



Community Development

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YMCA Rezone Proposal

Lewis County Planning Commission – Public Hearing

June 28, 2022



Staff Presentation Agenda

- 1. Rezone Process Overview**
- 2. YMCA Rezone Proposal Summary**
- 3. Staff Findings**
- 4. Summary of Written Testimony**



Rezone Process

1. Proposal submitted as rezone application
2. Staff reviews for completeness
3. Notice of Application
 - Opportunity for public comment
4. Non-project SEPA Determination
 - Opportunity for public comment
- 5. Planning Commission**
 - Staff reports and workshops
 - **Public Hearing and testimony**
 - Recommendation
6. Commerce Review against GMA rules
7. BOCC – final decision
 - Public hearing and testimony



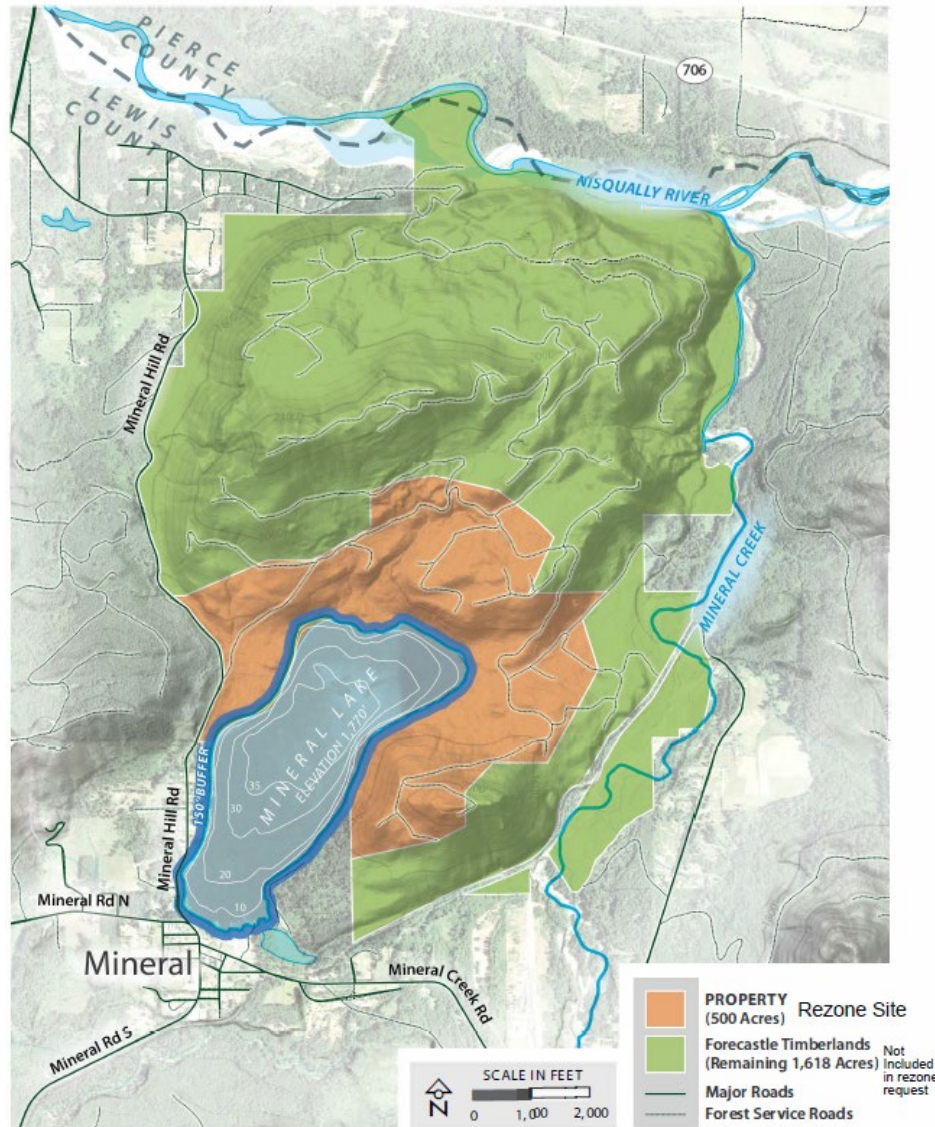
Rezone Decision Making

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



YMCA Rezone Proposal



- 500 acres north of Mineral Lake
- Master Planned Resort overlay on FRL
- Change Comprehensive Plan Resource Land to Other Rural Land
- Overnight youth camp 400 campers, 100 staff, cabins, tent sites, trails and dock
- **Non-project Application**
 - Project-level impacts are unknown
- **Future** project-level permitting and project SEPA

