

Planning Commission Workshop



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

STAFF REPORT

YMCA REZONE PROPOSAL

Date: May 13, 2022
Staff: Mindy Brooks, Senior Long Range Planner
Attachments: A – YMCA Memo

On April 15, 2022 Community Development staff provide the first staff report on the YMCA Rezone Proposal to the Planning Commission. That report included background on the site, a summary of the proposal, staff analysis based on the approval criteria found in [LCC 17.12.100](#) and a preliminary staff recommendation. The staff report is available on the County's webpage <https://lewiscountywa.gov/departments/community-development/rezones/>

The first Planning Commission workshop on the YMCA Rezone Proposal was held on April 26, 2022. The workshop was streamed on YouTube and can be viewed online at <https://lewiscountywa.gov/departments/community-development/events/planning-commission-public-meeting-04-26-2022/>

This memo is follow up to the workshop and responds to commissioner questions and requests for additional information:

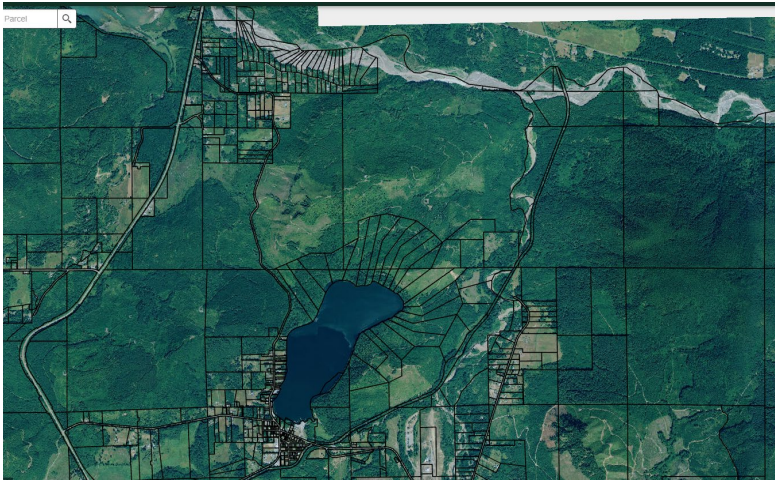
1. What is the logging history of the site?
2. Can selective forest harvest occur in the MRP overlay zone?
3. If the rezoning is not approved, what is allowed with FRL zone designation?
4. What is the economic base of Mineral?
5. What is the housing profile of Mineral?
6. Does Mineral have supporting services?

Attachment A is a memo from the YMCA that responds to commissioner questions and requests for information specific to the proposal.

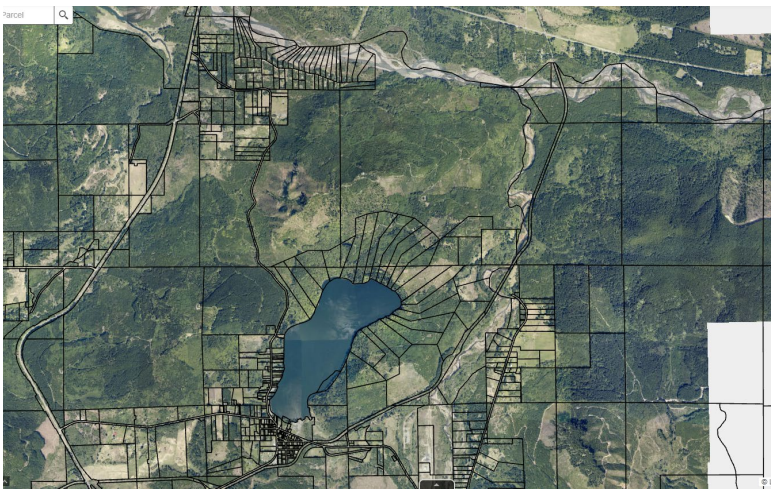
STAFF RESPONSES

1. What is the logging history of the site?

Mineral has been a timber town since approximately 1897. Mining of arsenic was also an industry until the 1920s. The Mineral Lake Lumber Company mill burned down in 1922 and was never rebuilt. However, large tracks of land around Mineral are still owned and managed by timber companies including Forecastle Timber Company, Twin Creeks Timber LLC and Taylor Timber Investments Company. Timber harvest is allowed on these properties per the Lewis County Code (LCC) allowed uses in Forest Resource Lands (FRL). Staff were unable to determine that dates of the most recent timber harvests; however, the aerials below show the change in forest cover over time.



