



Community Development

2025 NE Kresky Avenue
Chehalis WA 98532

February 11, 2021

Meredith Cambre
Senior Executive Director
YMCA of Greater Seattle
909 Fourth Avenue
Seattle, WA 98104

RE: RZ20-00002

Dear Ms. Cambre:

Thank you for submitting your application on January 19, 2021 to amend the Lewis County Comprehensive Plan and Zoning Code to redesignate approximately 643 acres from Forest Resource Land to Master Planned Resort.

The county's Planning Division staff have completed their initial review of your application, including the information provided in the SEPA checklist. Before the county can deem your application complete, several outstanding issues detailed below must be submitted.¹

For example, the SEPA checklist maintains that the project will answer all of these outstanding issues during a subsequent binding site plan application. I understand you believe these items could be relegated to a subsequent process, however a complete application for the Master Planned Resort must be consistent with RCW 36.70A.360.

If the application cannot show that it is consistent with RCW 36.70A.360(2) and (4), then the county would be unable to include a finding that as a part of the approval process, "...the land is better suited, and has more long-term importance, for the master planned resort than for the commercial harvesting of timber..., if located on land that otherwise would be designated as forestland or agricultural land under RCW 36.70A.170."²

Therefore, please specifically address the following issues to complete your application:

¹ See LCC 17.05.070(1)(b) and (2)

² RCW 36.70A.360(4)(c)

1. In order to continue the review, additional detail and analysis relating to how this project would provide sewage disposal, water service, fire protection, and emergency services given current levels of service available in this rural section of the county.³
 - a. The checklist states on Page 7 that the proposed project will rely on an on-site sewage disposal system to serve a population of approximately 500 people and cites an initial feasibility study that the application did not include. Please provide the county with that study, including information relating to its design.
 - b. The checklist on Page 7 states the project will rely on groundwater from existing wells for its water system, citing sufficient capacity from an initial feasibility study that the application did not include. Please submit this study for review.
 - c. The checklist on Page 16 provides no information relating to how this project will achieve adequate levels of service for emergency services given current local capacities and the projected population increase. Please provide additional information that will aid us in assessing how this project will achieve its anticipated service demand considering current resources available in the vicinity of Mineral Lake.
2. RCW 36.70A.360(4)(e) requires the designation process to ensure the Master Plan Resort will be consistent the county's critical area protection provisions under LCC 17.38. Given that the checklist states the project intends to rely on an on-site sewage system for a population of 500 people, the county will need analysis as to how the design of this system will or will not affect Mineral Lake as a fish and wildlife habitat conservation area and any wetlands on the subject parcel. Furthermore, discussion as to how stormwater during the construction and operation phases of the proposed Master Plan Resort will protect these aquatic resources.
3. The checklist on Pages 15 and 16 provides no information relating to how the designation process will impact Mineral Hill Road, Mineral Road, and SR 7. Please include information on future traffic generation created by the project; the capacity of these roads to handle increased traffic; and, potential mitigation action necessary to address resulting transportation deficiencies.

If the requested information is not submitted within 90 days of the date of this letter, your application will automatically lapse per Chapter 17.05.070(B)(1) Lewis County Code and will not be processed. You may request in writing up to two three-month extensions if the County

³ RCW 36.70A.360(4)(e)

determines that the required studies or information warrants additional time. The county cannot consider financial hardship for any extensions of deadlines.

Given that there is an intrinsic link between this application and a future binding site plan application, an alternative approach you may wish to consider is to take advantage of the provisions under Section 17.05.100 LCC for the consolidation of project permit applications. If you wish to discuss the advantages and disadvantages of this approach, please feel free to contact me.

If you have any questions on the issues raised in this letter, please call me at your convenience. My telephone number is (360) 740-2602. You may also reach me email at brianna.uy@lewiscountywa.gov.

Sincerely,



Brianna Uy
Associate Planner

cc: Dan Penrose, SCJ Alliance