that will specify measures to control emissions. Possible impacts on local air quality from the future of the proposed development include: fugitive dust (particulate) emissions from land clearing operations; and mobile source emissions. Dust emissions could occur from land clearing, excavation, hauling, dumping, spreading, grading, compaction, wind erosion, and traffic over unpaved areas. Actual quantities of emissions depend on the extent and nature of the land clearing operations, the type of equipment employed, the physical characteristics of the underlying soil, the speed at which construction vehicles are operated, and the type of fugitive dust control methods employed. Much of the dust generated by construction activities consists of relatively large-size particles, which are

expected to settle within a short distance from the construction site and to not significantly impact nearby properties.

b. Are there any off-site sources of emissions or odor that may affect your proposal? If so, generally describe.

There are no known off-site sources of emissions or odor that may affect the proposal to designate the property with a MPR overlay.

c. Proposed measures to reduce or control emissions or other impacts to air, if any:

This proposal is for an MPR overlay. If approved, future development of a youth and family camp will go through a Binding Site Plan process that will specify measures to reduce or control erosion. These BMPS may include:

- **Idling of delivery trucks or other equipment would not be permitted during unloading or other inactive times.**
- **All appropriate dust control measures including watering of exposed areas and dust covers for trucks would be employed during construction of the proposed development.**

3. Water [\[help\]](#)

a. Surface Water: [\[help\]](#)

- 1) Is there any surface water body on or in the immediate vicinity of the site (including year-round and seasonal streams, saltwater, lakes, ponds, wetlands)? If yes, describe type and provide names. If appropriate, state what stream or river it flows into.

Mineral Creek, Nisqually river, field preliminary delineated wetlands and Mineral Lake occur on or adjacent to the subject parcels.

- 2) Will the project require any work over, in, or adjacent to (within 200 feet) the described waters? If yes, please describe and attach available plans.

This proposal is for an MPR overlay designation. If approved, future development of a youth and family camp will go through a Binding Site Plan process that will specify measures to address impacts to these drainages.

- 3) Estimate the amount of fill and dredge material that would be placed in or removed from surface water or wetlands and indicate the area of the site that would be affected. Indicate the source of fill material.

This proposal is for a Master Plan Resort overlay designation. If approved, future development of a youth and family camp will go through a Binding Site Plan process that will specify amount of dredge material. The project will be designed to minimize impacts to wetlands and surface water areas.

- 4) Will the proposal require surface water withdrawals or diversions? Give general description, purpose, and approximate quantities if known.

This proposal is for a Master Plan Resort overlay designation. A future Binding Site Plan process and corresponding SEPA checklist will be completed to address surface water.

- 5) Does the proposal lie within a 100-year floodplain? If so, note location on the site plan.

According to FEMA FIRM the subject parcels located along Mineral Lake are within a 100-year flood zone.

- 6) Does the proposal involve any discharges of waste materials to surface waters? If so, describe the type of waste and anticipated volume of discharge.

This proposal is for a Master Plan Resort overlay designation. A future Binding Site Plan permit and corresponding SEPA checklist will be completed for development activities which will address waste materials. The proposed development is not expected to discharge waste materials to surface waters.

b. Ground Water: [\[help\]](#)

- 1) Will groundwater be withdrawn from a well for drinking water or other purposes? If so, give a general description of the well, proposed uses and approximate quantities withdrawn from the well. Will water be discharged to groundwater? Give general description, purpose, and approximate quantities if known.

This proposal is for a Master Plan Resort overlay designation. If approved, future development of a youth and family camp will go through a Binding Site Plan process to provide sufficient water to serve campers and staff for each phase of development. Initial feasibility studies show sufficient water is available on site using existing wells.

- 2) Describe waste material that will be discharged into the ground from septic tanks or other sources, if any (for example: Domestic sewage; industrial, containing the following chemicals. . . ; agricultural; etc.). Describe the general size of the system, the number of such systems, the number of houses to be served (if applicable), or the number of animals or humans the system(s) are expected to serve.

