

From: [mike heinz](#)
To: [Mindy Brooks](#)
Subject: YMCA REZONE
Date: Tuesday, July 12, 2022 4:21:06 PM

My name is Mike Heinz . I live at 168 Mineral hill rd
Mineral Wa 98355.

I am against the Rezone of Mineral lake To Resort Status For the greater Seattle YMCA. .Shame on the Planning Commission members for not making a trip to Mineral Lake to Visually see the Pristine area to be Rezoned. There are signs everywhere saying No YMCA Camp and NO Mineral REZONE .Only 125 people are there full time and the Development will Destroy the Rural character of the town. We don't have the roads system to support it, We have a Volunteer Fire Dept. , No Local Police , and no Infrastructure to support this.This area is one of the last Pristine areas left in Western Wash.The Wildlife will be impacted to move to other areas.If Lewis County Allows the Rezone , Lewis county will not receive any Property Tax Benefits because it will be zoned to a Non for Profit Organization and they will be tax exempt. Same with the Nisqually Indian Tribe. Lewis County gets NOTHING.I urge the Planning Commision to Vote No ON the Rezone of Mineral Lake and leave well enough alone.

Thank you for your consideration.

Mike Heinz

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I am adamantly opposed to the rezoning request and strongly urge the planning commission to reject the request. Stand up for Lewis County and the Mineral area, **PLEASE**.

I believe this Planning Commission process is broken. You are deciding to grant an overlay for Master Plan Resort, prior to having the YMCA provide you facts to back up what they are saying. The SEPA states nothing more than – “future development” 14 times and “building planning process” 48 times in 19 pages- this is not an answer or providing clear justification for the overlay request. The Planning Commission also seems to put more weight on the Staff Reports than public testimony, and there is no process to allow the public to question the property owner, in front of the Planning Commission. Also, the YMCA used corporate double talk to **NOT** answer commissioner questions even at the public testimony meeting. Commissioner Spogen asked the YMCA representative about paying taxes and the benefit to Lewis County youth. Both times the YMCA representative “danced around” the answer and would not provide a clear or direct statement. Both of these questions show directly a negative response to LCC 17.12.100 Approval Criteria: #3 Public interest will be served by the amendment. If you as the Planning Commission don't require direct "Yes or No" answers from the YMCA regarding your questions or questions raised by the public then you are just a "rubber stamp" process.

Please question why the YMCA is "speaking out of both sides of their mouths" as it were. Please consider the following;

1) The YMCA states economic growth for Mineral and Lewis county because of increased tourism **BUT** then states that there will be minimal negative traffic impact because the majority of campers and staff will arrive by bus, with minimal private vehicle traffic. So how will buses filled with campers and staff generate economic growth? The camp, if like other camps, will have a limited full time/on-site staff of maybe 5 employees, so how will this increase employment when the YMCA states they hire from all over?

2) The commission asked a question regarding taxes and the YMCA "danced around" the answer but basically said they would be using the tax code for master plan resort and/or forest and timber so they will be paying close to or zero taxes. How will infrastructure in the area be paid for? Will property taxes in Mineral area be raised to pay for the enhancements? How does that help Lewis County?

3) The YMCA will be reducing recreational opportunity to Mineral community, Lewis County and State residence as a “community” by stating in the SEPA that they plan for future "dock and marina" (this based on most camp structures is close to the "lodge"). To provide for a "safe swim zone" or "safe aquatics programs" will require the YMCA for their insurance to cordon off a section of the lake hence restricting the public or "community" at large from a portion of the public lake. How does that provide recreational opportunity to the public while restricting access?

4) Have you read, as Commissioners, the “Environmental Permitting and Sensitive Areas Review” by GeoEngineers (

https://lewiscountywa.gov/media/documents/2021.04.05_YMCA_Mineral_Lake_Critical_Areas_Letter_00Lcghc.pdf

) site survey provided by the YMCA (section 4.1)? It had multiple false statements regarding wildlife and habitat that can be challenged in court or by the WDFW biologist for the area. The site survey used vague and cover statements as part of the findings. You should ask questions like "How can they tell if there are elk bedding/calving/wintering areas on the property "observed from the road"? Ask them how they were able to see no signs "observed from the road" because "limitations on amount of time and

effort " and "extensive size and challenging terrain"? So, if they didn't want to find any evidence they just don't get out of their car on the road, because it was too brushy and steep? How is this proof?

