



Community Development

2025 NE Kresky Ave

Chehalis, WA 98532

Phone: (360) 740-1146

Good-Avapollo Mining Opt-In Rezone Proposal

Lewis County Planning Commission – Public Hearing

August 23, 2022



Staff Presentation Agenda

- 1. Proposal Summary**
- 2. Staff Findings**
- 3. Written Testimony**



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Rezone Decision Making

LCC 17.12.100 Approval Criteria:

1. Conforms to Growth Management Act and Countywide Planning Policies
2. There is a demonstrated need for the amendment
3. Public interest will be served by the amendment
 - Impact on schools, fire districts, etc.
 - Impact on ag, forest or mineral resource lands
 - Impact on population, employment distribution
4. Isn't spot zoning



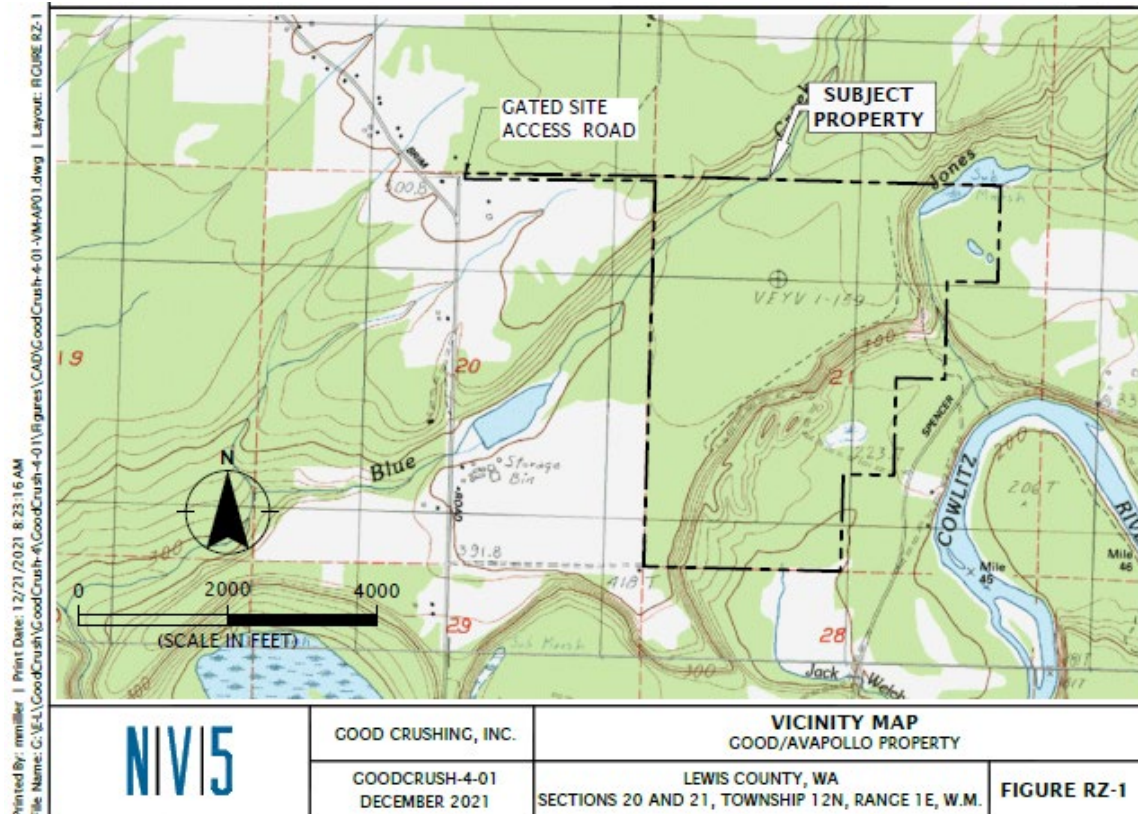
Rezone Decision Making

LCC 17.30.720 Mining Opt-In Approval Criteria:

1. Existing mining operation (*not applicable*)
2. Areas containing mineral deposits of significance
 - Geologist demonstrates likelihood of mineral deposits
 - Probable commercial value for foreseeable future
 - 50% of abutting sites larger than 2.5 acres
 - Outside UGA
3. Mines of local importance



Good-Avapollo Mining Opt-in Rezone Proposal



- 443.5 acre site on Brim Road between Ethel and Salkum
- Rezone Agricultural to Mineral Resource Land
- Future use - mineral extraction
- Non-project Application
 - Project-level impacts are unknown
- *Future* project-level permitting and project SEPA