This proposal is for a Master Plan Resort overlay designation. If approved, future development of a youth and family camp will go through a Binding Site Plan process to provide an onsite septic system to accommodate campers and staff for each phase of development. Initial feasibility studies show sufficient infiltration capacity is available to serve on-site sewer systems.

c. Water runoff (including stormwater):

- 1) Describe the source of runoff (including storm water) and method of collection and disposal, if any (include quantities, if known). Where will this water flow? Will this water flow into other waters? If so, describe.

This proposal is for a Master Plan Resort overlay designation. A future Binding Site Plan permit and corresponding SEPA checklist will be completed for development activities which will address water runoff, including a SWPPP prepared according to Lewis County Stormwater Management Code (Chapter 15.45).

- 2) Could waste materials enter ground or surface waters? If so, generally describe.

This proposal is for a Master Plan Resort overlay designation. Future Binding Site Plan permits and corresponding SEPA checklist will be completed for development activities. These permits will address ground water infiltration and no impacts are anticipated.

- 3) Does the proposal alter or otherwise affect drainage patterns in the vicinity of the site? If so, describe.

This proposal is for a Master Plan Resort overlay designation. Future Binding Site Plan permits and a corresponding SEPA checklist will be completed to address affect drainage patterns in the vicinity of the site. No impacts are anticipated.

4) Proposed measures to reduce or control surface, ground, and runoff water, and drainage pattern impacts, if any:

This proposal is for a Master Plan Resort overlay designation. Future Binding Site Plan permits and a corresponding SEPA checklist will be completed that addresses measures to collect, convey, treat, and infiltrate all stormwater runoff generated by the proposed development. No impacts are anticipated.

4. **Plants** [\[help\]](#)

a. Check the types of vegetation found on the site:

_X_deciduous tree: alder, maple, aspen, other

_X_evergreen tree: fir, cedar, pine, other

_X_shrubs

_grass

_pasture

_crop or grain

_Orchards, vineyards or other permanent crops.

_X_wet soil plants: cattail, buttercup, bullrush, skunk cabbage, other

_X_water plants: water lily, eelgrass, milfoil, other

_other types of vegetation

b. What kind and amount of vegetation will be removed or altered?

This proposal is for a Master Plan Resort overlay designation. Future Binding Site Plan permits and corresponding SEPA checklists will be completed that addresses the extent of clearing.

c. List threatened and endangered species known to be on or near the site.

No known threatened or endangered plant species are onsite.

d. Proposed landscaping, use of native plants, or other measures to preserve or enhance vegetation on the site, if any:

This proposal is for a Master Plan Resort overlay designation. Future permits and a corresponding SEPA checklist will be completed that addresses vegetation.

e. List all noxious weeds and invasive species known to be on or near the site.

No noxious weeds or invasive species are known to be present on or near the site.

5. **Animals** [\[help\]](#)

a. List any birds and other animals which have been observed on or near the site or are known to be on or near the site.

Examples include:

birds: kawk, heron, eagle, songbirds, other:

mammals: deer, bear, elk, beaver, other:

fish: bass, salmon, trout, herring, shellfish, other _____

b. List any threatened and endangered species known to be on or near the site.

Based on the Priority Habitat Species database maintained by Washington State Department of Fish & Wildlife the Northern Spotted Owl (*Strix occidentalis*) which is listed as threatened and endangered is known to be on or near the subject parcels. The following species are known to be on or near the subject parcels and are listed as PHS listed occurrence: Resident Coastal Cutthroat Trout (*Oncorhynchus clarki*), Mule and Black-tailed Deer (*Odocoileus hemionus*), Harlequin Duck (*Histrionicus*), Rocky Mountain Elk (*Cervus elaphus nelsoni*), and Little Brown Bat (*Myotis lucifugus*).

c. Is the site part of a migration route? If so, explain.

