

Planning Commission

Public Hearing



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

STAFF REPORT

YMCA REZONE PROPOSAL

Date: June 17, 2022
Staff: Mindy Brooks, Senior Long Range Planner
Attachments: A – YMCA Rezone Proposal Supporting Materials

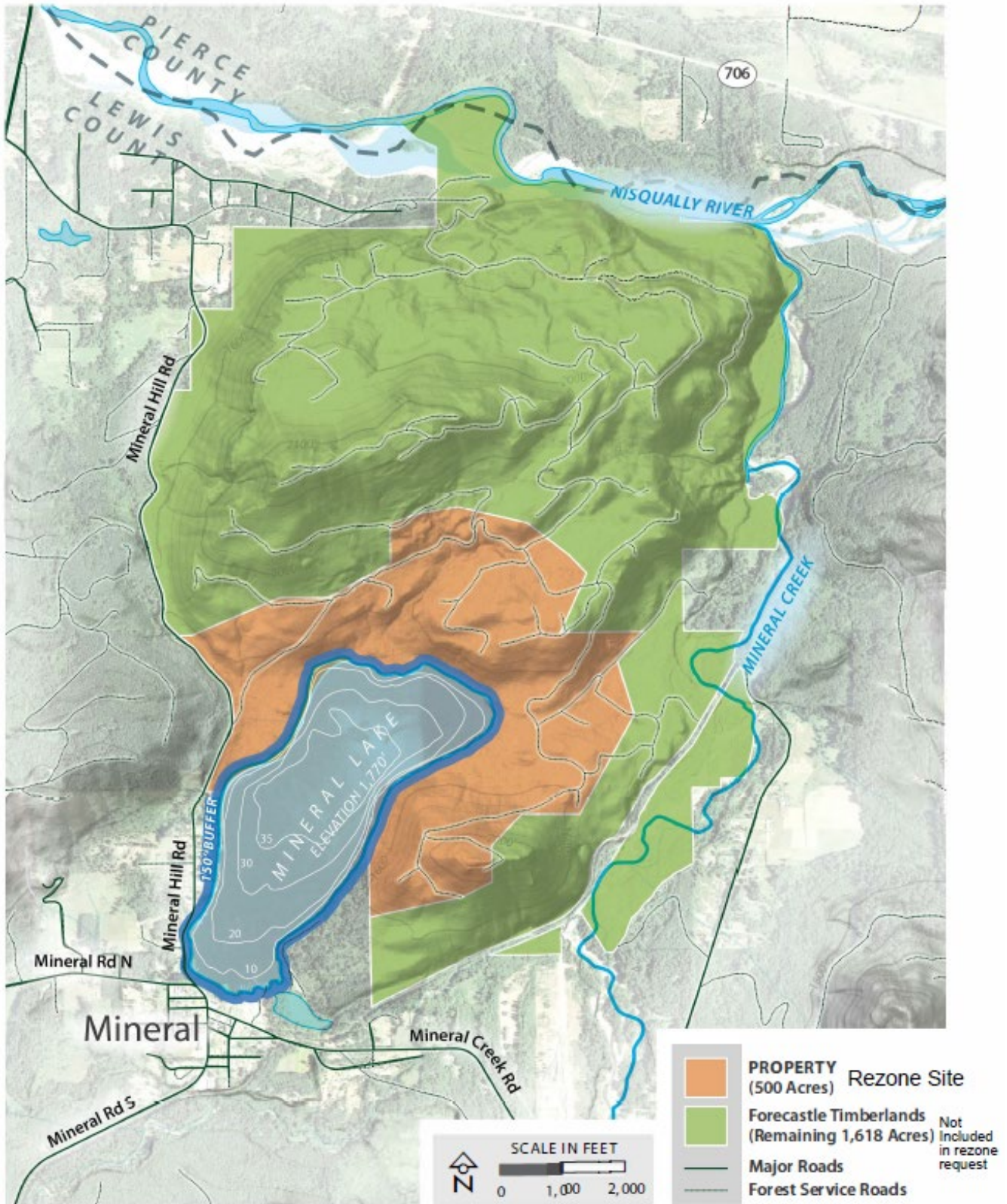
SUMMARY

On September 10, 2021, the YMCA Greater Seattle purchased approximately 600 acres of the FRL from Forecastle, with the intent of developing a youth camp. Lewis County Code (LCC) Chapter 17.30.450, Primary Uses, for the FRL zoning district does not allow for development of cabins or a campground, although dispersed camping is allowed as an accessory use in FRL. YMCA decided to request an amendment to the Lewis County Comprehensive Plan to change the classification from Resource Land to Other Rural Land (non-resource) and to establish a Master Planned Resort (MPR) overlay zone designation, which would allow cabins and campground, along with other recreational facilities.

The intended use of the land if rezoned to MPR is to establish a youth and family over-night camping facility for 400 campers and 100 staff on the northern and eastern sides of Mineral Lake. Cabins, tents sites, trails and a dock are proposed. The applicant proposes that site development will occur in three construction phases over a 10 to 15 year period.

LCC 17.20E.040, Master Planned Resorts, states "A master planned resort, when approved in accordance with this chapter, is established as an overlay zone and, as such, does not alter the existing, underlying zoning designation. Development standards of this chapter shall, as applied to an approved master planned resort, supersede those of the underlying zone." Therefore, the MPR code is controlling unless LCC 17.20E is silent, then the controlling code reverts to the base zone, which in this case is FRL.

Map 1 is the vicinity map that shows the land proposed for the rezone from Forest Resource Land (FRL) to Master Planned Resort (MPR). All supporting materials associated with the YMCA Rezone Proposal are found on the Lewis County Community Development webpage, <https://lewiscountywa.gov/departments/community-development/rezones/>, and listed in Attachment A.



Map 1: Vicinity Map

STAFF RECOMMENDATION

