

Planning Commission Workshop



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

STAFF REPORT

YMCA REZONE PROPOSAL

Date: April 15, 2022
Staff: Mindy Brooks, Senior Long Range Planner
Attachments: A – YMCA Application
B – Vicinity Maps
C – Supporting Materials
D – SEPA Determination
E – Additional Findings

SUMMARY

The YMCA Greater Seattle has requested to amend the Lewis County Comprehensive Plan classification from Resource Land to Other Rural Land (non-resource) and to establish a Master Planned Resort (MPR) overlay zone designation on approximately 500 acres. 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.

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 materials referenced in this staff report are incorporated by reference and are found on the Community Development webpage, https://lewiscountywa.gov/media/documents/RZ20-00002_Notice_of_Application_Type_V_1.pdf, and listed in Attachment C.

BACKGROUND

In 2010, Ordinance 1219 changed the zoning of 830 acres of FRL of long-term significance to FRL of local importance, which changed the allowed minimum lot size from 80 acres to 20 acres. At that time, Forecastle owned the site. Ordinance 1219 was challenged in 2011. In 2012, Ordinance 1219 was repealed and the zoning was restored, via Ordinance 1241, to FRL of long-term significance with an allowed minimum lot size of 80 acres. Between 2010 and 2012, a number of 20 acres parcels were created and those parcels are now legal non-conforming lots of record.

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.

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.

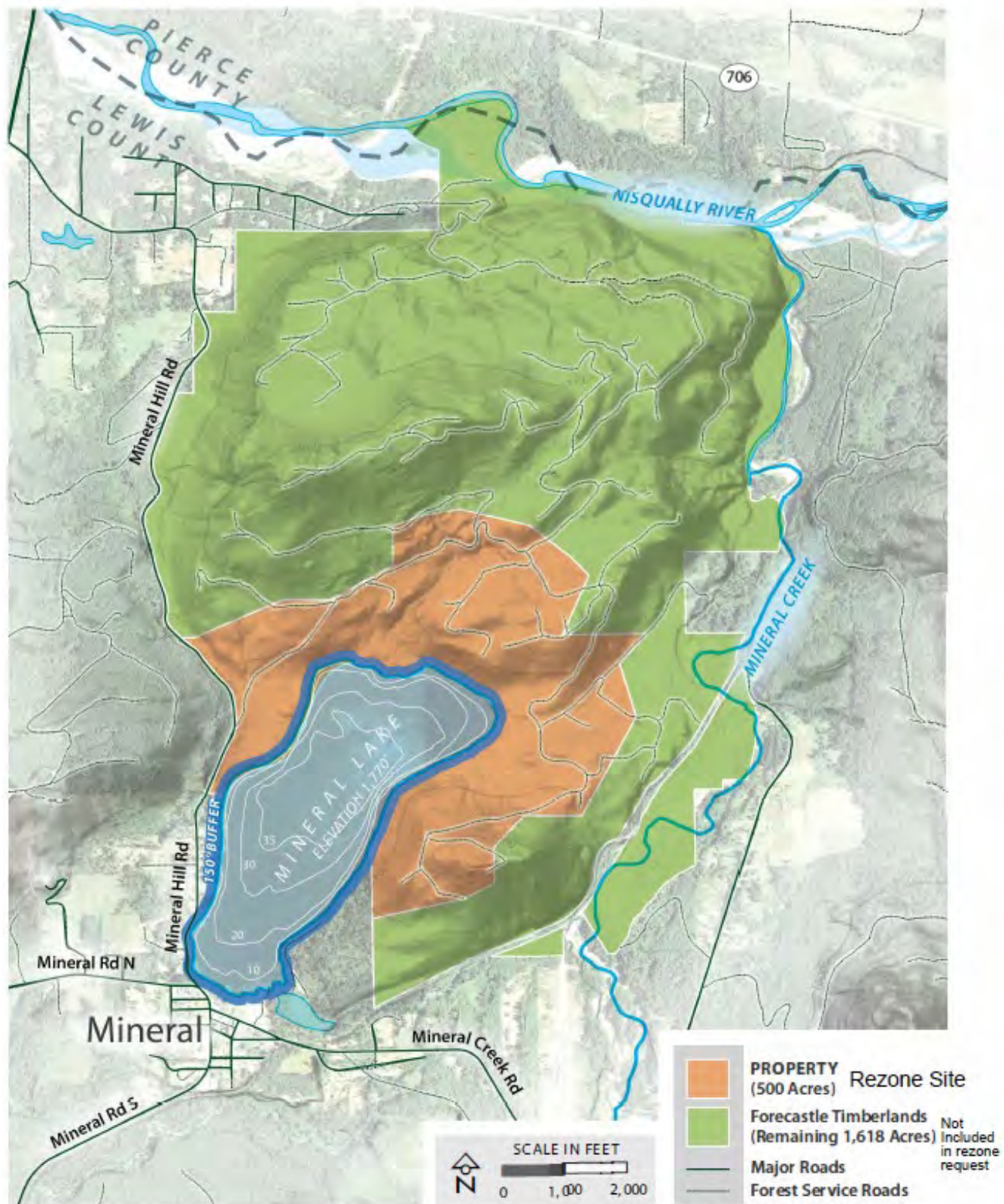
PROCESS

On December 30, 2020, YMCA applied for a comprehensive plan map amendment from Resource Land to Other Rural Land (non-resource) and to establish a Master Planned Resort (MPR) overlay zone designation. A comprehensive plan map amendment includes a required non-project action SEPA review. Comprehensive plan map amendments are processed according to LCC 17.05.040, Project permit application Type V, and 17.12, Public Participation Program.

The Rezone Application was determined to be complete on July 26, 2021 and the Notice of Application was published on August 5, 2021. Public comments were received on the Notice of Application through August 20, 2021. YMCA chose to respond to the comments; however, YMCA did not amend their application. The SEPA determination for the non-project action (Phase 1 of the SEPA review) was issued on February 22, 2022 and public comments were received through March 8, 2022. No appeal of the SEPA determination was filed. The SEPA determination was a mitigated determination of non-significance (MDNS), which means in order to have no significant impacts a series of mitigation actions must be completed (see Appendix D). The analysis below includes a summary of those required mitigation actions that are conditions of the SEPA MDNS.

As a Type V permit application, rezones are required to have a public hearing before the Lewis County Planning Commission prior to a decision by the Board of County Commissioners. Further, to approve a comprehensive plan map amendment the approval criteria of LCC 17.12.100 must be met.

The Planning Commission will hold at least two workshops, at which staff will present an analysis of the proposal against the approval criteria and answer commissioner questions. The applicant, YMCA, is invited and may respond to direct questions from the commissioners. The public is also invited to attend; however, public comments are not taken during the workshops. Following the workshops, Planning Commission will hold a duly noticed public hearing to receive 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. Public comments may be submitted as testimony for the hearing.



Map 1: Vicinity Map

ANALYSIS

The staff analysis is divided into three parts:

Part 1 – Summary of Public Comments

Part 2 – Summary of SEPA MDNS mitigation actions

Part 3 – Approval Criteria 17.12.100(1)

Part 1 – Summary of Public Comments

Comments have been received on the Notice of Application and the non-project SEPA determination. The comments are summarized below. The full comments are found on the webpage <https://lewiscountywa.gov/departments/community-development/rezones/>. A total of 16 members of the public and three (3) local/state agencies provided comments. Entities providing comments included Cispus Learning Center, Centralia College, Lewis County Fire District #9, Department of Archaeology and Historic Preservation and Lewis County Public Health & Social Services, Public Works and Community Development.

There were a mix of concerns and support provided through the comments, including specific requirements from local/state agencies. The comments are summarized below with staff responses. The specific requirements are provided after the staff responses.

Comments on the YMCA proposal:

- Increase in traffic
- Increase in noise
- Negative impacts to environmental and natural features
- Negative impacts to cultural and historic resources
- Positive educational opportunities for youth
- Negative impacts on wildlife (e.g., deer and elk)
- Concerns about emergency response
- Concerns about waste water disposal
- Negative impacts to surface water
- Concerns about impacts on drinking water
- Concerns about lack of community engagement
- Creation of local jobs
- Improvements to local infrastructure
- YMCA will not pay property taxes
- Restricted public access to the lake
- Concerns about canoeing and motorized boating conflicts
- Questions about Nisqually Indian Tribe's use of the site for full time residency
- Increase in local tourism economy
- Beneficial partnerships with Nisqually Indian Tribe, Timberland Library and Centralia College
- Lack of adequate transportation infrastructure

Staff Response to comments:

The proposed comprehensive plan map amendments and zone change are non-project actions; therefore, project-level impacts are unknown and cannot be assessed at this time. Project-level impacts will be assessed at the time of MPR application and Binding Site Plan application, and through future SEPA analyses. Requirements of Lewis County Code 17.25, Shoreline Management, and 17.38, Critical Area, will need to be addressed, along with the requirements listed below. It is likely that mitigation measures or conditions of project approval through the permit review process, will be required to address impacts to transportation and emergency responses levels of services. Impacts to surface

water, wildlife and natural resources must be avoided and minimalized, and unavoidable impacts will need to be mitigated. Wastewater and solid waste will need to be addressed.

Use of Mineral Lake for boating and fishing is not the jurisdiction of Lewis County. YMCA and the community are encouraged to work with the Washington Department of Fish and Wildlife to understand the potential conflicts and determine if additional regulations or mitigation is necessary.

The proposed mitigation for the non-project action, as outlined in the SEPA MDNS, will required a development agreement to ensure that project-level impacts are addressed. In addition, uses are limited beyond the allowed of the MPR zone and no full time residency will be allowed.

Specific project-level requirements submitted as comments by local and state agencies:

At the time of MPR application and Binding Site Plan application, or subsequent development permitting, the following requirements will need to be met. This is not an exhaustive list.

- Water and septic permits will be required. Site inspection by Lewis County Environmental Health for drinking well(s) and water system; approval by WA State Department of Health Office of Drinking Water Southwest Region.
- A Traffic Impact Analysis (TIA) will be required.
- Road approach permit will be required by Lewis County Public Works.
- All access roads shall meet Lewis County and IFC standards.
- Access roads must meet Lewis County road standards for emergency vehicles
- Stormwater management will be required per LCC 15.45.
- All structures must have their own address and have access to EMS/Fire.
- A professional archaeological survey, with consultation from the Tribe's, must be submitted to DAHP.

Part 2 – Summary of SEPA MDNS

The SEPA MDNS was issued as a Phased Review. The YMCA MPR is a phased action. Phase 1 is a rezone from FRL to MPR, Lewis County permit number RZ20-00002, and comprehensive plan amendment. Phase 1 is a non-project action and was the subject of the February 2022 SEPA review. Phase 2 will be the project action consisting of Type III land use permits for a MPR application and a Binding Site Plan application. These are separate Type III applications with Lewis County, but all are reviewed concurrently. If the Type III applications are approved, then the site development applications for various construction activities will be submitted for review and permit issuance. Phase 2 SEPA review was not part of the February 2022 non-project SEPA review; additional project SEPA review will be required during Phase 2 in the future.

Because the comprehensive plan map amendment and zone change is a non-project action, the exact impacts of future development are not known. Although this is a non-project action, limitations on the type or amount of impacts, as well as required future processes, were included as mitigation in the SEPA determination. The determination included a condition that the YMCA and Lewis County must enter into a development agreement and the following terms must be included in that agreement (see Attachment D for the full terms):

1. Uses are restricted to lodges, rental cabins and support facilities, including caretaker accommodations; recreation sport facilities and recreational areas; entertainment facilities (e.g., amphitheaters); boat docks and marinas; open spaces; public facilities and services (e.g., waste disposal, utilities); and transportation facilities. Certain parcels, stated explicitly in the determination, are further restricted to only allow recreational facilities, public services and transportation facilities.
2. The following uses are prohibited – hotels, motels, rental homes/condos, conference/convention facilities; residential dwellings (not include cabins and caretaker accommodations); golf courses, clubhouses or spa facilities; or commercial restaurants, shops, grocery stores or similar uses.
3. Commensurate with a MPR application and a Binding Site Plan application, project-level impacts to shoreline environments, stream buffers, wetlands, floodplain, wildlife habitat, steep slopes, erosion hazard and arsenic testing must be addressed. This would occur through a project SEPA review, as well as review under LCC 17.25 and 17.38.
4. Commensurate with a MPR application and a Binding Site Plan application, project-level impacts to transportation facilities must be addressed including transportation improvements to meet fire and life safety access including, but not limited to, upgraded road approaches and the addition of secondary access, as required by Lewis County Fire District 9 and the Department of Natural Resources.
5. Commensurate with a MPR application and a Binding Site Plan application, Lewis County Code 17.130, Adequate Public Facilities and Services, must be met which includes addressing water, waste water, fire/emergency service, schools, transit and solid waste.
6. Prior to any ground disturbing activities YMCA is required to conduct a professional archaeological survey of the project area and engage in consultation with the concerned Tribes' cultural committees and staff regarding cultural resource issues. Results of the survey and consultation must be provided to Department of Archaeology and Historic Preservation (DAHP) and all DAHP recommendations are required to be met.
7. A series of "sunset provisions" are included such that if the MPR development is not approved through MPR application and Binding Site Plan application within five (5) years of execution of a Development Agreement, the MPR zone will expire and the zoning will revert to FRL of long-term significance for all listed parcels. After the Binding Site Plan is approved, if the subsequent site development permit(s) schedules as described in the Binding Site Plan decision document are not met, or if the subsequent site development permits are not obtained within fifteen (15) years of execution of the Development Agreement, the MPR overlay zone will expire and the zoning will revert to FRL for all listed parcels.