Mine Resource Evaluation Report

by Erick Staley, LG, LEG, Principal Engineering Geologist

MINE RESOURCE EVALUATION REPORT

Good/Avapollo Property
Lewis County, Washington

For
Good Crushing, Inc.
December 21, 2021

Project: GoodCrush-4-01

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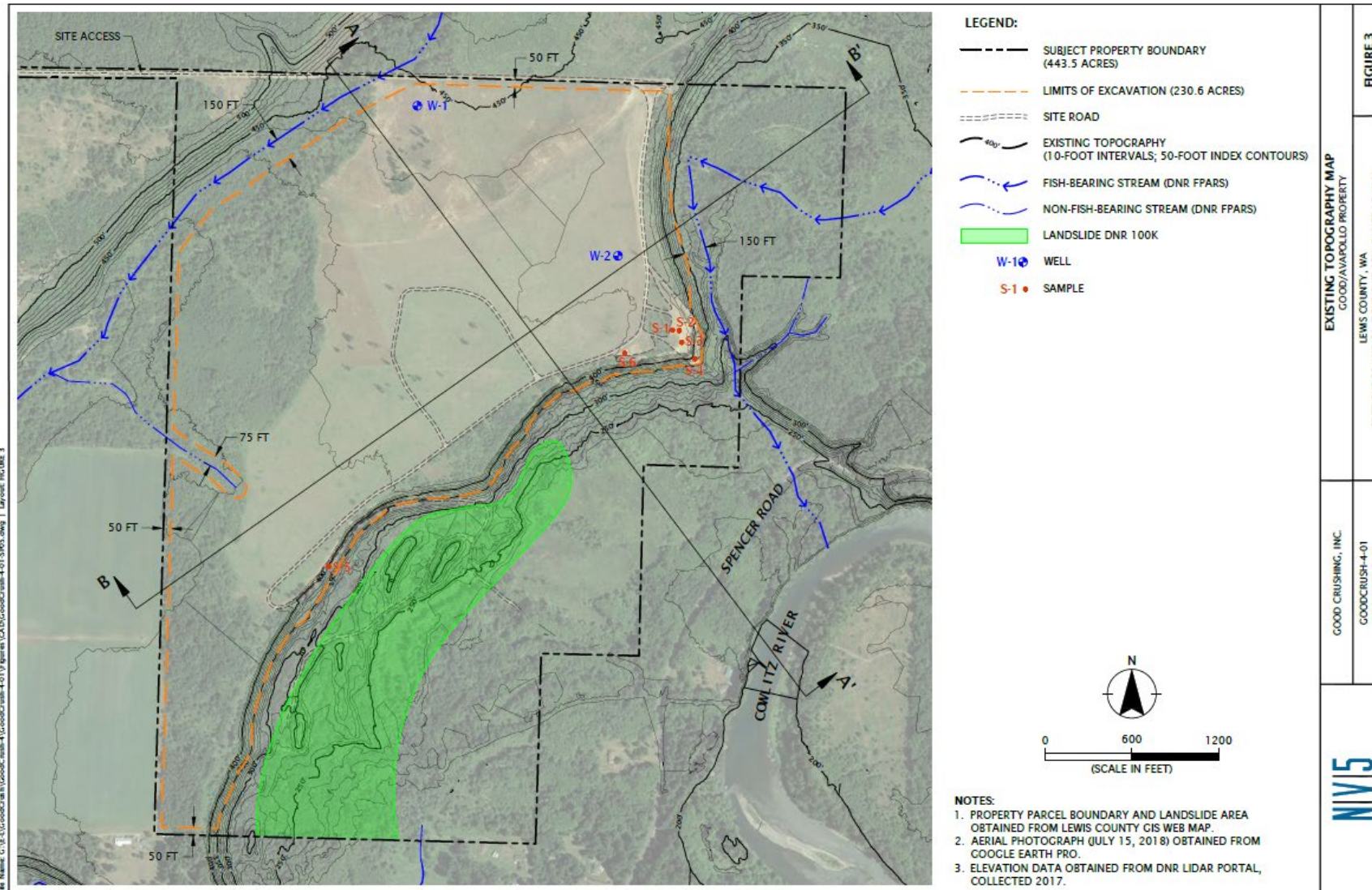


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Likelihood of Mineral Deposits