Based on the analysis found in staff reports dated April 15, 2022 and May 13, 2022, as well as the conditions of the SEPA MDNS, staff finds that the YMCA's application to amend the comprehensive plan map from Resource Land to Other Rural Land and to apply the MPR overlay zone designation meets the approval criteria of LCC 17.12.100 and may be recommended for approval.

NEXT STEPS

Written testimony may be submitted to mindy.brooks@lewiscountywa.gov June 9 through June 28, 2022 at 5:00pm. Planning Commission will hold the public hearing on June 28, 2022 at 6:00pm to receive oral testimony on the proposal prior to making a decision to recommend, or not, that the Board of County Commissions approve the comprehensive plan map amendment and zone change.

Attachment A: YMCA Rezone Supporting Materials

The following documents and the information contained therein are incorporated into the public record by reference. The documents are available on the Lewis Count Community Development website <https://lewiscountywa.gov/departments/community-development/rezones/>

Documents Incorporated by Reference: *(listed in reverse chronological order)*

2022-05-13 Planning Commission Staff Report 2
2022-05-13 Planning Commission YMCA Responses
2022-04-15 Planning Commission Staff Report
2022-03-08 SEP20-0033 SEPA Determination Public Comments
2022-02-22 SEP20-0033 SEPA Determination
2021-10-05 YMCA Response to Public Comments on Notice of Application
2021-08-31 Local and State Agency Comments on Notice of Application
2021-08-31 Public Comments on Notice of Application
2021-08-05 Notice of Application
2021-07-26 Notice of Completeness
2021-07-16 30-Day Interagency Consultation – SEPA SEP20-0033 Pre-Threshold Determination
2021-07-12 YMCA Submittal Response to Second Incomplete Letter
2021-04-19 Letter of Incompleteness
2021-04-05 Mineral Lake Civil Due Diligence Response
2021-04-05 YMCA Mineral Lake Pumping Test Methods and Results
2021-04-05 YMCA Mineral Lake Trip Generation Memo
2021-04-05 YMCA Geo Response Letter
2021-04-05 YMCA Mineral Lake Critical Areas Letter
2021-04-05 YMCA Mineral Lake Geotechnical Report
2021-04-05 YMCA Mineral Lake Phase I ESA
2021-02-11 Letter of Incompleteness
2020-12-30 Rezone Application
2020-10-22 SEPA Checklist
2015-12-22 Kidder Creek Traffic Impact Study