According to IPaC (U.S. Fish and Wildlife Service's (USFWS)) database, species of conservation note include the Bald Eagle (*Haliaeetus leucocephalus*), Great Blue Heron (*Ardea herodias fannini*), Olive-sided Flycatcher (*Contopus cooperi*), and Rufous Hummingbird (*Selasphorus rufus*). Many species don't travel the entire flyway while migrating. Among those species using the Pacific Flyway, there are plenty of feeder birds, including: American Crow, American Goldfinch, American Robin, American Tree Sparrow, Band-tailed Pigeon, Black-chinned Hummingbird, Bohemian Waxwing, Brewer's Blackbird, Brown-headed Cowbird, Cassin's Finch, Cedar Waxwing, Chipping Sparrow, Common Redpoll, Dark-eyed Junco, Evening Grosbeak, Fox Sparrow, Golden-crowned sparrow, Hermit Thrush, Hoary Redpoll, Lesser Goldfinch, Northern Flicker, Pine Siskin, Purple Finch, Red-breasted Nuthatch, Red-winged Blackbird, Ruby-crowned Kinglet, Rufous Hummingbird, Song Sparrow, Varied Thrush, Western Meadowlark, White-crowned Sparrow, and Yellow-rumped Warbler

d. Proposed measures to preserve or enhance wildlife, if any:

This proposal is for a Master Plan Resort overlay designation. Future Binding Site Plan permits and a corresponding SEPA checklist will be completed that will address impacts to any threatened or endangered species.

e. List any invasive animal species known to be on or near the site.

None known

6. Energy and Natural Resources [\[help\]](#)

a. What kinds of energy (electric, natural gas, oil, wood stove, solar) will be used to meet the completed project's energy needs? Describe whether it will be used for heating, manufacturing, etc.

This proposal is for a Master Plan Resort overlay designation. Specific energy needs will be evaluated during the Binding Site Plan process. It is expected that the future YMCA camp will have structures that use electric power.

b. Would your project affect the potential use of solar energy by adjacent properties?

If so, generally describe.

This proposal is for a Master Plan Resort overlay designation. The future YMCA camp use is not expected to impact any potential use of solar on adjacent properties.

c. What kinds of energy conservation features are included in the plans of this proposal?

List other proposed measures to reduce or control energy impacts, if any:

This proposal is for a Master Plan Resort overlay designation. Future Binding Site Plan permits and corresponding SEPA checklists will be completed that addresses measures to conserve energy.

7. Environmental Health [\[help\]](#)

- a. Are there any environmental health hazards, including exposure to toxic chemicals, risk of fire and explosion, spill, or hazardous waste, that could occur as a result of this proposal? If so, describe.

This proposal is for a Master Plan Resort overlay designation. Future Binding Site Plan permits and corresponding SEPA checklists will be completed that address potential environmental health hazards.

- 1) Describe any known or possible contamination at the site from present or past uses.

The property has long been used to harvest timber. There are no known contaminations.

- 2) Describe existing hazardous chemicals/conditions that might affect project development and design. This includes underground hazardous liquid and gas transmission pipelines located within the project area and in the vicinity.

According to the Washington State Department of Ecology’s What’s in My Neighborhood website there are three sites listed site within near the project however they are not expected to affect the future development of a youth and family camp. The Mount Rainier Scenic RR Mineral Shop site at 349 Mineral Creek Rd, Mineral WA is awaiting cleanup, the Old Gas Station Mineral WA at the intersection of Mineral Rd N & S, Mineral WA is awaiting cleanup and the Mineral Lake site at Mineral Rd, Mineral WA has completed cleanup.



Figure 3 - WA Dept of Ecology Clean-up Site Map

- 3) Describe any toxic or hazardous chemicals that might be stored, used, or produced during the project's development or construction, or at any time during the operating life of the project.