5) Considering the environmental impact is a wide spectrum of issues but consider asking just about transportation. How is driving 5 - 6 buses, twice a week, not including private motor vehicles, to and from, every week for approx. 11 weeks reducing the carbon footprint of Washington State or Lewis County, per the Governor's plan? Is the YMCA going to be using electric buses? Where are the charging stations?

6) Consider the "partnership" with the Nisqually tribe. Ask who approached who in the financial backing or donation? Did the tribe approach the YMCA out of the kindness of their heart, with no strings attached? Ask the YMCA if they have already granted the Nisqually tribe an easement? And if so for what purpose? Since the YMCA's experts, GeoEngineers, found "No elk or evidence of elk concentrations were observed during site reconnaissance.", section 4.3, then why did the YMCA grant "will offer opportunities for game and bird hunting to fulfill cultural and traditional experiences" to the Nisqually tribe." Per the YMCA website - <https://www.seattleyymca.org/blog/partnership-nisqually-indian-tribe-new-overnight-camp-and-environmental-education-center>

Shawn and Laura Seeger
676 Pleasant Valley Rd.
Mineral, Wa. 98355

206-920-1446
wabowhunter@hotmail.com

My name is Shawn Seeger, and as a Mineral resident, I am adamantly opposed to the “Rezone” request by the YMCA of Greater Seattle.

First understand that I have been involved with youth programs and camps for approximately 12 years, with BSA and church organizations. And I believe in exposing youth from all walks of life and communities to outdoor programs. That being said, I believe the YMCA camp being proposed will have very negative consequence to the Mineral community and surrounding area. There are many reasons, including major traffic increases, major impacts to wildlife, and potential safety emergency services and drinking water health risks to the youth that would be attending the future camp.

I am frustration with both the YMCA of Greater Seattle for their disingenuous, misleading and untruthful statements, both written and verbal, and the Lewis County Planning Commission and Staff for being outwardly excited about the project, prior to having all serious and critical facts and impacts. If or when the rezone is approved it will basically be letting the “Genie out of the bottle”. The YMCA is providing you with the answers you want to hear, they are using a phased approach so as to have you approve the rezone without all of the impacts of future phases, and they are misleading you with numbers of campers, staff and vehicles by omitting key wording, similar to, only 400 campers and 100 staff, omitting “per week” for an “11 week season/session”. That mathematically would significantly increase area traffic! By doing these and other slight of hand/word tricks they are hopeful they will get what they want or perhaps already know they will get what they want. The YMCA is being untruthful when they say they will not take a portion of the lake. I believe they are aware of the legal and insurance requirements for an aquatics program, since they have stated in their filings they would have a dock and marina, they will be required to cordon off, causing state and community forfeiter, a portion of the lake for a “safe swim zone”.

The YMCA has also provided you with “GeoEngineers of Seattle, “Environmental Permitting and Sensitive Areas Review” of the YMCA Mineral Lake Property – Due Diligence Phase, March 8, 2021.” This review was only intended to support what the YMCA wants. GeoEngineers employees that conducted this “reconnaissance” trip stated “No elk or evidence of elk concentrations were observed during site reconnaissance.” maybe this is because they didn’t want to see evidence, “from the road” and were limited “due to time” and “challenging terrain”, because this property has been used by locals and those familiar with the area for generations for both deer and elk hunting. And why would the YMCA enter into agreement with their “partners”, the Nisqually Tribe, to allow for “opportunities for game and bird hunting to fulfill cultural and traditional experiences.” If there are no elk or birds to hunt?

I am both disappointed and disturbed by your willingness and at times excited nature towards a project that has many major negative impacts on the Mineral community and is opposed by a large number of my Mineral neighbors. What if this was your neighborhood?

You the Planning Commission and Staff seem to be willing to accept the YMCA's request and seem to be willing to say "in the next steps of the planning process" or "during the permitting process" for roads, mitigations, and abatements "that issue will be addressed" or "if something is found then we can stop it then". This is potentially approving a project by kicking the problem down the road both literally and figuratively. You have the power to stop this project NOW, before it even gets started. It's your job, perhaps even honoring deceased District 3 County Councilman Gary Stampers views to "watch out for the little guy". That "little guy" being the Mineral community and rural Lewis County residence.