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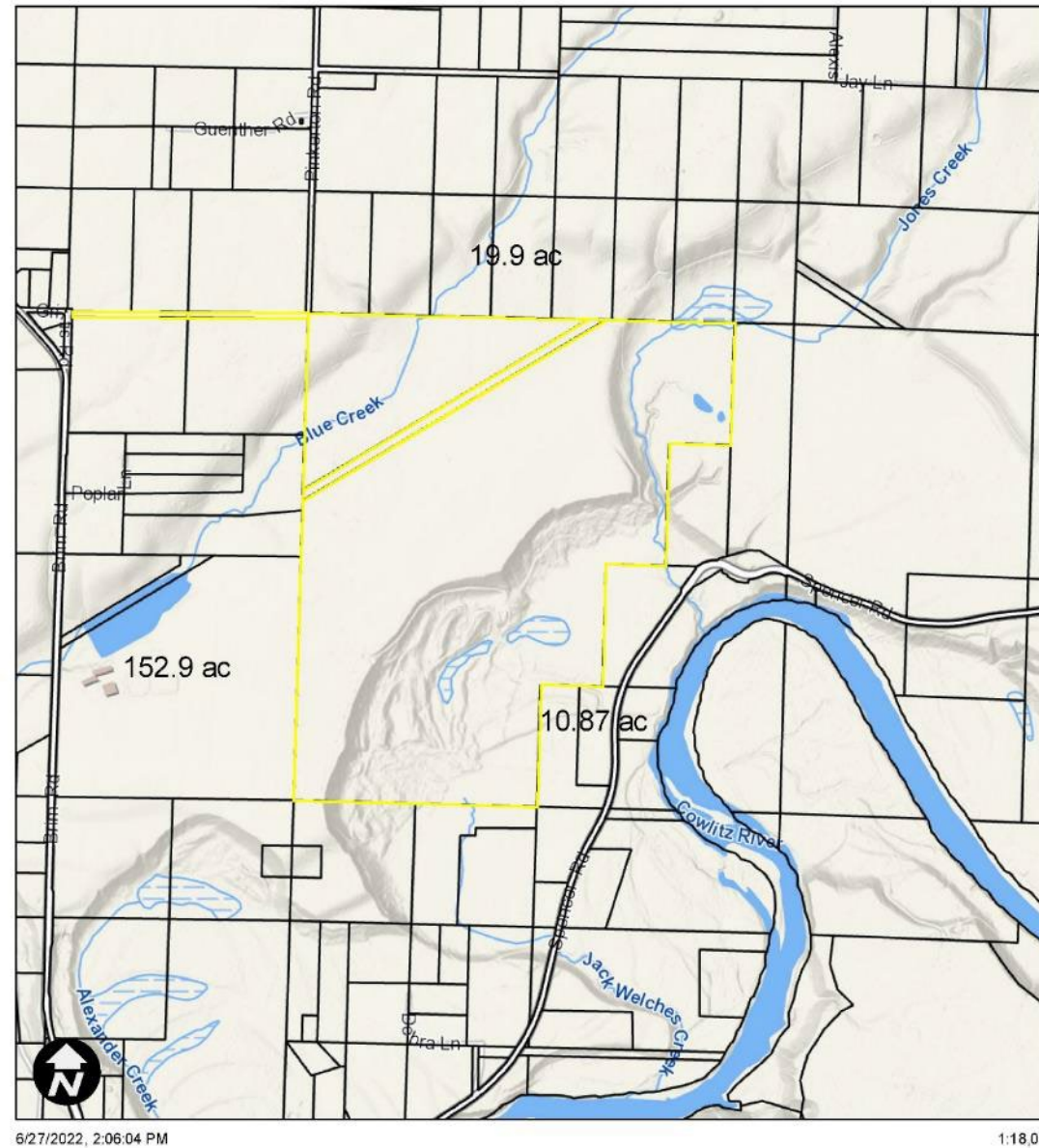
Lewis County Planning Commission - Hearing

Commercial Value

- Estimated value of mineable resources is \$267,570,470
- Probable extraction value for the foreseeable future



Size of Abutting Sites



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Outside UGA

- Not in a UGA



Staff Findings LCC 17.30.720

Based on the analysis of the information in the record to date, staff finds that the Good-Avapollo application to opt-in to the mining resource land zoning designation meets the approval criteria of LCC 17.30.720.