This proposal is for a Master Plan Resort overlay designation. Future Binding Site Plan permits and corresponding SEPA checklists will be completed that address potential toxic or hazardous chemicals.

4) Describe special emergency services that might be required.

This proposal is for a Master Plan Resort overlay designation. If approved, any future development of a youth and family camp will address the need for special emergency services to serve the subject area.

5) Proposed measures to reduce or control environmental health hazards, if any:

This proposal is for a Master Plan Resort overlay designation. Future Binding Site Plan permits and corresponding SEPA checklists will be completed that address BMP to control these hazards.

b. Noise

1) What types of noise exist in the area which may affect your project (for example: traffic, equipment, operation, other)?

The surrounding area is largely undeveloped, no noise is expected to affect the proposal. The Mineral Lake Community is 4,000-6,000 feet to the south.

2) What types and levels of noise would be created by or associated with the project on a short-term or a long-term basis (for example: traffic, construction, operation, other)?
Indicate what hours noise would come from the site.

This proposal is for a Master Plan Resort overlay designation. Future Binding Site plan permits and corresponding SEPA checklists will be completed that address types and levels of noise. It is anticipated that noises on the site will be similar to those found at low-density recreation and park facilities.

3) Proposed measures to reduce or control noise impacts, if any:

This proposal is for a Master Plan Resort overlay designation. Future Binding Site Plan permits and corresponding SEPA checklists will be completed that address noise control measures, but these may include:

• Quieter Equipment • Barrier Protection • Maintenance • Noise Perimeter Zones • Work Activity Scheduling

8. Land and Shoreline Use [\[help\]](#)

a. What is the current use of the site and adjacent properties? Will the proposal affect current land uses on nearby or adjacent properties? If so, describe.

The current use is forest land and timber harvesting. The surrounding properties largely include forest to the north, east and west and the properties south include the small community of Mineral and Mineral Lake.

b. Has the project site been used as working farmlands or working forest lands? If so, describe. How much agricultural or forest land of long-term commercial significance will be converted to other uses as a result of the proposal, if any? If resource lands have not been designated, how many acres in farmland or forest land tax status will be converted to nonfarm or nonforest use?

The parcels are owned by Forecastle Timber Co LLC and have been used as working forest land. Much of the 643 acres proposed to be designated as MPR overlay has recently been logged.

- 1) Will the proposal affect or be affected by surrounding working farm or forest land normal business operations, such as oversize equipment access, the application of pesticides, tilling, and harvesting? If so, how:

This proposal is for a Master Plan Resort overlay designation. Much of the property proposed for this overlay has recently been logged and the remaining timber may never be harvested depending on market and ownership conditions. Any affect on future logging activities on surrounding properties is expected to be minimal as the future youth and family camp is developed over time.

- c. Describe any structures on the site.

There are no structures present on the site.

- d. Will any structures be demolished? If so, what?

There are no structures present on the site.

- e. What is the current zoning classification of the site?

The current zoning designation is Forest Resource Land.

- f. What is the current comprehensive plan designation of the site?

The current comprehensive plan designation is Forest Resource Land

- g. If applicable, what is the current shoreline master program designation of the site?

Rural Conservancy

- i. Has any part of the site been classified as a critical area by the city or county? If so, specify.

Critical areas have been identified. The subject parcels have wetlands, floodplains, steep slopes, and shoreline environments. If the MPR overlay proposal is approved, the future development of a youth and family camp will comply with Lewis County Code Chapter 17.35 Critical Areas. Binding Site Plans and corresponding SEPA checklists will be completed that will address impacts to critical areas.

- i. Approximately how many people would reside or work in the completed project?

This proposal is for a Master Plan Resort overlay designation. Future Binding Site Plan permits and corresponding SEPA checklists will be completed that address employment. It is anticipated that at full build out of the camp it could accommodate 400 campers and 100 staff members.

- j. Approximately how many people would the completed project displace?