Map 1: 2008 Aerial, Mineral Lake



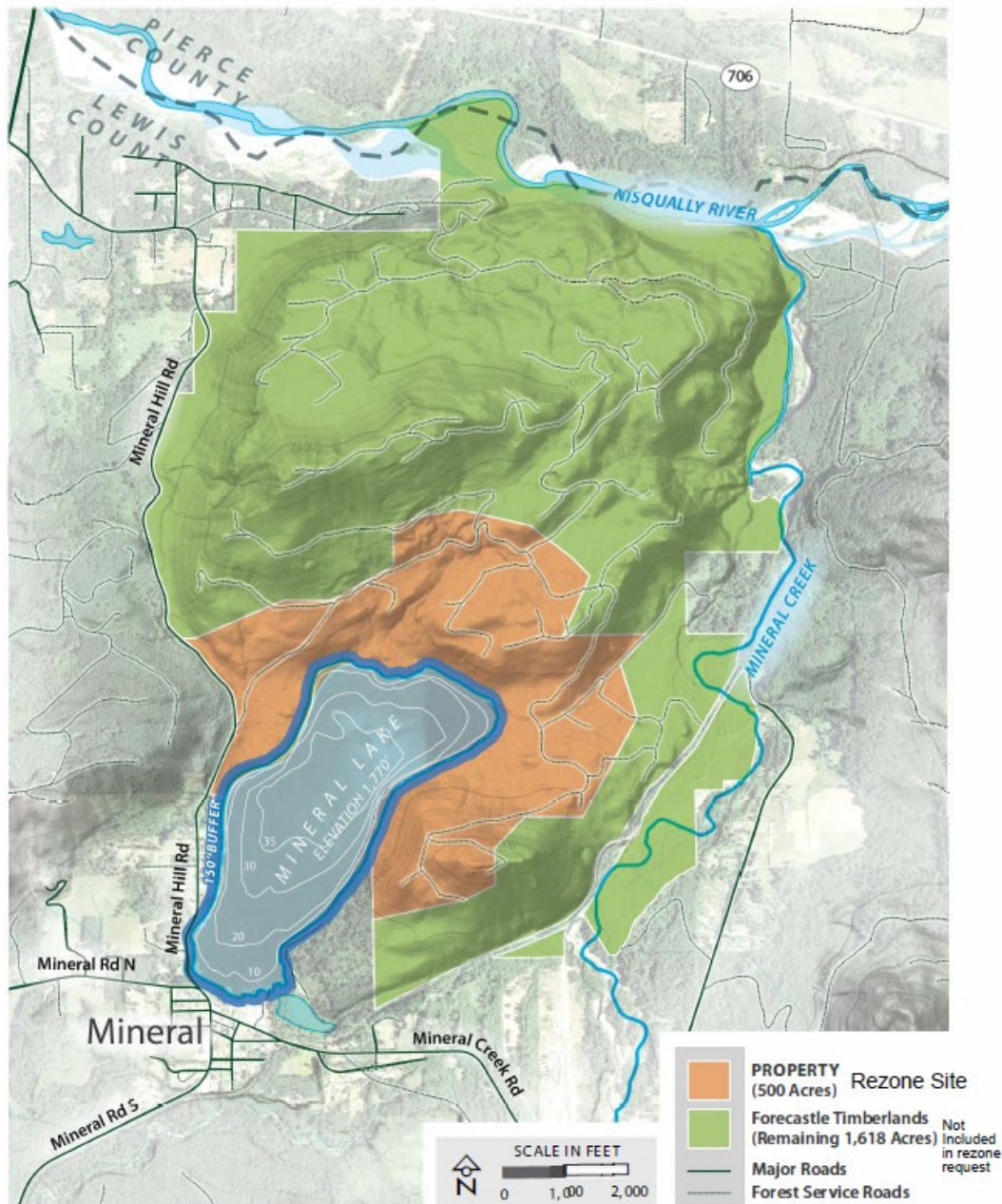
Map 2: 2013 Aerial, Mineral Lake



Map 3: 2019 Aerial, Mineral Lake

2. Can selective forest harvest occur in the MPR overlay zone?

LCC 17.20E.030 lists the permitted uses in the Maser Planned Resort (MPR) overlay zone. Forest harvest is not listed as a permitted use; however, removal of trees for development of the site is allowed. For example, the future Binding Site Plan will identify where lodges, rental cabins, recreational areas, entertainment facilities (e.g., amphitheaters), public facilities and services (e.g., waste disposal, utilities) and transportation facilities will be located. Trees within the disturbance areas of the development footprints will be removed. LCC also requires that at least 40% of the total site area be dedicated to a mixture of permanent open space, natural areas and/or active recreational areas. Map 4 shows the YMCA proposed rezone area.