A development agreement, signed by both parties, must be approved along with an ordinance to amend the comprehensive plan map and change the zoning designation.

Part 3 – Approval Criteria 17.12.100(1)

The approval criteria that Planning Commission and BOCC are required to use to determine if a comprehensive plan map amendment can be approved are listed below. After each criterion, staff have provided a finding to help Planning Commissioner assess if the criterion is met.

(a) The amendment conforms to the requirements of the Growth Management Act, is consistent with the county-wide planning policies and the comprehensive plan, including any interlocal planning agreements, if applicable.

Attachment E includes staff findings against LCC 17.12.100(1)(a). Based on the findings in Attachment D, 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. There are no interlocal planning agreements related to the property or the proposed amendments.

(b) The application and any studies submitted to the department, the planning commission, and the board of commissioners demonstrates a need for the amendment.

The economy of Mineral Lake and the surrounding areas is based largely on tourism. Under the FRL zoning district, harvesting of timber along the north side of Mineral Lake is allowed. Harvesting of timber could have a negative impact on recreation and tourism by removing the trees, displacing wildlife and impairing aesthetics of the area. MPRs are intended to enhance and diversify the recreational and economic opportunities in the rural areas of the county. Uses allowed in a MPR overlay zone will 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.

There is currently no MPR land designated in Lewis County to support enhance recreational activities and the tourism economy. Designating this area as MPR would meet the intent laid out by the County in creating this use option.

YMCA stated that they have seen an increase in demand for over-night camps throughout Washington State. YMCA conducted a five-year study of 30 different sites across Washington State based on a list of target criteria for youth and family camps. According to the YMCA, the Mineral Lake site in Lewis County exceeded the alternatives for its natural views, road access, proximity to an established community, and access to Mt. Rainier.

(c) The public interest will be served by approving the amendment. In determining whether the public interest will be served, factors including but not limited to the following shall be considered:

(i) The anticipated effect upon the rate or distribution of population growth, employment growth, development, and conversion of land as envisioned in the comprehensive plan; and

Project-level impacts of a youth camp will have no permanent impact on population growth because all use will be transient. YMCA intends to employ roughly 100 staff at the site, much of which will be seasonal, which is a significant increase to employment within the rural area. Conversion of land is minimal because MPR standards of LCC 17.20E require 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 (LCC 17.20E.040(6)). This is not true of FRL and harvesting of timber.

(ii) The anticipated effect on the ability of the county and/or other service providers, such as cities, schools, water purveyors, fire districts, and others as applicable, to provide adequate services and public facilities including transportation facilities.

The comprehensive plan map amendment and zone change is a non-project action will have no impact on service providers because there is no development associated with a change to zoning. However, future development of a youth camp will likely have an impact on service providers. At the time of MPR application and Binding Site Plan application, and subsequent permitting, when the project-level impacts are known, YMCA is required to address impacts to drinking water, waste water, transportation, fire/emergency and solid waste services as required by state and local laws. There are no anticipated impacts to schools because there will be no permanent housing associated with the development.

(iii) The anticipated impact upon designated agricultural, forest and mineral resource lands.

In Lewis County, over 72% of existing land is designated FRL. The proposed project would apply MPR overlay zone to one half of one one-hundredth of total FRL land (0.0005). The overall impact is negligible.

(d) The amendment does not include or facilitate spot zoning.

The amendment does not include or facilitate spot zoning because over 30 parcels are included in the map amendment. A new zoning district would be created.

FINDINGS

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 apply the MPR overlay zone designation meets the approval criteria of LCC 17.12.100.

NEXT STEPS

Staff recommend that the Planning Commission hold two workshops to evaluate the application and ask questions of staff and the applicant. The workshops are tentatively scheduled for April 26 and May 24. Reminder, no public comments on the YMCA application will be taken during the workshops.

At the May 24 workshop, the Planning Commission will decide if they are ready to proceed with a public hearing. A public hearing is tentatively scheduled for June 28, 2022, although that date may change at the Planning Commission's discretion. If June 28 is set as the hearing date, the record will be opened on June 9, 2022 to begin receiving written testimony.

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

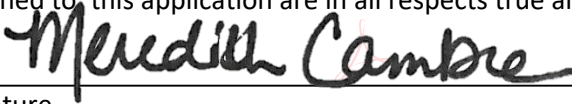
Is the property within an Urban Growth Area? Yes _____ No X

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.

	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'	12-30-2020
Signature	Date

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.*

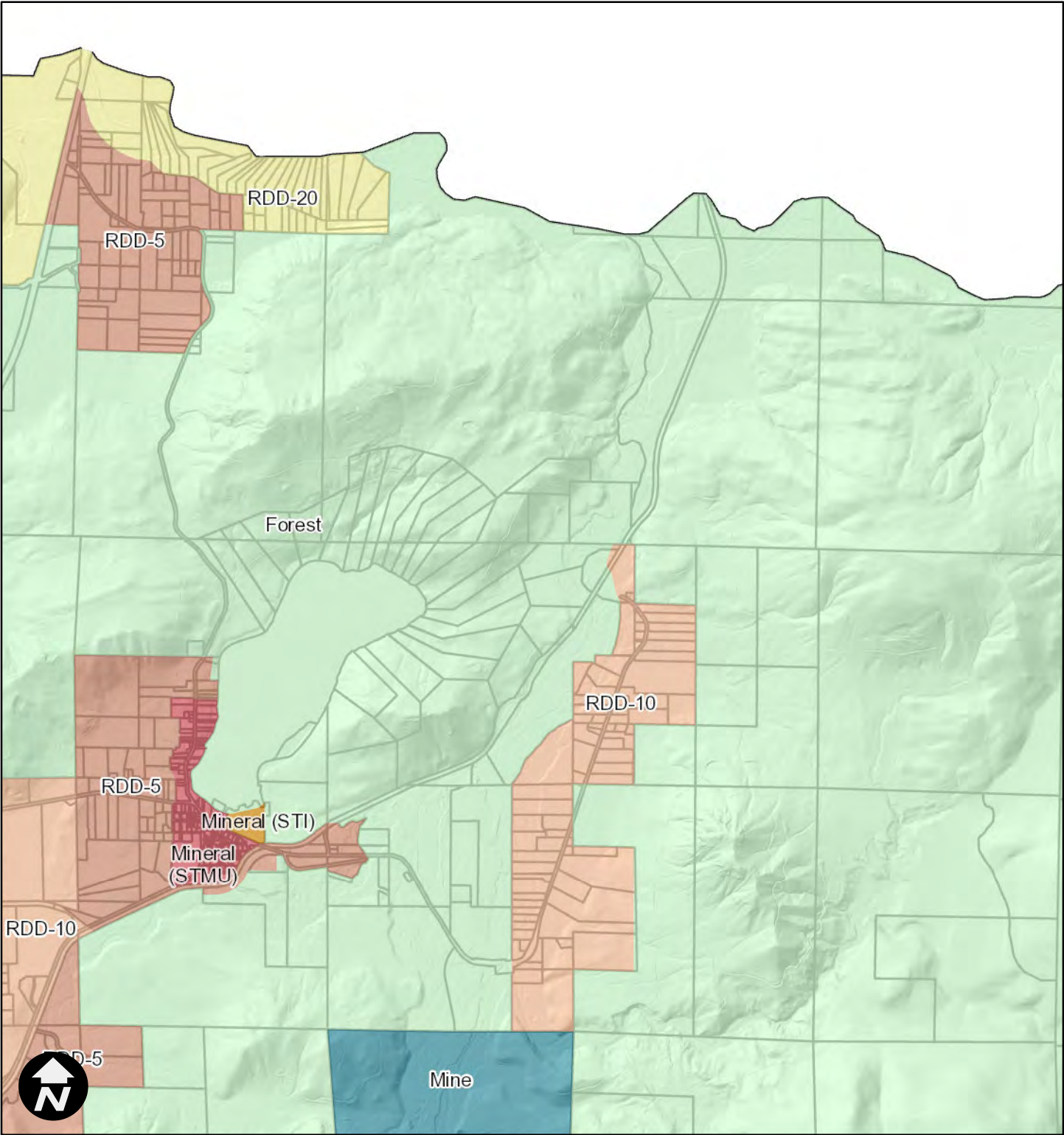
9.2 The Lewis County river systems and tributaries are a resource that should be protected, enhanced, and utilized for active and passive recreation.

- *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.

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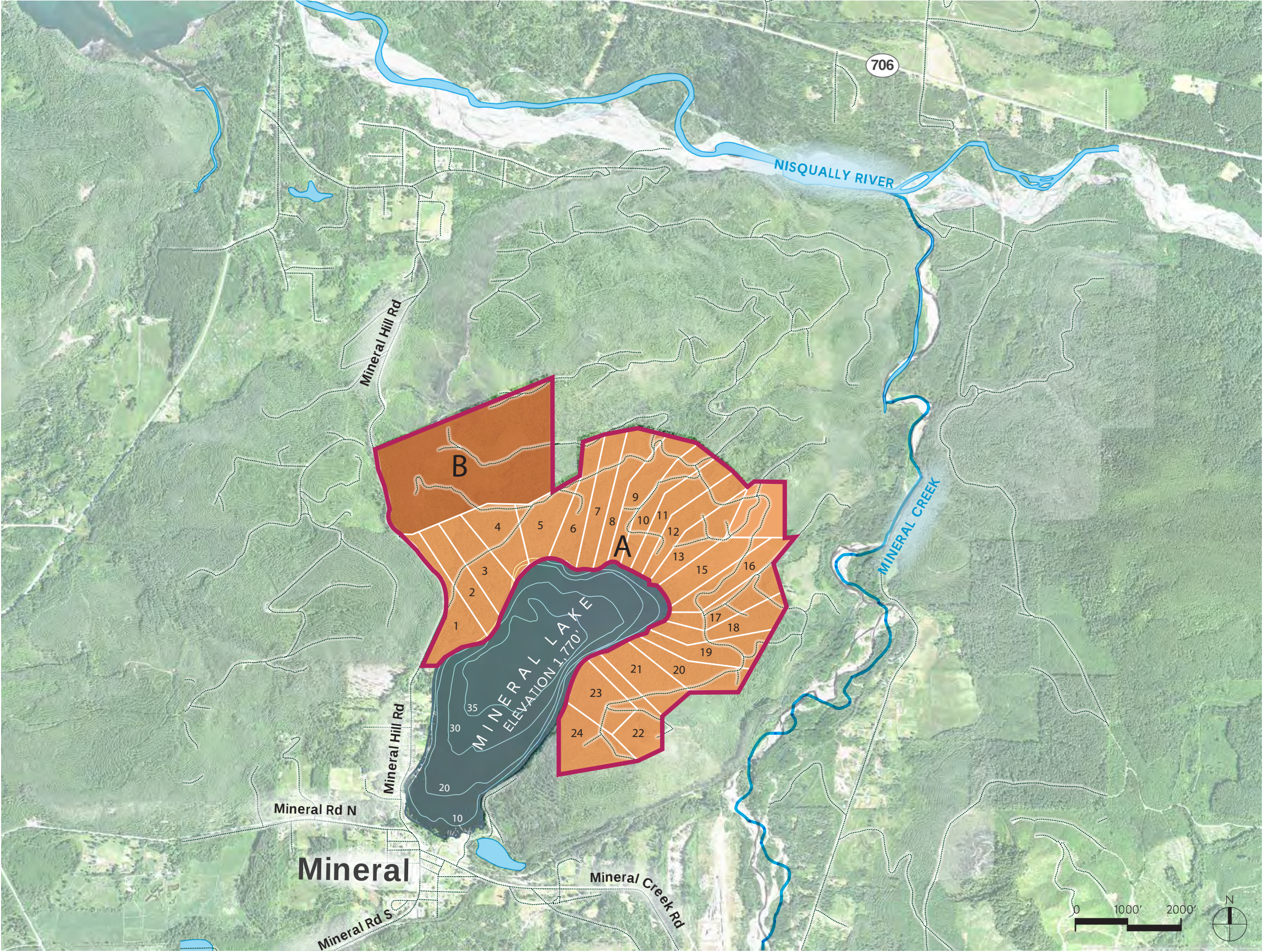
The subject parcels are located in unincorporated Lewis County, Washington off of Mineral Hill Road.