There are no residents at the site and therefore no people will be displaced.

- j. Proposed measures to avoid or reduce displacement impacts, if any:

No proposed measures are recommended as there are no displacement impacts.

- L. Proposed measures to ensure the proposal is compatible with existing and projected land uses and plans, if any:

The areas surrounding the subject parcels are largely designated as Forest Resource Lands. The proposed MPR overlay is a map change to allow compatible development of a future youth and family camp.

m. Proposed measures to reduce or control impacts to agricultural and forest lands of long-term commercial significance, if any:

If the MPR overlay proposal is approved, the future development of the YMCA youth and family camp will retain large areas of forested space and natural environment.

9. *Housing* [\[help\]](#)

a. Approximately how many units would be provided, if any? Indicate whether high, middle, or low-income housing.

This proposal is for a Master Plan Resort overlay designation. If approved, a Binding Site Plan will specify the phased future development of the youth and family camp.

b. Approximately how many units, if any, would be eliminated? Indicate whether high, middle, or low-income housing.

No units would be eliminated for future use.

c. Proposed measures to reduce or control housing impacts, if any:

No impacts anticipated.

10. *Aesthetics* [\[help\]](#)

a. What is the tallest height of any proposed structure(s), not including antennas; what is the principal exterior building material(s) proposed?

This proposal is for a Master Plan Resort overlay designation. Future Binding Site Plan permits and corresponding SEPA checklists will be completed that address aesthetics.

b. What views in the immediate vicinity would be altered or obstructed?

This proposal is for a Master Plan Resort overlay designation. Future Binding Site Plan permits and corresponding SEPA checklists will be completed that address views.

b. Proposed measures to reduce or control aesthetic impacts, if any:

As part of the Binding Site Plan process for phased development, buildings, structures and uses are expected to be dispersed across the site to retain the natural feel and rural character of the area. Specific measures to reduce or control aesthetic impacts will be proposed at the time of permit application.

11. *Light and Glare* [\[help\]](#)

a. What type of light or glare will the proposal produce? What time of day would it mainly occur?

This proposal is for a Master Plan Resort overlay designation. Future Binding Site Plan permits and corresponding SEPA checklists will be completed that address potential impacts of light or glare.

b. Could light or glare from the finished project be a safety hazard or interfere with views?

There is no anticipated safety hazard.

c. What existing off-site sources of light or glare may affect your proposal?

There are no known existing off-site sources of light or glare that may affect the future development of a YMCA youth and family camp.

c. Proposed measures to reduce or control light and glare impacts, if any:

This proposal is for a Master Plan Resort overlay designation. Future Binding Site Plan permits and corresponding SEPA checklists will be completed that address potential measures to reduce or light and glare.

12. Recreation [\[help\]](#)

a. What designated and informal recreational opportunities are in the immediate vicinity?

The northern portion of Mineral Lake is located along the subject area, the Lions Den Campground and Mineral Lake Public Boat Launch are located south of the subject area.

b. Would the proposed project displace any existing recreational uses? If so, describe.

This proposal is for a Master Plan Resort overlay designation. Future Binding Site Plan permits and corresponding SEPA checklists will be completed that address any impacts to recreation uses. The proposed development of a YMCA youth and family camp will add recreational uses.

d. Proposed measures to reduce or control impacts on recreation, including recreation opportunities to be provided by the project or applicant, if any:

No impacts are anticipated, therefore no measures are proposed at this time.

13. Historic and cultural preservation [\[help\]](#)

a. Are there any buildings, structures, or sites, located on or near the site that are over 45 years old listed in or eligible for listing in national, state, or local preservation registers? If so, specifically describe.

According to the Washington Information System for Architectural and Archaeological Records data (WISAARD) online mapping system, there is one site listed on the National Register and Washington Heritage Register and there is one site listed on the Washington Heritage Barn Register. These sites are located south of the subject area.

b. Are there any landmarks, features, or other evidence of Indian or historic use or occupation? This may include human burials or old cemeteries. Are there any material evidence, artifacts, or areas of cultural importance on or near the site? Please list any professional studies conducted at the site to identify such resources.