Please listen to me, and the community that will be negatively impacted, whom you are supposed to be representing, not the YMCA of Greater Seattle, and DO NOT approve this rezone request.

Shawn and Laura Seeger

676 Pleasant Valley Rd.

Mineral, Wa. 98355

206-920-1446

wabowhunter@hotmail.com

From: [Tammy Martin](#)
To: [Mindy Brooks](#); [Lee Napier](#)
Subject: FW: [Spam?] Fwd: YMCA
Date: Tuesday, July 12, 2022 4:01:54 PM
Attachments: [Mineral Station.docx](#)
Importance: High

Please see the public comment from Kurt Roehm for tonight's meeting.

Sincerely,

Tammy Martin
Administrative Asst. Sr.
Lewis County Commissioners Office
(360)740-1391
tammy.martin@lewiscountywa.gov

From: Kurt Roehm <lcf9com2@gmail.com>
Sent: Tuesday, July 12, 2022 3:45 PM
To: Tammy Martin <Tammy.Martin@lewiscountywa.gov>
Subject: [Spam?] Fwd: YMCA
Importance: Low

Hello Tammy,

Here is a statement from the Officers of Mineral 9 Fire regarding the ongoing negotiations with the YMCA's consultants.

----- Forwarded message -----

From: Lewis County Fire District 9 <lcf9@lewiscounty.com>
Date: Mon, Jul 11, 2022 at 9:15 PM
Subject: YMCA
To: <lcf9com2@gmail.com>

Here is the info requested.

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Open WebMail Project (<http://openwebmail.org>)

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Kurt Roehm
Fire Commissioner 2
Mineral Fire and Rescue

Lewis County Fire Protection District #9's Command Staff have been in talks with Modern Volunteer Fire Service regarding the districts needs and the YMCA's proposed camp on Mineral Lake. The Command staff has identified that without a good foundation the district won't be able to continue existing services to its patrons and the YMCA. The Command staff has discussed the need for a complete remodel/replacement of our current fire station as well as looking into paid staff. Built in the 1960's the facilities are no longer in compliance with WAC 296-305 and recommendations by NFPA. We currently have no decontamination facilities for both personnel and firefighting gear. Our current septic cannot handle what use it has currently and that's just a toilet and sink. Our office space is in the apparatus bays and exposes our members to dust and contaminates. We must double stack our first line apparatus because of lack of room. The command staff has done their research and have come up with the minimum cost of a station to meet our growing needs at 11 million dollars. This would include facilities to house paid personnel doing shift work.

From: [Dick and Paula Hopkins](#)
To: [Mindy Brooks](#)
Subject: [Spam?] YMCA rezone proposal
Date: Tuesday, July 12, 2022 2:36:05 AM
Importance: Low

Ms Brooks

Please incorporate these comments into the official comments for the YMCA rezoning.

1. The YMCA proposed camp will have little impact to the Mineral area.
 - A. Environmental impacts will be negligible
 - B. Aquifer issues are not yet assessed, but deep wells should have little impact on neighbors wells.
 - C. Wildlife will not be effected.
 - D. Noise will be no worse than the drunken fishermen on opening weekend.

2. Positive impacts.
 - A. Kids and adults will have the Forestry education and outdoor experiences.
 - B. Donation of vollunteer assistance of fish into the lake and financial contributions.
 - C. Revenue to the local store, merchant's and contractors.

3. Mineral was founded on mining, then logging and saw mills, and became services resource and assets and recreation. NOTHING STAYS THE SAME. With each of these changes, the population worried, fretted and opposed change, but the town is still thriving.

Dick & Paula Hopkins
428 -29 Mineral Creek Road
Mineral WA 98355

[Sent from Yahoo Mail on Android](#)

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From: [Maureen Upsahl](#)
To: [Mindy Brooks](#)
Subject: Mineral Rezone
Date: Monday, July 11, 2022 6:48:20 PM

July 11, 2022

M. Brooks and Lewis County Council,

We purchased our property in Mineral in 2014 after visiting the area for several years.