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.

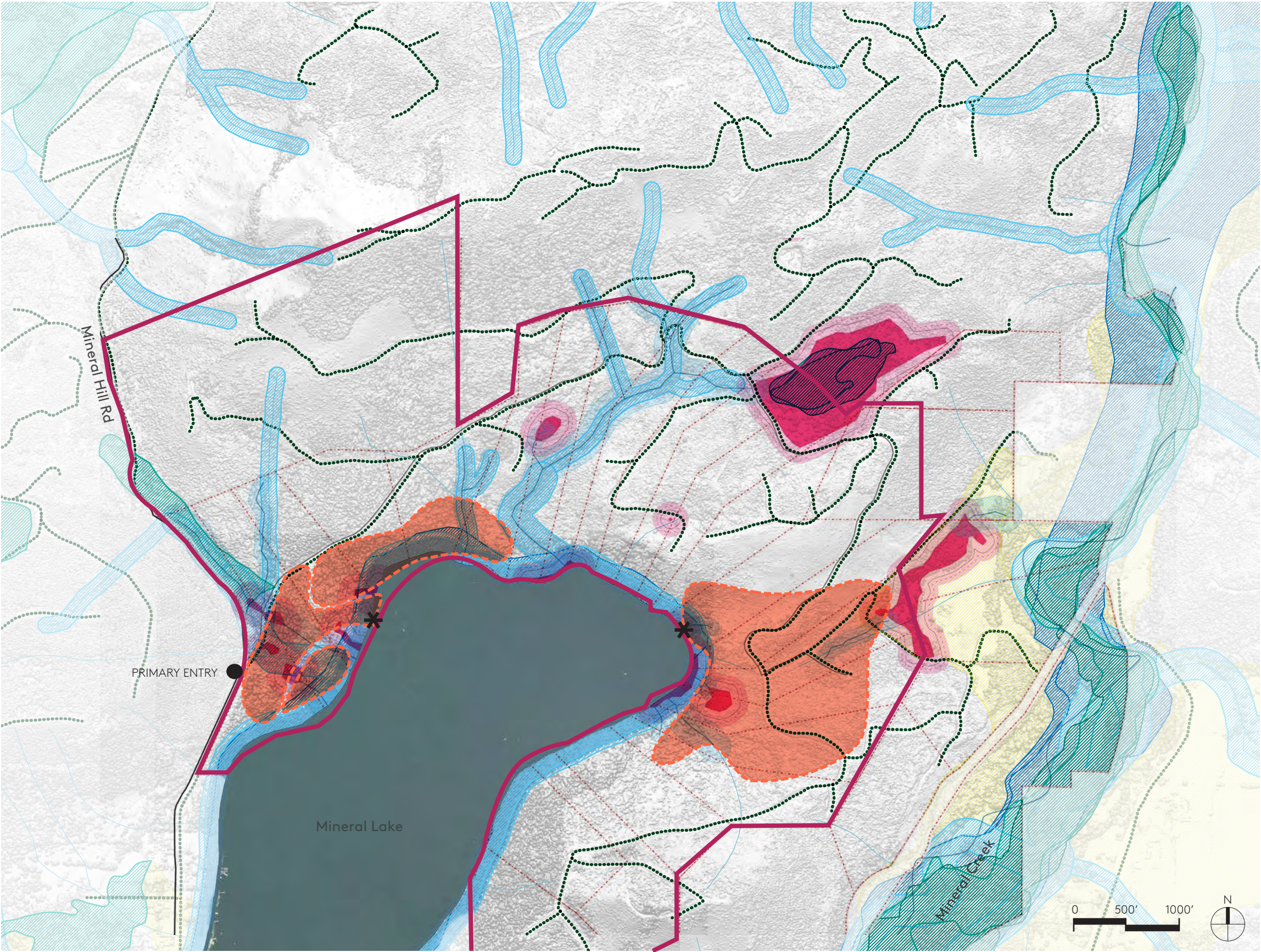
Lewis County Parcel Numbers:

**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



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

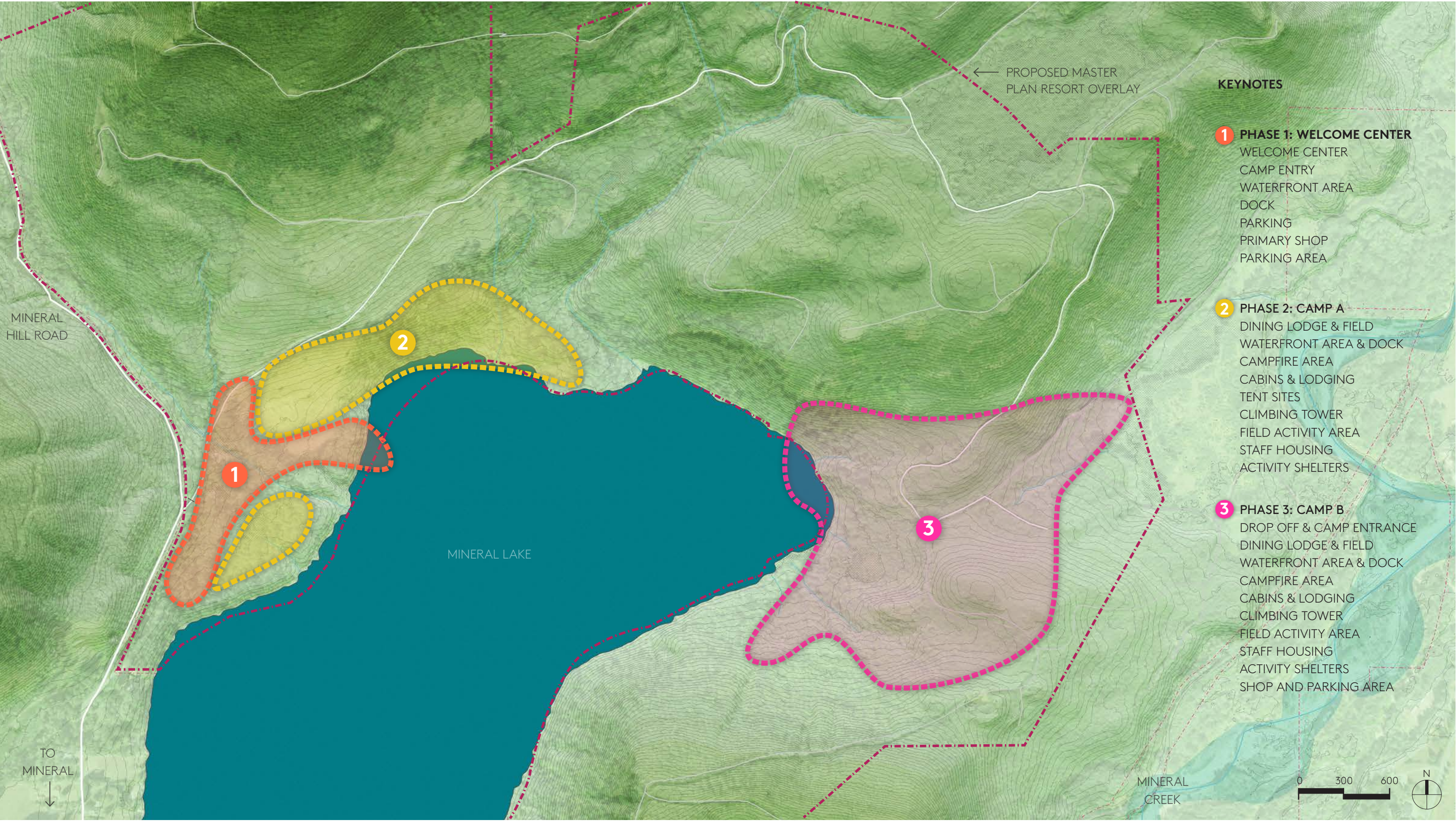
*The highest intensity development will be concentrated in the potential development zones with slopes less than or equal to 15%.

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 Geoengineers' 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.

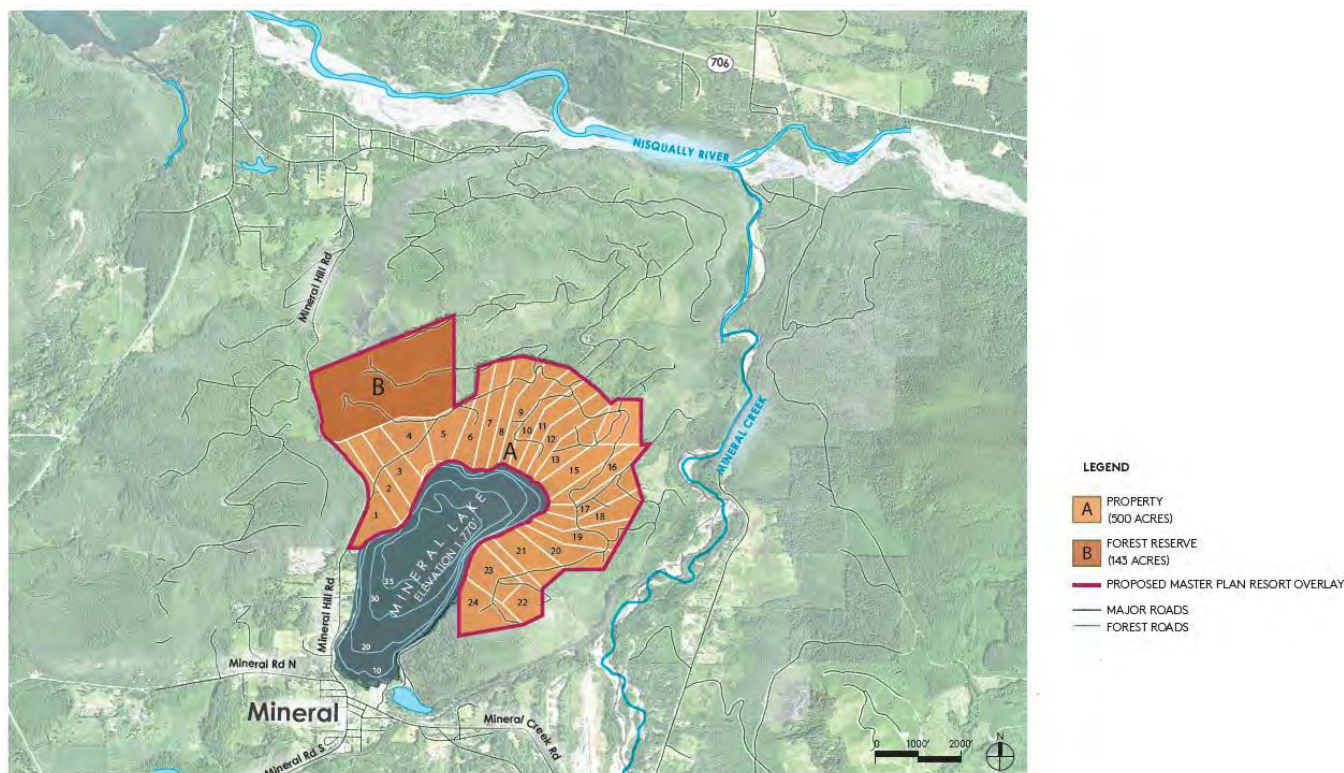


Figure 1 – Proposed MPR Overlay

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.