According to WISAARD the subject area is largely located in an area considered to be moderate to low risk for having archeological resources. There are a few areas flagged as very high risk and high risk that highly advise conducting a survey. Initial feasibility studies have not revealed any indication of archeological resources on site.

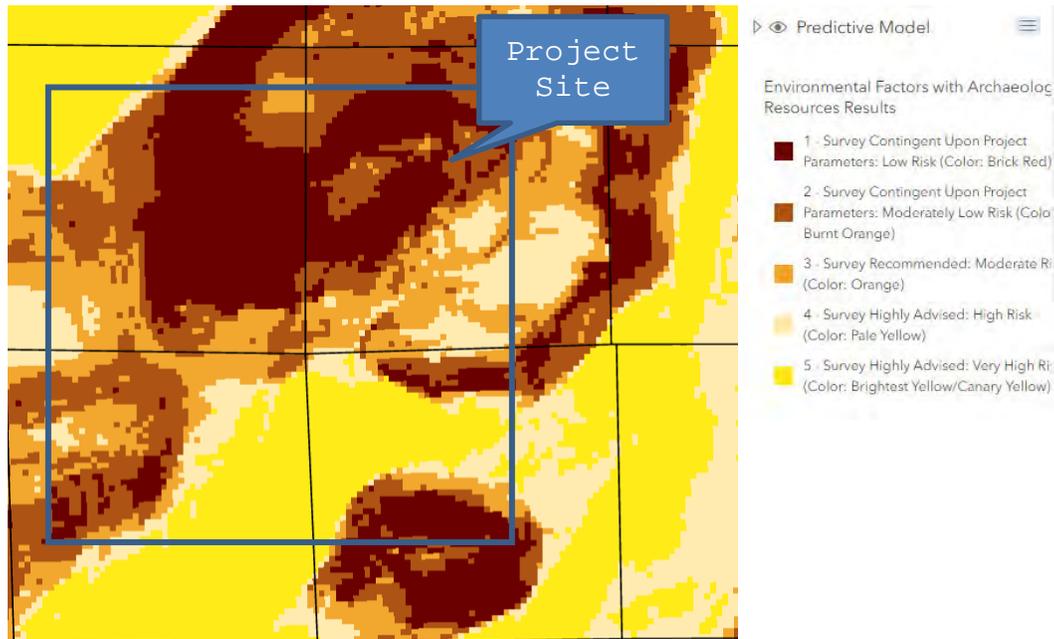


Figure 4 - WISAARD Database- Predictive Model

c. Describe the methods used to assess the potential impacts to cultural and historic resources on or near the project site. Examples include consultation with tribes and the department of archeology and historic preservation, archaeological surveys, historic maps, GIS data, etc.

The Y has entered into a partnership with the Nisqually Tribe, and they enthusiastically support this project. We will work with the Nisqually Tribe directly to develop educational programs that celebrate the cultural heritage of the land.

The Washington Information System for Architectural and Archaeological Records data (WISAARD) online mapping system was used to determine the potential impacts to cultural and historic resources on or near the project site.

d. Proposed measures to avoid, minimize, or compensate for loss, changes to, and disturbance to resources. Please include plans for the above and any permits that may be required.

This proposal is for a Master Plan Resort overlay designation. Future Binding Site Plan permits and corresponding SEPA checklists will be completed that address Cultural Resources. A report will likely be needed prior to beginning construction of the project to ascertain if there are cultural resources on the project site and what mitigation will be needed (if any).

14. **Transportation** [\[help\]](#)

a. Identify public streets and highways serving the site or affected geographic area and describe proposed access to the existing street system. Show on site plans, if any.