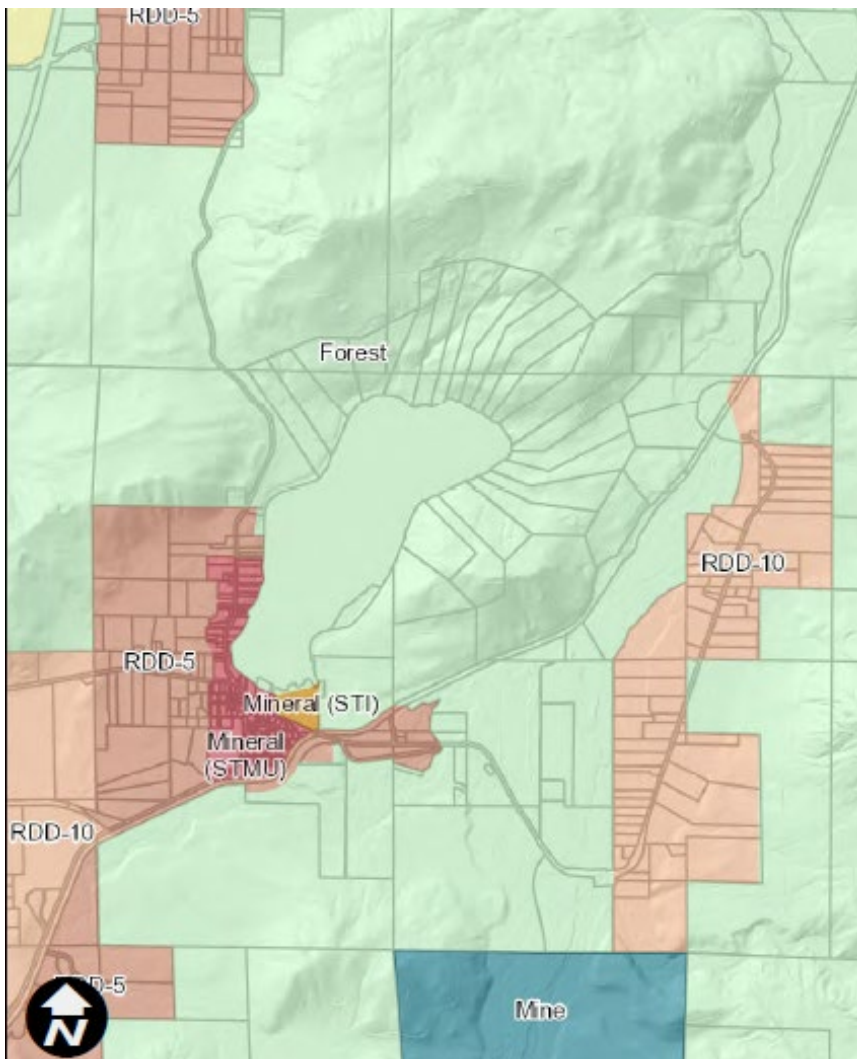


Map 4: YMCA Rezone Proposal Vicinity Map

3. If the rezoning is not approved, what is allowed with FRL zone designation?

LCC 17.30.450-470 lists the allowed uses in the FRL zone. The primary uses in FRL are growing and harvesting of timber and harvesting of other vegetation from forests such as salal, berries, ferns, etc. One single-family dwelling is allowed per lot. Dispersed recreation and recreation facilities is also allowed in FRL including primitive campsites, trails, and trailheads.

The site includes more than twenty 20-acre lots as shown in Map 5. Each lot could have one single-family dwelling, along with the other allowed uses listed above. The lots were created based on Ordinance 1219 (2010) that 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, the 20-acre parcels were created and those parcels are now legal non-conforming lots of record. Each lot can be developed with one single-family residence per allowed uses in the FRL zone.



Map 5: Existing Zone Designations, Mineral Lake Area

4. What is the economic base of Mineral?

Until the 1920, timber and mining were the primary industries in Mineral. After the mill burned in 1922 and was not rebuilt, the population of the town dropped from an estimated 1,000 to the current estimated population of 205 (2019).

The Mineral Lake webpage, <http://www.minerallake.com/index.htm>, suggests that now it is primarily a tourism-based economy. Activities are listed as camping, fishing, boating, hiking, railroad museum and arts and crafts. Mineral Lake Resource and Historic Mineral Lake Lodge provide lodging. A quick search for short term rentals resulted in seven in or very near Mineral, and another seven plus in the surrounding area.