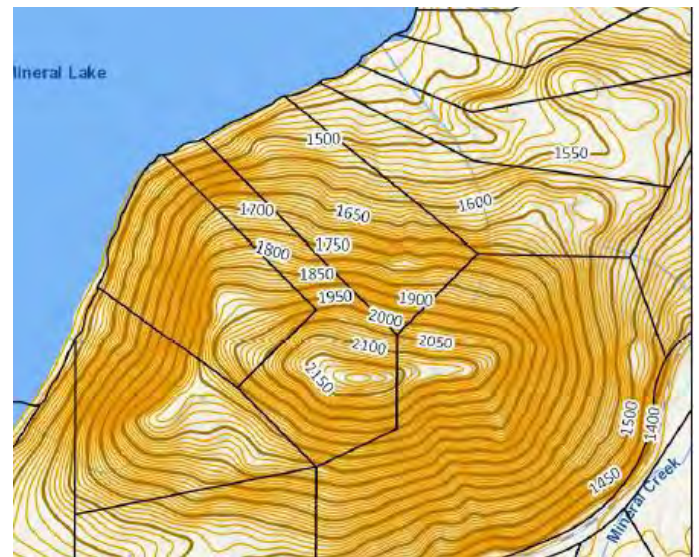
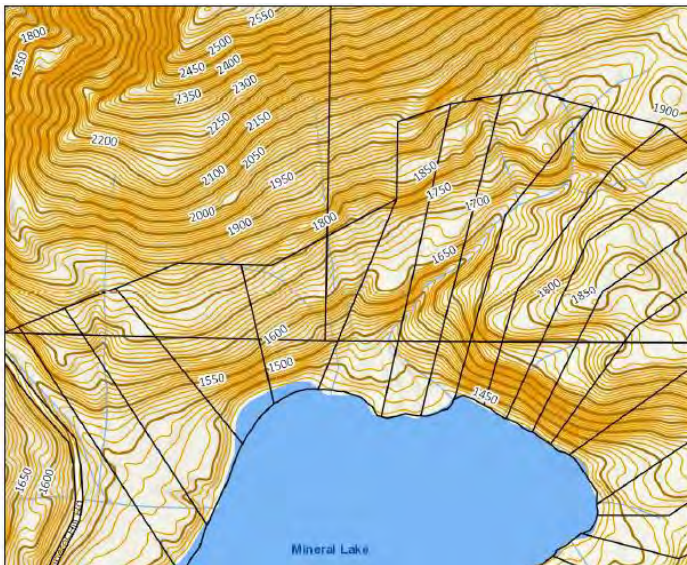


Figure 2a- Northern parcel Contours Figure 3b- Southern parcel Contours

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, Phennedy-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.

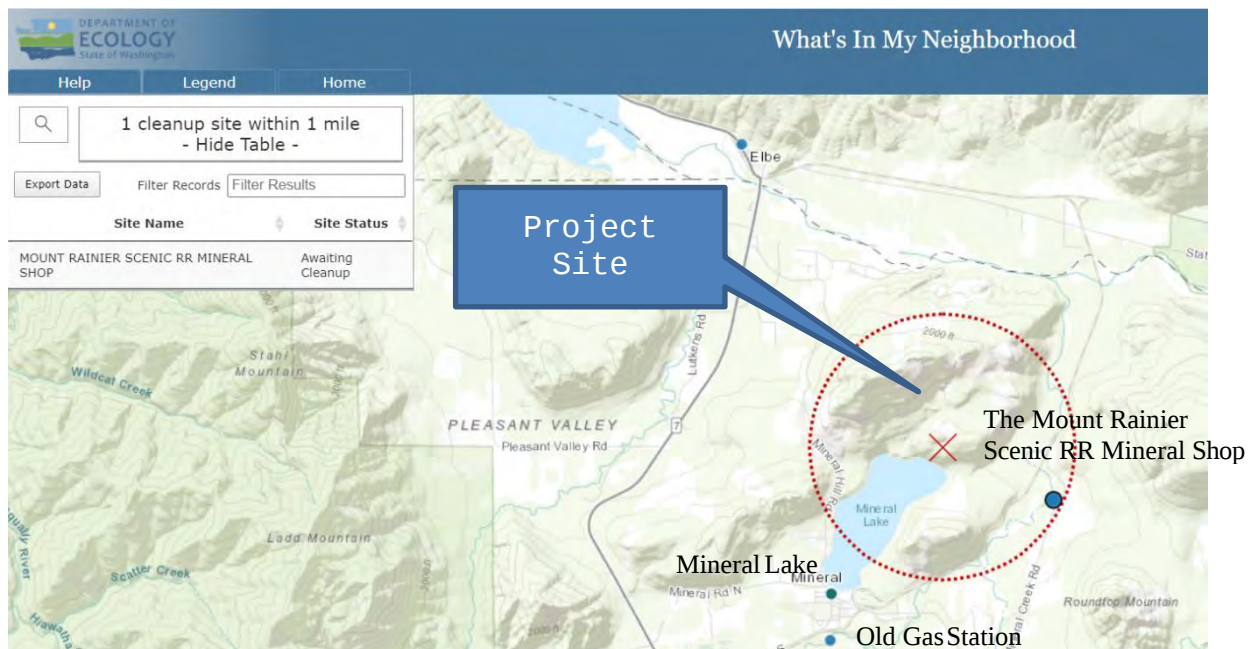


Figure 3 – WA Dept of Ecology Clean-up Site Map

- 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.

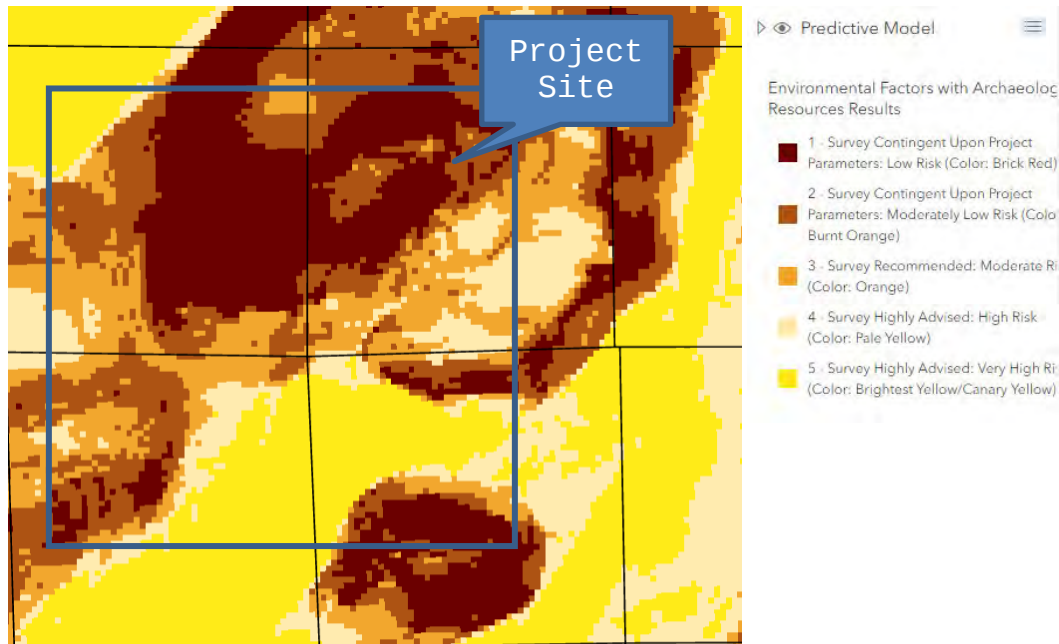


Figure 4 – WISAARD Database- Predictive Model

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.

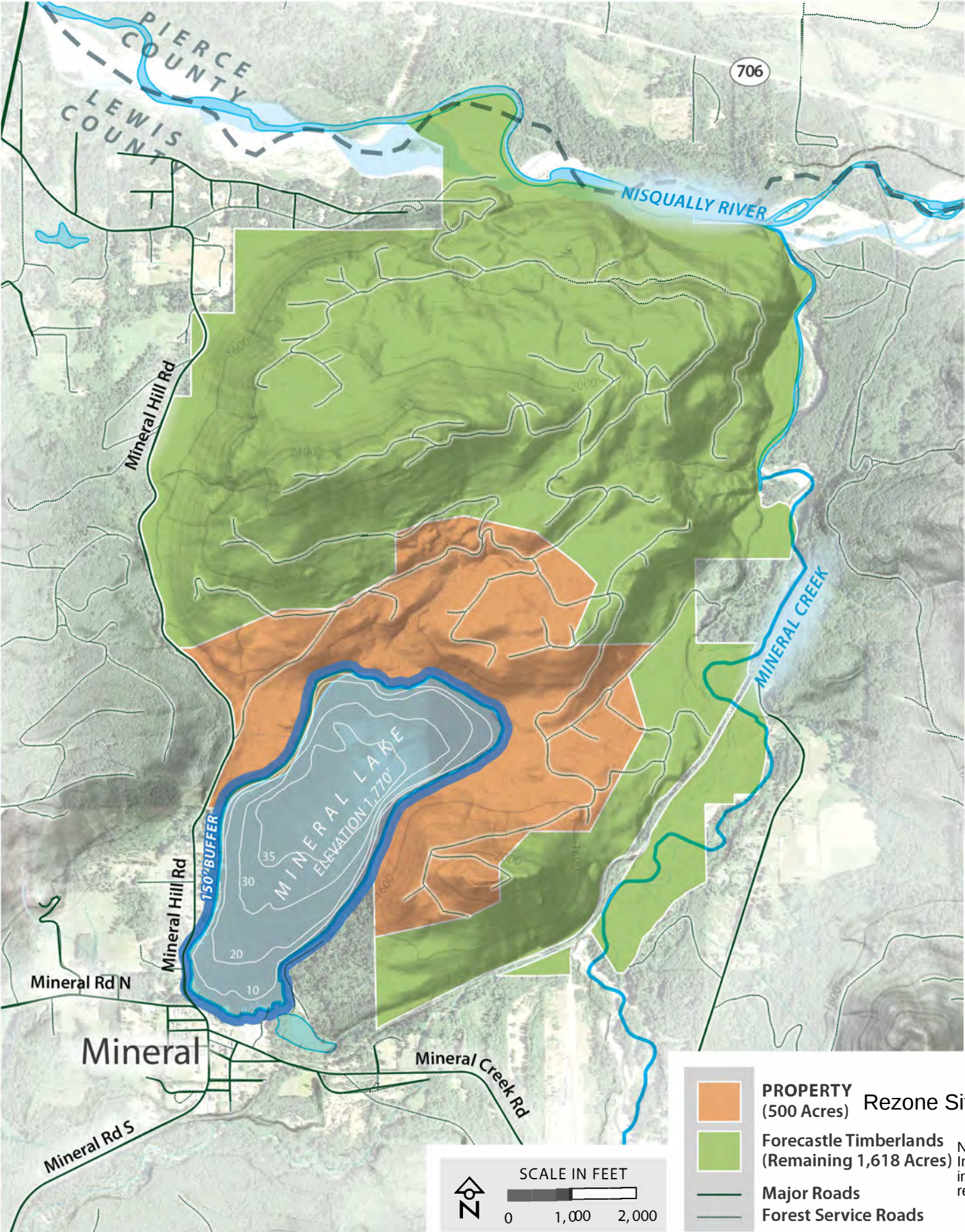
Proposed measures to reduce or respond to such demand(s) are:

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

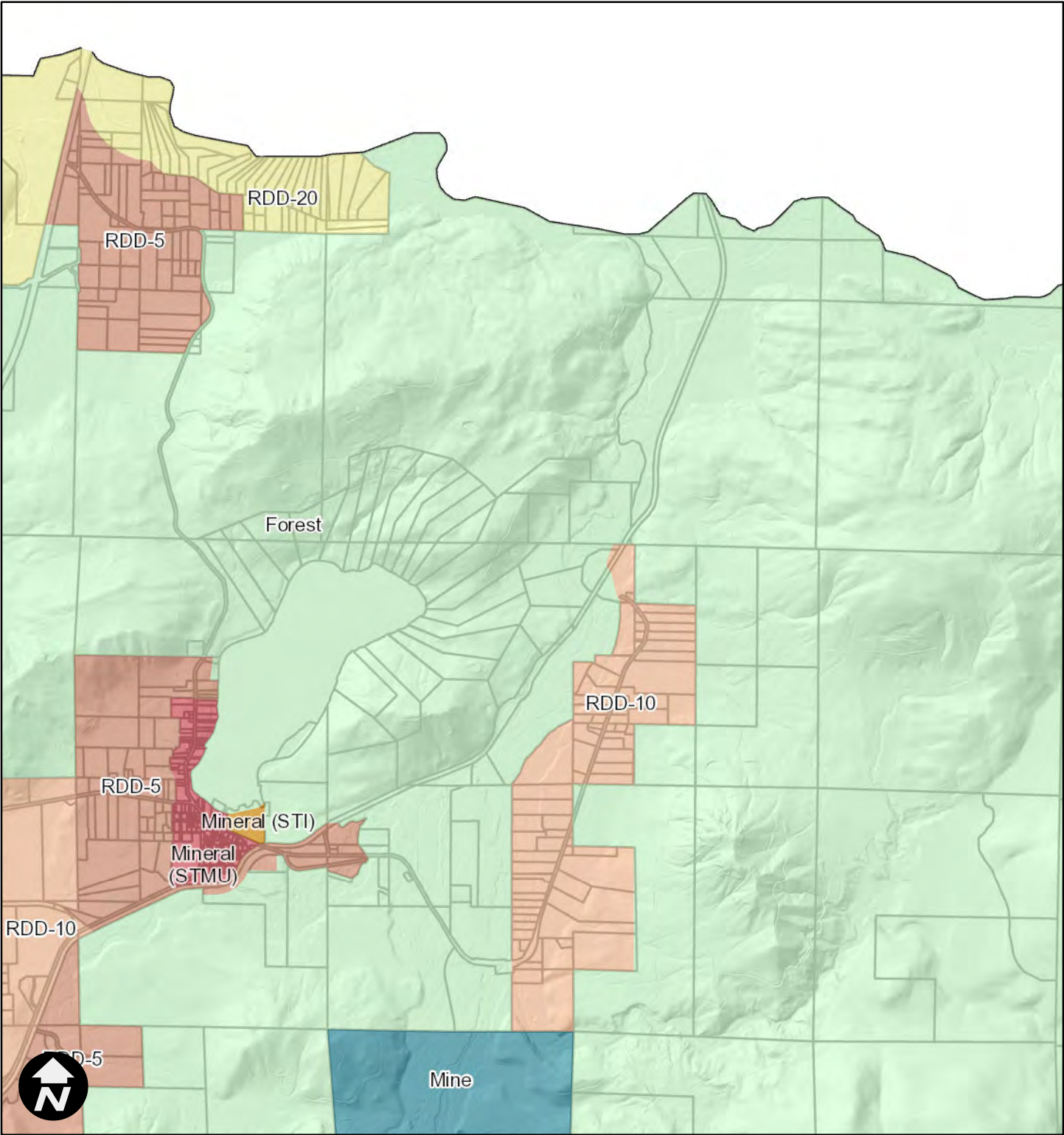
7. Identify, if possible, whether the proposal may conflict with local, state, or federal laws or requirements for the protection of the environment.

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.

SEP20-0033 Vicinity Map - Rezone/Comprehensive Plan Amendment



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.

Attachment C: 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)*

2022-03-08 SEP22-0033 SEPA Determination Public Comments

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

2021-07-12 YMCA Submittal Response to Second Incomplete Letter

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

2015-12-22 Kidder Creek Traffic Impact Study

**LEWIS COUNTY – STATE ENVIRONMENTAL POLICY ACT
THRESHOLD DETERMINATION
MITIGATED DETERMINATION OF NONSIGNIFICANCE (MDNS)
*RENOTICE – CORRECTED DATES***

LEAD AGENCY: Lewis County – Community Development Department

PROPONENT: YMCA of Greater Seattle

FILE NUMBERS: SEP20-0033 & RZ20-0002

DESCRIPTION OF PROPOSAL: PHASED REVIEW WAC 197-11-060(5): Phase 1: Non-Project Action to amend the comprehensive plan classification from Resource to Urban and to establish a Master Planned Resort (MPR) overlay zone designation on approximately 500 acres of Forest Resource Land of Long-Term Significance (Forest) zone designation. Phase 2: If the comprehensive plan amendment and zone overlay are approved, it is anticipated the applicant will then apply for project specific development permits (Type III Master Plan Resort application and Binding Site Plan application) and detailed project level SEPA review. The intended use of the MPR overlay zone 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. The applicant proposes that the Phase 2 project level site development will occur in three construction phases over a 10 to 15 year period.

The current environmental review is only for this proposal, the Phase 1 non-project action. The environmental review of the Phase 1 non-project action does not in any way preclude the need for environmental review of future proposals or prejudice the outcome of the environmental review of future applications in the future phases.

LOCATION OF PROPOSAL: The non-project action location is approximately 0.82 miles north of the intersection of Mineral Road N and Mineral Hill Road, lying east of Mineral Hill Road and north and east of Mineral Lake shoreline in Mineral, WA, Lewis County on parcel numbers - 038931011001, 038931011002, 038931011003, 038931011004, 038931011005, 038931011035, 038931011006, 038931011036, 038931011007, 038931011037, 038931011008, 038931011038, 038931011009, 038931011039, 038931011010, 038931011011, 038931011012, 038931011013, 038931011040, 038931011041, 038931011042, 038931011043, 038931011015, 038931011016, 038931011017, 038931011018, 038931011019, 038931011020, 038931011021, 038931011022, 038931011023 and 038931011024 in Lewis County, WA – Sections 03 & 04, Township 14N, Range 05E & Sections 33 & 34 of Township 15N, Range 05E, WM.

THRESHOLD DETERMINATION:

The lead agency for this proposal has determined that it does not have a probable, significant adverse impact on the environment. An environmental impact statement (EIS) is NOT required under RCW 43.21C.030(2)(c). This decision was made after review by Lewis County of a completed environmental checklist and other information on file with this agency and such information is adopted herein by reference. This information is available for public review on the department's rezone webpage:

<https://lewiscountywa.gov/departments/community-development/rezones/>

This MDNS is issued under WAC 197-11-350; the lead agency will not act on this proposal for 14 days from the issue date below. Written comments may be submitted during the 14-day period

and are due **by 4 pm on March 8, 2022**. The lead agency will require ten (10) mitigation measures under SEPA:

Conditions of Mitigated Determination of Non-Significance:

1. Phased Review. The YMCA Master Planned Resort is a phased action. Phase 1 is a rezone from Forest to MPR, Lewis County permit number RZ20-00002, and comprehensive plan amendment. Phase 1 is a non-project action and is the subject of this SEPA review. Phase 2 will be the project action consisting of Type III land use permits for a Master Planned Resort application and a Binding Site Plan application. These are separate Type III applications with Lewis County, but all are reviewed concurrently. If the Type III applications are approved, then the site development applications for various construction activities will be submitted for review and permit issuance. Phase 2 is not part of this SEPA review; additional SEPA review will be required during Phase 2.
2. Development Agreement. The owner of the property, YMCA, and Lewis County shall enter into a Development Agreement - consistent with RCW 36.70B, RCW 82.02.020, WAC 197-11-350(7), LCC 17.110.120(1), LCC 17.110.120(5)(d), LCC 17.110.120(7) and 17.20E - for no more than 500 acres of land. The Development Agreement must include, at a minimum, the requirements specified in (3) through (10) of this document, consistent with RCW 36.70B.170. The owner is responsible for all applicable land use and permit fees, as allowed for by RCW 36.70B.210, including but not limited to the Master Planned Resort application fee and the Binding Site Plan application fee specified in the Lewis County fee schedule.
3. Use Restrictions.
 - A. (1) Within the Master Planned Resort (MPR) overlay zone on parcels 038931011006, 038931011036, 038931011005, 038931011035, 038931011004, 038931011003, 038931011002, 038931011001, 038931011013, 038931011043, 038931011015, 038931011016, 038931011017, 038931011018, 038931011019, and 038931011020 (Lots 1-6, Lot 13 and Lots 15-20 of Record Survey recorded under Auditor File Number 3379875) permitted uses specified in LCC 17.20E.030(1) through LCC 17.20E.030(9) shall be limited to:
 - a. Lodges, rental cabins, and appropriate support facilities for visitor-oriented accommodations, including caretaker accommodations;
 - b. Recreational sport facilities and undeveloped recreational areas;
 - c. Boat docks and marinas compatible with the Lewis County shoreline master program;
 - d. Open space areas such as lakes, wetlands, greenbelts, buffers, and wildlife preserves;
 - e. Facilities necessary for public safety such as fire and security stations, waste disposal, and utilities within the master planned resort or the county;
 - f. Transportation related facilities, emergency medical facilities, and storage structures and areas, provided these uses are ancillary to the master planned resort; and
 - g. Cultural community and entertainment facilities such as theaters, amphitheaters, galleries, arts and craft centers, and interpretive centers.
 - (2) All other uses permitted by LCC 17.20E.030(1) through LCC 17.20E.030(9) are prohibited including but not limited to:
 - a. Hotels, motels, bed and breakfast facilities, rental homes, rental condominiums, rental townhouses, time-share units, similar transient lodging facilities and conference and convention facilities;
 - b. Residential single-family dwellings, townhouses, residential multifamily dwellings, condominiums, and other residential dwellings;

- c. Golf courses, clubhouses, pro shops and spa facilities; and
 - d. Commercial restaurants, specialty shops, barber shops, beauty salons, real estate and other professional offices, grocery stores and pet boarding and care facilities.
- B. (1) Within the MPR overlay zone on parcels 038931011007, 038931011037, 038931011012, 038931011042, 038931011011, 038931011041, 038931011010, 038931011040, 038931011009, 038931011039, 038931011008, 038931011038, 038931011021, 038931011022, 038931011023 and 038931011024 (Lots 7-12 and Lots 21-24 of Record Survey recorded under Auditor File Number 3379875) permitted uses specified in LCC 17.20E.030(1) through LCC 17.20E.030(9) shall be limited to the uses listed below as (a) through (e) of this condition. All other uses permitted by LCC 17.20E.030(1) through LCC 17.20E.030(9) are prohibited.
 - a. Recreational sport facilities and undeveloped recreational areas;
 - b. Boat docks and marinas compatible with the Lewis County shoreline master program;
 - c. Open space areas such as lakes, wetlands, greenbelts, buffers, and wildlife preserves;
 - d. Facilities necessary for public safety such as fire and security stations, waste disposal, and utilities within the master planned resort or the county; and
 - e. Transportation related facilities, emergency medical facilities, and storage structures and areas, provided these uses are ancillary to the master planned resort.
- 4. Permits. All appropriate local, state and federal permits and reviews required for site development of the rezone area shall be obtained, including but not limited to any mitigation and monitoring with other agencies. Verification of which local, state and federal permits or reviews required for the project is the responsibility of the applicant. Specific proposals for site development within the rezone area may require additional SEPA review.
- 5. Critical Areas. Commensurate with the Master Planned Resort application and the Binding Site Plan application, mitigation associated with project-level impacts to shoreline environments, stream buffers, wetlands, floodplain, wildlife habitat, steep slopes, erosion hazard and arsenic testing must be addressed.
- 6. Transportation. Commensurate with the Master Planned Resort application and the Binding Site Plan application, necessary mitigation measures must be undertaken to ensure that county arterial and collector roadway corridors and transit routes maintain a "D" or better level of service as determined consistent with the current edition of the Transportation Research Board Highway Capacity Manual, consistent with county concurrency guidelines as identified in the transportation element in the County's comprehensive plan. Impacts at a failing intersection may be permitted to pay a fair share of the cost to upgrade the facility to an acceptable level of service. In addition, transportation improvements to meet fire and life safety access must be met including, but not limited to, upgraded road approaches and the addition of secondary access, as required by Lewis County Fire District 9 and the Department of Natural Resources.
- 7. Public Services and Utilities. Commensurate with the Master Planned Resort application and the Binding Site Plan application, Lewis County Code 17.130, Adequate Public Facilities and Services, must be met including but not limited to:
 - A. *Water.* Water sufficient to meet proposed demand in quality and quantity, and to meet applicable fire suppression requirements;
 - B. *Waste Water.* The ability to discharge waste water, including pretreatment where used, to lawful discharge points;