This proposal is for a Master Plan Resort overlay designation. Future Binding Site Plan permits and corresponding SEPA checklists will be completed that address transportation impacts to Mineral Hill Rd, Mineral Rd and SR 7.

b. Is the site or affected geographic area currently served by public transit? If so, generally describe. If not, what is the approximate distance to the nearest transit stop?

There is no known public transportation service currently serving the site. Future Binding Site plan permits and corresponding SEPA checklists will be completed that address public transit near the affected geographic area.

- c. How many additional parking spaces would the completed project or non-project proposal have? How many would the project or proposal eliminate?

This proposal is for a Master Plan Resort overlay designation. Future Binding Site Plan permits and corresponding SEPA checklists will be completed that will address proposed parking spaces and impacts. Initial feasibility studies have shown adequate areas to provide parking for each phase of development.

- d. Will the proposal require any new or improvements to existing roads, streets, pedestrian, bicycle or state transportation facilities, not including driveways? If so, generally describe (indicate whether public or private).

This proposal is for a Master Plan Resort overlay designation. If approved, future Binding Site Plan permits and SEPA checklists will be completed that address improvements to the existing roads, streets, pedestrian, bicycle and/or state transportation facilities.

- e. Will the project or proposal use (or occur in the immediate vicinity of) water, rail, or air transportation? If so, generally describe.

This proposal is for a Master Plan Resort overlay designation. Future Binding Site Plan permits and SEPA checklists will be completed that addresses transportation. The Tacoma Rail Mountain Division is located east of the subject area but does not provide passenger service. The site is not adjacent to air or water transportation.

- f. How many vehicular trips per day would be generated by the completed project or proposal? If known, indicate when peak volumes would occur and what percentage of the volume would be trucks (such as commercial and nonpassenger vehicles). What data or transportation models were used to make these estimates?

This proposal is for a Master Plan Resort overlay designation. Future Binding Site Plan permits and SEPA checklists will be completed that address project trip generation.

- g. Will the proposal interfere with, affect or be affected by the movement of agricultural and forest products on roads or streets in the area? If so, generally describe.

The future YMCA youth and family camp is not expected to interfere with, affect or be affected by the movement of agricultural and forest products on roads or streets in the area. Site specific impacts will be determined at the time of Binding Site Plan application.

- h. Proposed measures to reduce or control transportation impacts, if any:

Future Binding Site Plan permits and corresponding SEPA checklists will be completed that address any necessary transportation mitigation measures.

15. Public Services [\[help\]](#)

- a. Would the project result in an increased need for public services (for example: fire protection, police protection, public transit, health care, schools, other)? If so, generally describe.

This proposal is for a Master Plan Resort overlay designation. If approved through a Binding Site Plan process, the future development and operation of the YMCA youth and family camp will most

likely result in an increased need for public services (for example: fire protection, police protection, public transit, health care).

b. Proposed measures to reduce or control direct impacts on public services, if any.

If the MPR overlay proposal is approved, future Binding Site Plan permits and SEPA checklists will be completed that will address measures to reduce or control impacts on public services.

16. Utilities [\[help\]](#)

a. Circle utilities currently available at the site:
electricity, natural gas, water, refuse service, telephone, sanitary sewer, septic system,
other _____

There are no utilities currently available.

e. Describe the utilities that are proposed for the project, the utility providing the service, and the general construction activities on the site or in the immediate vicinity which might be needed.

Future Binding Site Plan permits and corresponding SEPA checklists will be completed that address utility needs.

C. Signature [\[HELP\]](#)

The above answers are true and complete to the best of my knowledge. I understand that the lead agency is relying on them to make its decision.

Signature: Meredith Cambre

Name of Signee Meredith Cambre

Position and Agency/Organization Senior Executive Director, YMCA of Greater Seattle

Date Submitted: December 30, 2020

D. Supplemental sheet for nonproject actions [\[HELP\]](#)

(IT IS NOT NECESSARY to use this sheet for project actions)

Because these questions are very general, it may be helpful to read them in conjunction with the list of the elements of the environment.