5. What is the housing profile of Mineral?

No housing profile is available for Mineral. Map 6 that shows the existing uses. As a reminder, the existing land use may or may not match what the zoning allows. The zoning states what new uses are allowed; however, many existing uses predate the zoning and are allowed to stay, be maintained and be replaced in the footprint. These type of uses are considered to be non-conforming uses.

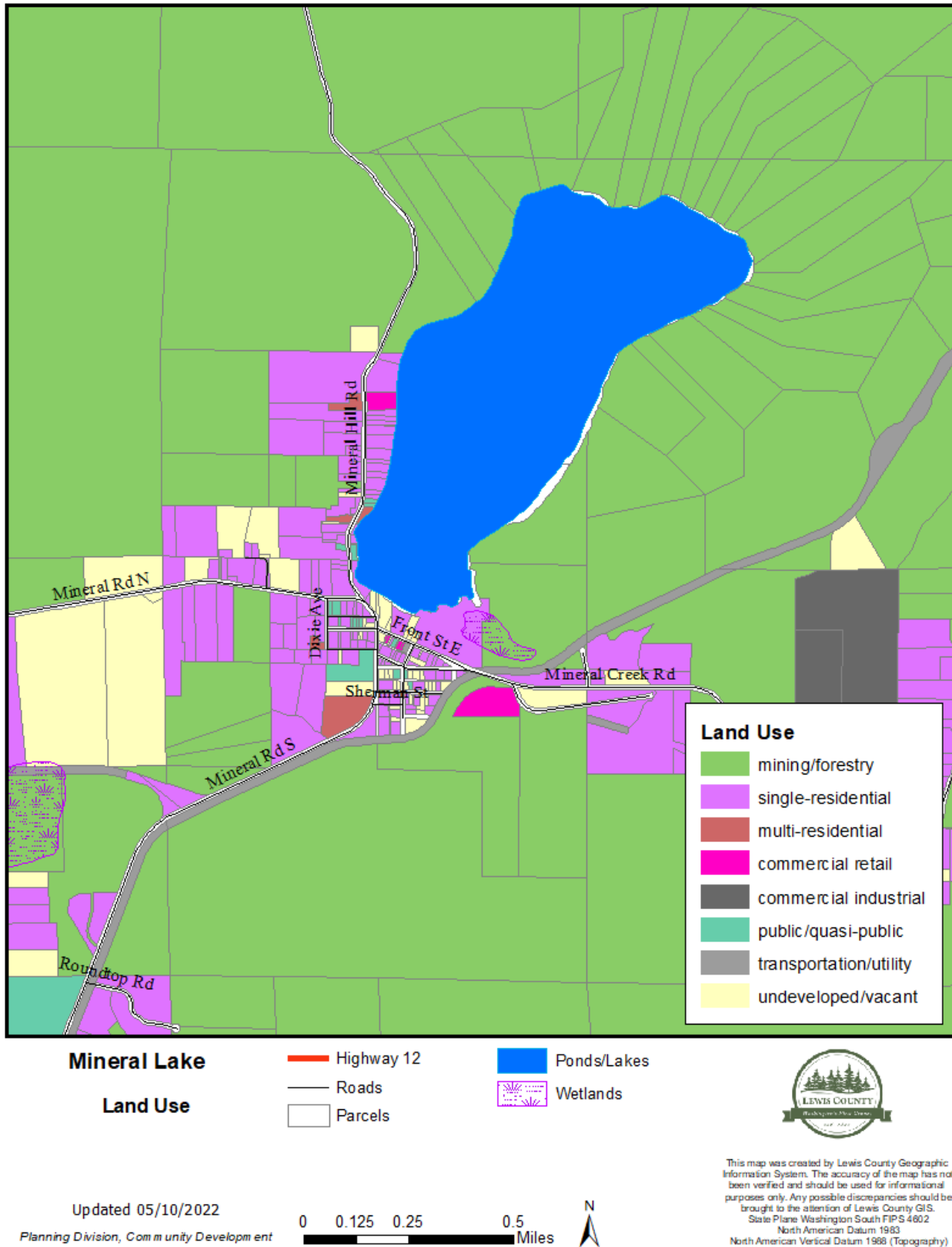
The map shows that much of the existing land use within the unincorporated area of Mineral is single-family residential. There are a few multi-family residential uses, including a mobile home park.

6. Does Mineral have supporting services?

Mineral has a market and a tavern, two hotel/resorts and campgrounds. There is also a fire department and post office.



Mineral Market, East Front Street



Map 6: Existing Land Uses

NEXT STEPS

Staff recommend that the Planning Commission hold a second workshop on May 24, 2022 to review the responses to commissioner questions and requests for information, further evaluate the application and ask questions of staff and the applicant. 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.