- C. *Fire/Emergency Service.* Assurance that the fire districts can provide or secure adequate emergency services. Fire suppression and emergency medical provided on site shall be limited to meeting the needs of the master planned resort. Such facilities, utilities, and services may be provided to a master planned resort by outside service providers, including municipalities and special purpose districts; provided, that all costs associated with service extensions and capacity increases directly attributable to the master planned resort are fully borne by the resort. A master planned resort and service providers may enter into development agreements for shared capital facilities and utilities; provided, that such facilities and utilities serve only the master planned resort or urban growth areas.
 - D. *Schools.* Impacts to traffic or other services will not interfere with reasonable school operations or safety;
 - E. *Transit.* Adequate facilities are available.
 - F. *Solid Waste.* Adequate facilities are available including equipment and personnel for pick up, transport and disposal/transfer of solid waste.
8. Cultural Resources. Prior to any ground disturbing activities YMCA Greater Seattle is required to conduct a professional archaeological survey of the project area and engage in consultation with the concerned Tribes' cultural committees and staff regarding cultural resource issues. Results of the survey and consultation must be provided to Department of Archaeology and Historic Preservation (DAHP) and all DAHP recommendations are required to be met.
9. Sunset Provisions. If the Master Plan Resort development is not approved through Master Plan Resort application and Binding Site Plan application within five (5) years of execution of a Development Agreement, the MPR overlay zone will expire and the zoning will revert to forest resource land of long-term significance (Forest) for all listed parcels. After the Binding Site Plan is approved, if the subsequent site development permit(s) schedules as described in the Binding Site Plan decision document are not met, or if the subsequent site development permits are not obtained within fifteen (15) years of execution of the Development Agreement, the MPR overlay zone will expire and the zoning will revert to Forest for all listed parcels. If either of the reverts in this paragraph occur, no uses will be permitted to start, persist, or exist in the affected zones unless consistent with Forest zoning (or its successor if renamed or amended in the future), as such zoning exists in the Lewis County Code at the time of reverter or when such use begins, whichever is later. If any use began and was consistent with the MPR overlay zone while it was in effect, but is inconsistent with the zoning change described in the preceding sentence, such use shall cease within six months. Nothing in this provision shall limit the Board of County Commissioners' authority to extend schedules or amend the Lewis County Comprehensive Plan designation or zoning for the listed parcels.
10. Amendments. Amendments to the schedules as described in Condition 9 are allowed; however, amendments to the use restrictions are prohibited.

This threshold determination considers comments received from the public, the Washington State Department of Archaeology & Historic Preservation, Lewis County Fire District #9 and from various Lewis County Department reviewers during the Notice of Application comment period and the SEPA Interagency Consultation comment period. The issuance of this MDNS does not constitute approval of the rezone/comprehensive plan amendment request, nor any form of project approval.

Responsible Official:

Lee Napier, Director
Lewis County Community Development
2025 NE Kresky Avenue
Chehalis, Washington 98532

Contact Person:

Karen Witherspoon, AICP, Senior Project Planner

_____ for Responsible Official

Date of Issue:

February 22, 2022

*This SEPA determination may be appealed in writing to the Lewis County Hearings Examiner until 4 pm on **[CORRECTED DATE] March 15, 2022** at the Lewis County Community Development Permit Center. Appellants should be prepared to make **specific factual objections**. The appeal procedure is established in Lewis County Code (LCC) Section 17.110.130 and LCC Section 2.25.130. The administrative appeal fee is established by Resolution of the Board of County Commissioners. The current adopted fee schedule is available online at <https://lewiscountywa.gov/departments/community-development/permit-applications-and-handouts/>.*

Attachment E: YMCA Rezone Findings of Fact

The following are findings of fact that are in addition to the findings presented in the April 15, 2022 Staff Report.

I. Growth Management Act

The Growth Management Act Revised Code of Washington (RCW) that are applicable to Master Planned Resorts are addressed below.

1 RCW 36.70A.350 New fully contained communities.

A county required or choosing to plan under RCW 36.70A.040 may establish a process as part of its urban growth areas, that are designated under RCW 36.70A.110, for reviewing proposals to authorize new fully contained communities located outside of the initially designated urban growth areas.

- (1) A new fully contained community may be approved in a county planning under this chapter if criteria including but not limited to the following are met:
 - (a) New infrastructure is provided for and impact fees are established consistent with the requirements of RCW 82.02.050;

All applicable local and state requirements related to public facilities and services must be met. In addition, the SEPA determination set out terms including – Commensurate with a MPR application and a Binding Site Plan application, project-level impacts to transportation facilities must be addressed including transportation improvements to meet fire and life safety access including, but not limited to, upgraded road approaches and the addition of secondary access, as required by Lewis County Fire District 9 and the Department of Natural Resources. Commensurate with a MPR application and a Binding Site Plan application, Lewis County Code 17.130, Adequate Public Facilities and Services, must be met which includes addressing water, waste water, fire/emergency service, schools, transit and solid waste. Therefore this criterion is met.

- (b) Transit-oriented site planning and traffic demand management programs are implemented;

The proposed amendment will establish a MPR zone designation that is not located near transit because the location is intended to take advantage of the rural area's environmental and natural amenities for recreational purposes. Future use of the site will be for short-term visitor accommodations for overnight camping in cabins and tents. Traffic demand management, which is intended for use in urban areas where routine congestion is experienced, is not intended for use in a rural setting with transient uses. Therefore this criterion is not applicable.

- (c) Buffers are provided between the new fully contained communities and adjacent urban development;

The site is not located near urban development. The site is located near a local area of more intense rural development (LAMIRD). Therefore, this criterion is not applicable.

Attachment E: YMCA Rezone Findings of Fact

- (d) A mix of uses is provided to offer jobs, housing, and services to the residents of the new community;

The proposed MPR includes no residential uses and is only intended for short-term visitor accommodations including caretaker accommodations. Therefore, this criterion is not applicable. However, the future use of the MPR site is expected to provide approximately 100 new jobs for local residents.

- (e) Affordable housing is provided within the new community for a broad range of income levels;

The proposed MPR is intended for short-term visitor accommodations for an overnight youth camp, no residential uses are included. Therefore, this criterion is not applicable.

- (f) Environmental protection has been addressed and provided for;

The proposed amendment is a non-project action and potential development impacts are unknown at this time. The SEPA determination set conditions of approval including - Commensurate with a MPR application and a Binding Site Plan application, project-level impacts to shoreline environments, stream buffers, wetlands, floodplain, wildlife habitat, steep slopes, erosion hazard and arsenic testing must be addressed. This would occur through a project SEPA review, as well as review under LCC 17.25, Shoreline Management, and 17.38, Critical Areas. In addition, the proposed amendment is a MPR zone provides protection for open space and wildlife habitat areas because LCC 17.20E requires that at least 40 percent of the total of the site area, shall be dedicated to a mixture of permanent open space, natural areas, and/or active recreational areas. Therefore, this criterion is met.

- (g) Development regulations are established to ensure urban growth will not occur in adjacent nonurban areas;

The lands surrounding the site will remain in the existing zoning designations where are Forest Resource Land (FRL) and Rural Development District 5 (RDD-5), which are both nonurban zones. Therefore, this criterion is met.

- (h) Provision is made to mitigate impacts on designated agricultural lands, forestlands, and mineral resource lands;

The proposal is application of a MPR overlay zone designation to Forest Resource Land. The change will remove less than one half of one one-hundredth of total FRL (0.0005) to a MPR, which is a negligible impact. Therefore, this criterion is met.

- (i) The plan for the new fully contained community is consistent with the development regulations established for the protection of critical areas by the county pursuant to RCW 36.70A.170.

Please refer to response to 36.70A.350(1)(f). This criterion is met.

- (2) New fully contained communities may be approved outside established urban growth areas only if a county reserves a portion of the twenty-year population projection and offsets the urban growth area accordingly for allocation to new fully contained communities that meet the requirements of this chapter. Any county electing to establish a new community reserve shall do so no more often than once every five years as a part of the designation or review of urban growth areas required by this chapter. The new community reserve shall be allocated on a project-by-project basis, only after specific project approval procedures have been adopted pursuant to this chapter as a development regulation. When a new community reserve is established, urban growth areas designated pursuant to this chapter shall accommodate the unreserved portion of the twenty-year population projection.

The proposed amendment does not include new residential uses and is intended only for short-term visitor accommodations. None of the 20-year population projection will be accommodated in the new fully contained community. Therefore, this criterion is not applicable.

2 RCW 36.70A.360 Master planned resorts.

- (1) Counties that are required or choose to plan under RCW 36.70A.040 may permit Master Planned Resorts which may constitute urban growth outside of urban growth areas as limited by this section. 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.

The proposed MPR is intended for an overnight youth camp that accommodates roughly 400 campers and 100 staff in cabins and tents. Also proposed are indoor and outdoor recreational facilities including trails and a dock. The location is north of Mineral Lake which is a setting of significant natural amenities. Therefore, this criterion is met.

- (2) Capital facilities, utilities, and services, including those related to sewer, water, stormwater, security, fire suppression, and emergency medical, provided on-site shall be limited to meeting the needs of the Master Planned Resort. Such facilities, utilities, and services may be provided to a Master Planned Resort by outside service providers, including municipalities and special purpose districts, provided that all costs associated with service extensions and capacity increases directly attributable to the Master Planned Resort are fully borne by the resort. A Master Planned Resort and service providers may enter into agreements for shared capital facilities and utilities, provided that such facilities and utilities serve only the Master Planned Resort or urban growth areas.

Nothing in this subsection may be construed as: Establishing an order of priority for processing applications for water right permits, for granting such permits, or for issuing certificates of water right; altering or authorizing in any manner the alteration of the place of use for a water right; or affecting or impairing in any manner whatsoever an existing water right.

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All waters or the use of waters shall be regulated and controlled as provided in chapters 90.03 and 90.44 RCW and not otherwise.

Commensurate with a MPR application and a Binding Site Plan application, project-level impacts to transportation facilities must be addressed including transportation improvements to meet fire and life safety access including, but not limited to, upgraded road approaches and the addition of secondary access, as required by Lewis County Fire District 9 and the Department of Natural Resources. Commensurate with a MPR application and a Binding Site Plan application, Lewis County Code 17.130, Adequate Public Facilities and Services, must be met which includes addressing water, waste water, fire/emergency service, schools, transit and solid waste. Lewis County Code meets 90.03 and 90.44 RWC. Therefore, this criterion is met.

- (3) A Master Planned Resort may include other residential uses within its boundaries, but only if the residential uses are integrated into and support the on-site recreational nature of the resort.

No residential uses are associated with the proposed MPR. Caretaker accommodations, which are accessory to the primary use of the MPR for short-term visitor accommodations is allowed. Therefore, this criterion is met.

- (4) A Master Planned Resort may be authorized by a county only if:
- (a) The comprehensive plan specifically identifies policies to guide the development of Master Planned Resorts;

The adopted Lewis County Countywide Planning Policies include the following:

- 1.0 Urban growth shall be encouraged within cities and their designated urban growth boundaries or other areas in the County characterized by urban growth and areas approved as industrial master planned areas, master planned resorts, and as new fully contained communities pursuant to RCW 36.70A.350.
- 1.8 Rural areas will only be approved for designation as master planned development locations, appropriate for urban growth outside incorporated urban growth areas, when consistent with RCW 36.70A.350, .360, .362, .365, .367 and .368.

Therefore, this criterion is met.

- (b) The comprehensive plan and development regulations include restrictions that preclude new urban or suburban land uses in the vicinity of the Master Planned Resort, except in areas otherwise designated for urban growth under RCW 36.70A.110;

The comprehensive plan map and official zoning map applied existing zoning designation to the land in the vicinity of the MPR as Forest Resource Land, Rural Development District and LAMIRD, all of allow rural development and preclude new urban development, unless otherwise allowed per LAMIRD rules pursuant to applicable state laws. Therefore, this criterion is met.

- (c) The county includes a finding as a part of the approval process that the land is better suited, and has more long-term importance, for the Master Planned Resort than for the commercial harvesting

Attachment E: YMCA Rezone Findings of Fact

of timber or agricultural production, if located on land that otherwise would be designated as forestland or agricultural land under RCW 36.70A.170;

The site is uniquely located along the northern side of Mineral Lake and within 15 miles Mt Rainier National Park. No other site in Lewis County offers both recreational opportunities within the similar proximity. 72% of Lewis County is designated forest resource. The change will remove less than one half of one one-hundredth of total FRL (0.0005) to a MPR, which is a negligible impact. Therefore, this criterion is met.