When answering these questions, be aware of the extent the proposal, or the types of activities likely to result from the proposal, would affect the item at a greater intensity or at a faster rate than if the proposal were not implemented. Respond briefly and in general terms.

1. How would the proposal be likely to increase discharge to water; emissions to air; production, storage, or release of toxic or hazardous substances; or production of noise?

This proposal is for a Master Plan Resort overlay designation. Future Binding Site Plans and corresponding SEPA checklists will be completed that address any necessary mitigation measures.

Proposed measures to avoid or reduce such increases are:

This proposal is for a Master Plan Resort overlay designation. Future Binding Site Plans and corresponding SEPA checklists will be completed that address any necessary mitigation measures.

2. How would the proposal be likely to affect plants, animals, fish, or marine life?

This proposal is for a Master Plan Resort overlay designation. Future Binding Site Plans and corresponding SEPA checklists will be completed that address any necessary mitigation measures.

Proposed measures to protect or conserve plants, animals, fish, or marine life are:

This proposal is for a Master Plan Resort overlay designation. Future Binding Site Plans and corresponding SEPA checklists will be completed that address any necessary mitigation measures.

3. How would the proposal be likely to deplete energy or natural resources?

This proposal is for a Master Plan Resort overlay designation. If the designation is approved, the subject parcels will no longer be used for timber harvesting. While the timber will no longer be harvested, the area will remain predominantly forested as the nature of the use will be outdoor recreation, dispersed camping and natural environment education.

Proposed measures to protect or conserve energy and natural resources are:

This proposal is for a Master Plan Resort overlay designation. Future Binding Site Plans and corresponding SEPA checklists will be completed that address any necessary mitigation measures.

4. How would the proposal be likely to use or affect environmentally sensitive areas or areas designated (or eligible or under study) for governmental protection; such as parks, wilderness, wild and scenic rivers, threatened or endangered species habitat, historic or cultural sites, wetlands, floodplains, or prime farmlands?

This proposal is for a Master Plan Resort overlay designation. Future Binding Site Plan permits and corresponding SEPA checklists will be completed for development of youth and family camp and will use best management practices to ensure regulatory compliance. A SWPPP will be prepared for the future projects to address any potential stormwater and contaminant issues.

Proposed measures to protect such resources or to avoid or reduce impacts are:

This proposal is for a Master Plan Resort overlay designation. The future use will be subject to the regulations by the Critical Areas Ordinance, Best Management Practices and Environmental Review by the appropriate jurisdiction.

5. How would the proposal be likely to affect land and shoreline use, including whether it would allow or encourage land or shoreline uses incompatible with existing plans?

This proposal is for a Master Plan Resort overlay designation. Any future proposed activities will be addressed in a master plan to ensure compatibility with existing plans and uses.

Proposed measures to avoid or reduce shoreline and land use impacts are:

This proposal is for a Master Plan Resort overlay designation. Future Binding Site Plans and corresponding SEPA checklists will be completed that address any measures needed to avoid or reduce shoreline and land use impacts.

6. How would the proposal be likely to increase demands on transportation or public services and utilities?

This proposal is for a Master Plan Resort overlay designation. Currently no public transportation is available to the site and rezoning the property will not trigger sufficient uses that warrant public transit. If approved, the development will require an increased need for emergency services, which will be evaluated as part of the Binding Site Plan review process.

Proposed measures to reduce or respond to such demand(s) are:

None proposed at this time, future permits and a corresponding SEPA checklist will be completed that will address any necessary mitigation measures.

7. Identify, if possible, whether the proposal may conflict with local, state, or federal laws or requirements for the protection of the environment.

The proposal to overlay the Forest Resource Lands with a Master Plan Resort will not conflict with local, state, or federal laws for the protection of the environment. Site specific impacts will be evaluated during the Binding Site Plan process.