Staff Findings

Findings on LCC 17.12.100

1. Staff evaluates proposal, SEPA determination and public comments
2. Staff reports to Planning Commission if each criteria are met or not
3. Based on information in the record to-date



1. Conforms to GMA and CWPP

April 15, 2022 Staff Report and Exhibit E

https://lewiscountywa.gov/media/documents/2022-04-15_YMCARezone_StaffReport_FINAL_m1LF4DG.pdf



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1. Conforms to GMA and CWPP

RCW 36.70A.360 Master Planned Resorts

“A Master Planned Resort means a self-contained and fully integrated planned unit development, in a setting of significant natural amenities, with primary focus on destination resort facilities consisting of short-term visitor accommodations associated with a range of developed on-site indoor or outdoor recreational facilities.”



1. Conforms to GMA and CWPP

Staff findings...

- **Terms of the SEPA MDNS** meet the RWCs with regard to infrastructure and services because impacts will be addressed during project-level permitting
- Environmental protection is met because LCC 17.25 and 17.38 apply during Phase 2, as well as LCC and state rules for water, waste water, stormwater and solid waste
- MPR will add jobs and increase tourism
- The impact to forest land is negligible – 0.05% of total FRL land – and 40% MPR land preserved as open space



1. Conforms to GMA and CWPP

Staff findings ...

- Supports policies to encourage MPRs to take advantage of unique recreational opportunities
- Unique – on Mineral Lake and 15 miles from Mt Rainier National Park
- No MPRs in Lewis County, first one



2. There is a Demonstrated Need

Staff findings ...

- There are no MPRs in Lewis County
- Countywide Planning Policies and GMA encourage MPRs for recreational access and eco-tourism
- YMCA stated increase in demand for this type of facility



3. The Public Interest is Served

Staff findings ...

- Project-level impacts addressed during subsequent permitting
- Will provide recreational access
- Will provide jobs
- Negligible impact on forest lands



4. Doesn't Facilitate Spot Zoning

Staff findings ...

- Meets RCW for MPR
- 500 acre site

Note – spot zoning is typically when one site is zoned something significant different than the surrounding area



Staff Find ...

Based on the analysis and 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 application of the MPR overlay zone designation meets the approval criteria of LCC 17.12.100.



Summary of Written Testimony

- Written testimony closed June 28 at 5:00pm
- 29 pieces of written testimony
- 28 public comments received on the NOA and SEPA Determination



Summary of Written Testimony

Support

- Educational benefits to youth
- Economic benefits to community
- Enhanced recreation for community
- Unique location
- Protects open space
- Ensures no individual residential development on site

Against

- Increased traffic on local roads
- Impacts to wildlife
- Lack of sufficient fire and emergency services
- Insufficient sewer and water infrastructure
- Increased noise and pollution
- Increased people in a natural area



Comment from YMCA



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Questions from Commissioners



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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 Resource Lands to Other Rural Lands and apply a Master Plan Resort overlay zone to the properties identified in the YMCA 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 YMCA rezone proposal to amend the Lewis County Comprehensive Plan map from Resource Lands to Other Rural Lands and apply a Master Plan Resort overlay zone."



Potential Motion – Continue Hearing

"I move to continue the hearing to consider the YMCA Rezone proposal to amend Lewis County Comprehensive Plan and apply a Master Plan Resort overlay zone to July 12, 2022 at 6:00pm, and to reopen the written record beginning now and ending at 5:00pm on the day of the hearing."