- (d) The county ensures that the resort plan is consistent with the development regulations established for critical areas; and

Commensurate with a MPR application and a Binding Site Plan application, project-level impacts to shoreline environments, stream buffers, wetlands, floodplain, wildlife habitat, steep slopes, erosion hazard and arsenic testing must be addressed. This would occur through a project SEPA review, as well as review under LCC 17.25, Shoreline Management, and 17.38, Critical Areas. Therefore, this criterion is met.

- (e) On-site and off-site infrastructure and service impacts are fully considered and mitigated.

Commensurate with a MPR application and a Binding Site Plan application, project-level impacts to transportation facilities must be addressed including transportation improvements to meet fire and life safety access including, but not limited to, upgraded road approaches and the addition of secondary access, as required by Lewis County Fire District 9 and the Department of Natural Resources.

Commensurate with a MPR application and a Binding Site Plan application, Lewis County Code 17.130, Adequate Public Facilities and Services, must be met which includes addressing water, waste water, fire/emergency service, schools, transit and solid waste. Therefore, this criterion is met.

3 RCW 36.70A.362 Master planned resorts—Existing resort may be included.

The proposed amendment is for a new MPR, therefore this RCW is not applicable.

4 RCW 36.70A.365 Major industrial developments.

The proposed amendment is not a Major Industrial Development, therefore this RCW is not applicable.

5 RCW 36.70A.367 Major industrial developments—Master planned locations.

The proposed amendment is not a Major Industrial Development, therefore this RCW is not applicable.

6 RCW 36.70A.368 Major industrial developments—Master planned locations—Reclaimed surface coal mine sites.

The proposed amendment is not a Major Industrial Development, therefore this RCW is not applicable.

II. Lewis County Countywide Planning Policies

1 Urban Growth. Encourage development in urban areas where adequate public facilities and services exist or can be provided in an efficient manner.

Policies 1.1, 1.3 through 1.6, 1.9, 1.11 do not apply because they are specific to cities and associated urban growth areas (UGA) or UGAs that abut Interstate 5. The proposed amendment applies to land outside of city limits/UGAs and is not abutting Interstate 5. The proposed amendment does not include any amendments to the countywide planning policies or existing UGAs and therefore 1.12 is not applicable.

Master Planned Resorts (MPR) are designated areas of urban growth outside of urban growth areas as limited by RCW 36.70A.360 (please refer to Growth Management Act findings.) The terms of the non-project SEPA determination are consistent with this planning policy because development is limited to uses and densities consistent with rural development including cabin and tent sites, trails, entertainment or cultural facilities, and public facilities and services that will serve the MRP.

- 1.0 Urban growth shall be encouraged within cities and their designated urban growth boundaries or other areas in the County characterized by urban growth and areas approved as industrial master planned areas, MRPs, and as new fully contained communities pursuant to RCW 36.70A.350.

Please refer to the Growth Management Act findings.

- 1.2 Land use planning for the urban growth areas should provide for urban densities of mixed uses (except for industrial master planned areas) where logical and existing and/or planned urban services are available. Affordable housing policies and urban density policies should have equal value in evaluating and/or planning new or expanded housing areas.

The proposed amendment would create a MPR overlay zone designation, which is treated as an urban growth area. Urban services (e.g., municipal water and sewer) are not planned for the youth camp, which will be served by wells and septic systems. No residential housing is included in the proposal, only short-term visitor accommodations such as cabins. Therefore, this planning policy is not applicable.

- 1.7 Rural areas have low-density development, which can be sustained by minimal infrastructure improvements. Exceptions will be made for areas appropriate for more intense development that are consistent with state law.

MRPs are an exception for more intense development consistent with state law. Therefore the proposed amendment is consistent with this planning policy.

- 1.8 Rural areas will only be approved for designation as master planned development locations, appropriate for urban growth outside incorporated urban growth areas, when consistent with RCW 36.70A.350, .360, .362, .365, .367 and .368.

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Please refer to Growth Management Act findings.

- 1.9 The County and cities shall inform the appropriate jurisdictions concerning proposed development or activities that would impact urban resources and/or urban growth areas.

The proposed amendment does not impact urban resources and/or urban growth areas. All services providers were informed of the proposed amendment through the SEPA review process. Therefore the proposed amendment is consistent with this planning policy.

- 1.10 The County and Cities shall collaborate to provide a mechanism for siting and maintaining both existing and new essential public facilities including:
- a. Sewage treatment and municipal water facilities
 - b. Solid Waste Facilities
 - c. Port District/PDA industrial facilities
 - d. Airport locations
 - e. Other essential public facilities as identified under GMA

The proposed amendment does not include new public facilities. No existing public facilities are located within the site. Therefore this planning policy is not applicable.

2 Reduce Sprawl. Reduce the inappropriate conversion of undeveloped or rural land into sprawling, low- density development.

The proposed amendment does not require urban services. The future MPR development will be served by wells and septic systems, and will meet applicable state health laws. Transportation will be provided by County roads and private roads and will meet road requirements. The proposed amendment is not within an UGA. The proposed amendment includes terms that required development uses and densities consistent with rural areas. Therefore, the proposed amendment is consistent with planning policies 2.0 through 2.4

- 2.5 Developments authorized under RCW 36.70A.350, .360, .362, .365, .367 and .368 may be served by urban sewer and water systems consistent with state law. However, no additional connections may be allowed at urban levels of service in rural areas or resource lands that are outside of these areas or adopted UGAs.

There is no proposed urban sewer or water systems with the non-project action amendment. If future development requires urban sewer or water systems, findings against RCW 36.70A.350, .360, .362, .367 and .368 will be made. A MRP is allowed to include urban levels of serves per state law. Therefore the proposed amendment is consistent with this planning policy.

3 Transportation. Encourage efficient multi-modal transportation systems that are based on regional priorities and coordinated with County and City comprehensive plans.

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The proposed amendment does not change the Transportation Element of the Lewis County Comprehensive Plan. The terms of the non-project SEPA determination require that all LOS are maintained. The proposed amendment is not within a city or city UGA. There are no public expenditures on transportation facilities associated with this proposed amendment. There are no airports or rail facilities within the site. Therefore the proposed amendment is consistent with planning policies 3.0 through 3.3, 3.5, 3.6, and 3.8 through 3.10.

- 3.4 State and local governments should ensure adequate road access to scenic and recreational areas, to accommodate local and tourist traffic.

The proposed amendment increase access to scenic and recreational areas and all LOS will be maintained on all existing roads. Therefore the proposed amendment is consistent with this planning policy.

- 3.7 The County and cities should encourage the use of alternative transportation modes, including mass transit, bicycles, and carpooling when developing improvement programs, designing new development and standards.

The proposed amendment includes future trails, which encourages alternative modes of transportation. Therefore the proposed amendment is consistent with this planning policy.

4 Housing. Encourage the availability of affordable housing to all economic segments of the population, promote a variety of residential densities and housing types, and encourage preservation of existing housing stock.

There is no housing associated with the proposed amendment. All accommodations will be for transient use, including seasonal employees. Therefore this planning policy is not applicable.

5 Economic Development. Encourage economic development throughout Lewis County that is consistent with adopted comprehensive plans, promote economic opportunity for all citizens, especially for unemployed and for disadvantaged persons, and encourage growth in areas experiencing insufficient economic growth, all within the capacities of Lewis County's natural resources, public services and public facilities.

The proposed amendment is not within a UGA, does not include agriculture, forestry and mineral extraction, or commercial and industrial uses, or energy production; therefore planning policies 5.1, 5.3, 5.5, 5.8 and 5.9 are not applicable.

- 5.0 The development of businesses and industries should be encouraged within cities, urban growth areas, designated Limited Areas of More Intense Rural Development (LAMIRDs), and those unincorporated areas of Lewis County that satisfy the requirements set forth in RCW 36.70A.350, .360, .362, .365, .367, and 368.

A Master Planned Resource is consistent with RCW 36.70A.350, .360, .362, .365, .367, and 368. Please

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refer to Growth Management Act findings.

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

The proposed MRP will be the first in Lewis County and will diversify the economic base. Therefore the proposed amendment is consistent with this planning policy.

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

The proposed MRP will promote tourism and recreation by bring roughly 400 campers and 100 staff to the future youth camp. This supports economic development. The Lewis County Code 17.20E requires that at least 40 percent of the total of the site area, shall be dedicated to a mixture of permanent open space, natural areas, and/or active recreational areas, excluding streets and parking areas which protects rural character. Therefore the proposed amendment is consistent with this planning policy.

- 5.6 Value added industries shall be encouraged.

A MRP is a type of eco-tourism that adds value to the tourism industries in Lewis County; therefore the proposed amendment is consistent with this planning policy.

- 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.

The proposed MRP is located on the north side of Mineral Lake. Trails and a boat dock are proposed that are directly related to the water body. The Lewis County Code 17.20E requires that at least 40 percent of the total of the site area, shall be dedicated to a mixture of permanent open space, natural areas, and/or active recreational areas, excluding streets and parking areas which protects rural character. Therefore the proposed amendment is consistent with this planning policy.

- 5.10 The County and cities should encourage efforts to expand workforce training and development to provide skilled labor for alternative energy industries and "green collar" jobs.

The future proposed youth camp anticipates employing roughly 100 persons. There will be a wide range of jobs, including those associated with eco-tourism, which is a "green collar" job. Therefore the proposed amendment is consistent with this planning policy.

- 5.11 The location, retention, and expansion of businesses that provide family wage jobs should be supported.

The future proposed youth camp anticipates employing roughly 100 persons. This is an overall increase in employment within the rural area of the County. There will be a wide range of jobs with a range of

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wages provided, likely include some family wage jobs. Therefore, the proposed amendment is consistent with this planning policy

6 Property Rights. Private property shall not be taken for public use without just compensation having been made. The property rights of landowners shall be protected from arbitrary and discriminatory actions.

The proposed amendment is being made by the private property owner and is not for a public use. Therefore planning policies 6.0 through 6.2 are met.

7 Permit. Applications for local government permits should be processed in a timely and fair manner to ensure predictability.

The proposed amendment is being processed as a Type V permit application with associated non-project action SEPA review. All required legal timelines have been met. Therefore planning policies 7.0 through 7.3 are met.

8 Natural Resource Industries. Maintain and enhance natural resource-based industries including productive timber, agricultural, mineral extraction and fisheries industries. Encourage the conservation of productive forestlands and productive agricultural lands, and discourage incompatible uses.

The site is not adjacent to an urban growth area, therefore planning policy 8.5 is not applicable. The proposed amendment is not relate to alternative energy production or education, therefore this planning policy 8.6 is not applicable.

8.0 Land uses adjacent to agricultural, forest, or mineral resource lands shall not interfere with the continued use of these designated lands for the production of food or agricultural based products, or timber, or for the extraction of minerals. Encroachment on resource lands by incompatible uses shall be prevented by maintenance of adequate buffering between conflicting activities.

The site of the proposed amendment is adjacent to Forest Resource Land. The proposed MPR is fully contained and will not have negative impacts on the continued use of the forest resource. Therefore, the proposed amendment is consistent with this planning policy.

8.1 Approvals for plats, short plats, building permits and other residential development permits that are issued for development activities on or adjacent to designated natural resource areas should include a notice that certain activities may occur that are not compatible with residences. These notices should be filed for record with Lewis County.

The terms of the SEPA determination prohibit residential development, only transient accommodations including caretaker accommodations will be allowed. The MRP application requires a Binding Site Plan and will trigger project-level SEPA review. The Notice of Application and SEPA determination will be

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sent to adjacent property owners as per legal requirements. Therefore the proposed amendment is consistent with this planning policy.

- 8.2 Fishery resources, including the County's river systems inclusive of their tributaries, as well as the area's lakes, and associated wetlands, should be protected and enhanced for continued productivity.

The proposed amendment is a non-project action and will have no impact on fishery resources. If there are future, project-level impacts identified through subsequent permitting process or SEPA review, those will be required to be avoided, minimized or mitigate the impacts per LCC 17.25, Shoreline Management, and 17.38, Critical Areas. Therefore, the proposed amendment is consistent with this planning policy.

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

The MPR provides additional economic opportunities for the eco-tourism industry by creating approximately 100 new jobs. Therefore the proposed amendment is consistent with this planning policy.

- 8.4 All jurisdictions should encourage best management practices (BMP) to reduce adverse environmental impacts on natural resources

The proposed amendment is a non-project action and will have no impact on the environment. If there are future, project-level impacts identified through subsequent permitting process or SEPA review, those will be required to be avoided, minimized or mitigated per LCC 17.25, Shoreline Management, and 17.38, Critical Areas. Therefore, the proposed amendment is consistent with this planning policy.