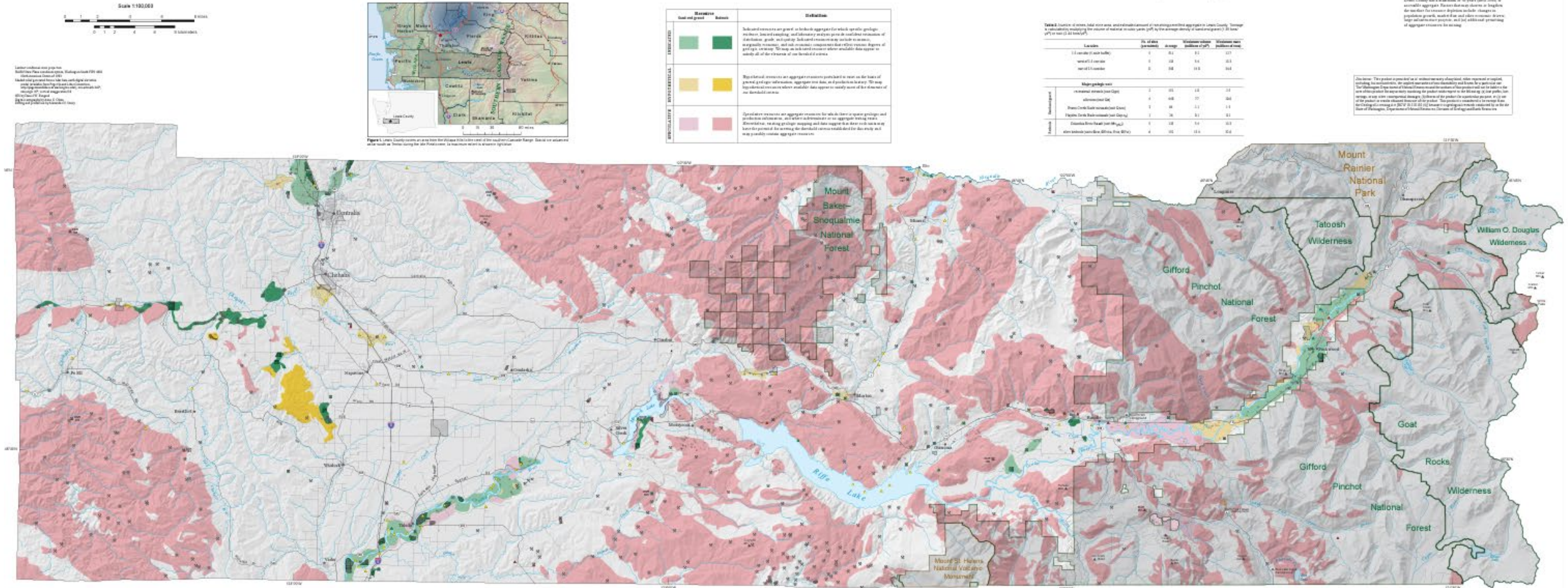
Conforms to GMA and Countywide Planning Policies

July 1, 2022 Staff Report – Attachment E

The proposed amendment conforms to the requirements of the Growth Management Act and is consistent with county-wide planning policies and the Lewis County Comprehensive Plan. Therefore, this criterion is met.



Demonstrated Need



In the Public's Interest

- Impact on rate/distribution of population growth, employment, development or conversation of land
 - No impact on population growth or development
 - Anticipated to provide 10 jobs
- Impact on service providers
 - No development therefore no impact on water, septic, fire
 - Potential impact on roads – addressed during project permitting
- Impact on agricultural, forestry and mineral resource land
 - Remains a resource and
 - Required reclamation plan



Not Spot Zoning

- RCW and WAC allow for this type of spot zoning
- Remains a resource use
- Required reclamation after mining is over



Staff Findings LCC 17.12.100

Based on the analysis of the information in the record to date, staff finds that the Good-Avapollo application to amend the rezone the site from Agricultural Resource Land to Mining Resource Land meets the approval criteria of LCC 17.12.100.



Summary of Written Testimony

- Written testimony was due August 22 at 4:00pm
- 3 pieces of written testimony
- Primary topics (testimony/NOA/SEPA):
 - Negative impact on property values
 - Noise
 - Air pollution
 - Truck traffic on local roads
 - Impacts to water quality in streams
 - Aquifer contamination
 - Impacts on fish and wildlife habitat
 - Visual impacts



Questions from Commissioners



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Rezone Decision Making

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Potential Motion – Recommend Proposal

"I move to send a letter of transmittal recommending that the Board of County Commissioners pass an ordinance to amend the Lewis County Comprehensive Plan map from Agricultural Resource Lands to Mineral Resource Lands for the properties identified in the Good-Avapollo Mining Opt-in Rezone proposal."



Potential Motion – Do Not Recommend Proposal

"I move to send a letter of transmittal recommending that the Board of County Commissioners reject the Good-Avapollo Mining Opt-in Rezone proposal to amend the Lewis County Comprehensive Plan map from Agricultural Resource Lands to Mineral Resource Lands."