9 Open Space and Recreation. Encourage the retention of open space and development of recreational opportunities, conserve fish and wildlife habitat, increase access to natural resource lands and water, and develop parks.

- 9.0 The use of Open Space and Forestry Taxation Laws shall be encouraged as a useful method of resource preservation.

The proposed amendment is not related to use of taxation laws to preserve resource land, therefore this planning policy is not applicable.

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

The proposed amendment to rezone the site MPR will preserve a recreational use and enhance the scenic qualities of the area by removing the option to harvest timber and displace wildlife on the north side of Mineral Lake. MPR standards LCC 17.20E requires that at least 40 percent of the total of the site area, shall be dedicated to a mixture of permanent open space, natural areas, and/or active recreational

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areas. Therefore the proposed amendment is consistent with this planning policy.

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

The proposed amendment is a non-project action that will have no impact on river systems, therefore this planning policy is not applicable. Future project-level actions will require all local and state laws are met related to protection of surface streams and lakes including LCC 17.25, Shoreline Management, and 17.38, Critical Areas. The proposed amendment is consistent with this planning policy.

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

The proposed amendment is a MPR, is a planned development that enhances recreational opportunities and protects open space because LCC 17.20E requires that at least 40 percent of the total of the site area, shall be dedicated to a mixture of permanent open space, natural areas, and/or active recreational areas. Therefore the proposed amendment is consistent with this planning policy.

- 9.4 Land use planning for the adopted urban growth areas shall encourage greenbelt or open space uses and encourage the protection of wildlife habitat areas.

The proposed amendment is a MPR protects open space and wildlife habitat areas because LCC 17.20E requires that at least 40 percent of the total of the site area, shall be dedicated to a mixture of permanent open space, natural areas, and/or active recreational areas. The FRL standards do not require this level of open space protection. Therefore the proposed amendment is consistent with this planning policy.

10 Environment. Protect the environment and enhance Lewis County's high quality of life including air and water quality, and the availability of water.

The proposed amendment is not a sub-area plan or creation of a development regulation, it is not related to an interagency agreement and it does not change the County's recognition of river systems; therefore planning policies 10.0, 10.1 and 10.2 are not applicable. The proposed amendment is not a commercial, industrial or residential development, therefore policy 10.4 is not applicable. The proposed amendment does not relate to flood control management programs, therefore policy 10.5 is not applicable. The proposed amendment does not develop policies and regulations related to aquifer recharge, therefore policy 10.7 is not applicable. The proposed amendment is a non-project action that does not relate to recycling, therefore policy 10.8 is not applicable.

- 10.3 Septic systems, disposal of dredge spoils and land excavation, filling and clearing activities shall conform with critical area development regulations and not have a significant adverse effect on Lewis County water bodies with respect to public health, fisheries, aquifers, water quality, wetlands, and fish and wildlife habitat.

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The proposed development is a non-project action that does not include septic systems, disposal of dredge spoils and land excavation, or filling and clearing activities. Future project-level impacts will be required to conform to all applicable local and state requirements including LCC 17.25, Shoreline Management, and 17.38, Critical Area, as well as SEPA review. Therefore the proposed amendment is consistent with this planning policy.

10.6 Floodplains, lakes, rivers, streams, and other water resources should be managed for multiple beneficial uses including, but not limited to flood and erosion control, fish and wildlife habitat, agriculture, aquaculture, open space and water supply. Use of water resources should to the fullest extent possible preserve and promote opportunities for other uses.

The proposed amendment is a MPR that will protect open space and fish and wildlife habitat areas because LCC 17.20E requires that at least 40 percent of the total of the site area, shall be dedicated to a mixture of permanent open space, natural areas, and/or active recreational areas. Therefore the proposed amendment is consistent with this planning policy.

11 Citizen Participation and Coordination. Encourage the involvement of citizens in the planning process and ensure coordination between communities and jurisdictions to reconcile conflicts.

The proposed amendment has been processed according to LCC 17.05 and 17.12 requirements and meeting all applicable state laws. Below is are the steps and the citizen participation and coordination opportunities are highlighted in gray. The process meets planning policies 11.0 through 11.7.

2020-12-30	Application Submitted by YMCA
2021-02-11	Letter of Incompleteness sent to Applicant
2021-04-05	Response to Letter of Incompleteness sent to Lewis County
2021-04-19	Second Letter of Incompleteness sent to Applicant
2021-07-09	Response to Second Letter of Incompleteness sent to Lewis County
2021-07-26	Letter of Completeness sent to Applicant
2021-08-05	Notice of Application posted to: • The Chronicle • Properties within 500 feet of subject properties • On Site • On Lewis County Community Development Website
2021-08-20	Comments on Notice of Application due (all commenters are "parties to the record")
2021-08-27	Comments provided to Applicant
2021-10-05	Application Addendum by Applicant to clarify acreage
2021-11-09	90 day period for Applicant to Amend Application closes, <i>optional</i> • No amendment provided
2022-02-22	SEPA Determination Issued and posted to: • The Chronicle • Properties within 500 feet of subject properties

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- Parties to the Record
- SEPA Register
- Interagency Review list
- Tribal Review list
- School District
- Fire District
- On Site
- On Lewis County Community Development Website

2022-03-08 Comments on SEPA Determination due (all commenters are “parties to the record”)

2022-03-15 SEPA Appeals due

- No appeals filed

2022-04-12 Press Release with Planning Commission Schedule; also emailed to Parties to the Record

Future Planning Commission Workshops April 26 and May 23; duly noticed Public Hearing June 28 (all dates are tentative)

12 Public Facilities and Services. Ensure that those public facilities and services necessary to support development shall be adequate to serve the development at the time the development is available for occupancy and use without decreasing current service levels below locally established minimum standards.

The proposed amendment is a non-project action. Project-level impacts will be assessed at the time of permitting. All applicable local and state requirements related to public facilities and services must be met. In addition, the SEPA determination set out terms of the determination including – Commensurate with a MPR application and a Binding Site Plan application, project-level impacts to transportation facilities must be addressed including transportation improvements to meet fire and life safety access including, but not limited to, upgraded road approaches and the addition of secondary access, as required by Lewis County Fire District 9 and the Department of Natural Resources. Commensurate with a MPR application and a Binding Site Plan application, Lewis County Code 17.130, Adequate Public Facilities and Services, must be met which includes addressing water, waste water, fire/emergency service, schools, transit and solid waste. Therefore the proposed amendment is consistent with planning policies 12.0 through 12.4.

The proposed amendment includes no capital facilities financing, no special districts or associated comprehensive plans and is no related to alternative energy generation; therefore planning policies 12.5 through 12.7 are not applicable.

13 Historic Preservation. Identify and encourage the preservation of lands, sites, and structures that have historical or archaeological significance to Lewis County.

The proposed amendment is a non-project action. Project-level impacts will be assessed at the time of permitting. All applicable local and state requirements related to public facilities and services must be

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met. In addition, the SEPA determination set out terms including – Prior to any ground disturbing activities YMCA is required to conduct a professional archaeological survey of the project area and engage in consultation with the concerned Tribes' cultural committees and staff regarding cultural resource issues. Results of the survey and consultation must be provided to Department of Archaeology and Historic Preservation (DAHP) and all DAHP recommendations are required to be met. Therefore the proposed amendment is consistent with planning policies 13.0 through 13.2.

DRAFT

III. Lewis County Comprehensive Plan

Master Planned Resorts are part of the Land Use Element, Rural Lands, of the Lewis County Comprehensive Plan. The applicable goals and policies are addressed below.

1.2 Consider the Types of Rural Development shown in this section, and similar building forms, as development types that are consistent with the rural character of Lewis County.

The Land Use section states that MPRs are:

- A self-contained and fully integrated resort constructed in a site of significant natural amenities with attached or detached residential, lodging or commercial uses
- Human scale within the resort with trails/walkways to facilitate movement through the area
- Resource/Rural Land (at present). Master Plan (future)

The proposed YMCA youth camp is consistent with policy 1.2 because it will be a self-contained, integrate resort within an area of significant natural amenities with lodging and commercial uses. It will include trails. The present land use is resource land and the future use is master plan. Therefore the proposed amendment is consistent with this policy.

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.

The proposed MPR will create a new small community with roughly 400 cabin and tent sites as well as associated recreational facilities, and is a key element of the rural character. Therefore the proposed amendment is consistent with this policy.

1.4 Continue to zone rural lands for a variety of densities and uses. Consider land capability, existing development characteristics, proximity to rural facilities, and other relevant factors in the zoning of land.

The proposed MRP overlay zone will add to the variety of densities and uses. If approved, the MPR overlay zone will be first use of the intended zone within Lewis County. The proposed site is capable of supporting this land use, as limited by the SEPA determination. Therefore the proposed amendment is consistent with this policy.

1.5 Encourage rural clustering, both at smaller scales (such as farm clusters) and larger scales, as a means of balancing growth and the protection of natural resources.

The proposed MPR is a larger scale contained resort, as envisioned by the Lewis County Comprehensive Plan. Subsequent project-level MPR application and Binding Site Plan application review will require compliance with all Lewis County Codes including 17.25, Shoreline, and 17.38, Critical Areas, which will

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ensure protection of natural resources. Therefore, the proposed amendment is consistent with this policy.

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.

The proposed MPR is anticipated to provide 100 new jobs within the rural area, outside of LAMIRDs. Therefore the proposed amendment is consistent with this policy.

3.1 Ensure that rural public facilities and services are provided at levels that are consistent with the preservation of rural character and in the historical and typical manner that is found in rural Lewis County. Use development regulations to ensure that water, wastewater treatment and other services are consistent with established standards.

The proposed MRP will include rural services including septic, well and transportation. Through subsequent project-level MPR application and Binding Site Plan application, review will require compliance with all local and state requirements related to septic, well and transportation facilities. Therefore the proposed amendment is consistent with this policy.

3.2 Coordinate the review of rural development with rural water systems, fire districts, and school districts. This coordination is intended to assure that new uses have adequate facilities in place concurrent with development or are able to develop adequate mitigation agreements when upgrades are necessary to meet current standards. County development regulations will identify the levels of rural services that must be available or provided to meet concurrency requirements.

The Rezone Application has been noticed to the special districts that serve the site. Comments from the special districts were incorporated into the SEPA determination as conditions of the determination. Subsequent MPR application and Binding Site Plan application will require all state and local rules are met, including those related to levels of service. Therefore the proposed amendment is consistent with this policy.

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

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

Please refer to the Growth Management Act findings.

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

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The proposed MPR site is 500 acres in size. This policy is met.

10.3 Preclude new urban or suburban land uses in the vicinity of the master planned resorts, except in those areas otherwise designated for urban development.

The comprehensive plan map and official zoning map applied existing zoning designation to the land in the vicinity of the MPR as Forest Resource Land, Rural Development District and LAMIRD, all of allow rural development and preclude new urban development, unless otherwise allowed per LAMIRD rules pursuant to applicable state laws. Therefore the proposed amendment is consistent with this policy.

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.

The proposed MRP site is located on the north side of Mineral Lake and in close proximity to Mt Rainier National Park, both of which are significant natural amenities. The MPR zone designation and subsequent recreational uses will increase access to mountains and lakes. Therefore the proposed amendment is consistent with this policy.

10.5 Require an open space system/trail network as part of all proposed master planned resorts.

LCC 17.20E requires that at least 40 percent of the total of the MRP site area be dedicated to a mixture of permanent open space, natural areas, and/or active recreational areas. The proposed MPR will include a system of trails. Therefore the proposed amendment is consistent with this policy.

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.

The MRP allowed uses of 17.20E include lodges, rental cabins and support facilities, including caretaker accommodations; recreation sport facilities and recreational areas; entertainment facilities (e.g., amphitheaters); boat docks and marinas; open spaces; public facilities and services (e.g., waste disposal, utilities); and transportation facilities. Therefore the proposed amendment is consistent with this policy.

10.7 Do not require proposed master planned resorts to establish an urban growth area boundary or be allocated a population projection.

Although MPR are treated as an urban growth area per the RCWs and must comply with specific sections of the Growth Management Act, an official urban growth area boundary is not applied to the site. The MPR overlay zone is used instead of the urban growth area boundary, but held to the same standards. There is no population allocated to lands with the MPR overlay zone designation. Therefore the proposed amendment is consistent with this policy.