Mineral residents take excellent care of the lake. Volunteers check water quality and clean up the designated swim area, and organize other work projects. We have been impressed by the caring community here and look forward to many more adventures here as we host our children and grandchildren at our peaceful, quiet home.

The size of the proposed YMCA camp seems overwhelming. I am confused by the lack of communication regarding this development and note that there seems to be no interest in negotiating a smaller version of this camp.

I certainly hope that the decision makers on the Lewis County Council spend time here before approving this large scale camp. Do you know how quiet it is here? The noise pollution, harm to wildlife habitats, traffic on roads that are not equipped to handle the extra vehicles, and contamination to Mineral Lake need more attention by Lewis County officials.

Negotiators need to compromise. A camp with a much smaller lakefront footprint and cabins and support buildings to accommodate fewer campers should be considered. Surely the Nisqually tribe would agree that this would be a more appropriate way to provide YMCA campers a quality experience without disrupting quiet quality of life, and pristine lake conditions.

YMCA officials, Mineral should not have to be your answer to lack of quality spaces for campers. Compromise with a smaller version of your plan. Keep looking for other options across our beautiful state. Provide your campers quality nature escapes using more small camps across Washington. Campers can have an educational, recreational experience without it being lakefront. Continue with your philosophy of loving and caring for our natural areas. Teach campers the value of compromising to conserve resources.

Please consider negotiating a compromise.

Sincerely,

Maureen and Al Upsahl
112 Front St. W.
Mineral, WA 98355
(253)874-3444

From: ready_readyproducts.co
To: [Mindy Brooks](#)
Subject: YMCA
Date: Monday, July 11, 2022 3:27:29 PM

To the Lewis County Commissioners,

My name is Kurt Roehm, I reside in Mineral at PO Box 19. I am neither for nor against The YMCA opening a youth camp on Mineral Lake.

The issue here is private property rights. If they can clear all the hurdles in front of them then they deserve to develop their property as they choose.

The overall economy relies on growth to fuel it. Trees grow for fifty years then they are harvested and the loggers and all the connected Partys benefit from it.

However, what about the residents that need a job and they are not a logger? It is the job of the Lewis County Commissioners to manage growth for all residents. There are very few jobs in Mineral.

People are nervous about change. The Elderly are worried about picking up the extra cost in taxes associated with growth.

Sincerely,

Kurt Roehm

PO Box 19

Mineral, WA 98355

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From: [Dora Hale](#)
To: [Mindy Brooks](#)
Subject: Mineral YMCA
Date: Monday, July 11, 2022 1:39:44 PM

Dear Mindy,

I have some concerns about the YMCA camp on Mineral Lake.

1. How does YMCA intend to incorporate and promote Christianity at the camp?

As the C in the name is Christian, I trust this will be part of programs criteria.

2. Shallow well issue. How will proposed well(S) drilled on YMCA property affect the shallow wells in Mineral? My well is 68 feet. This is much concern for me as I cannot afford to drill deeper.

3. It is my personal opinion that the camp has more positives than negatives. However, if the rezoning issue will raise our taxes here in town, that is not an option for retired low income households. Should any new building around lake, YMCA or other owners need to pay the costs of roads, water, septic, and any other amenities they may want to pass on to the local tax payers. Camp or new housing want the amenities, then they can pay for them.

Thank you for passing this along to commissioners and other interested parties.

Sincerely, Dora Hale
Mineral, Wa

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Open WebMail Project (https://linkprotect.cudasvc.com/url?a=http%3a%2f%2fopenwebmail.org&c=E.1.fR6b5f1odCQoxG5FprfWzY0t8DrD0n7UCm5tNoVKiUoHmqc9-Nnu_zbCMalqCBYCSgji6680xXK2009np8sKsIQE8qla5CtMcI4AvTnYBMH5-vq&typo=1)

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From: [Danielle Githens](#)
To: [Mindy Brooks](#)
Subject: Support of YMCA Rezone - Mineral Lake
Date: Tuesday, June 28, 2022 5:46:50 PM

Dear Ms. Brooks,

I am writing in support of the YMCA of Greater Seattle's application to rezone its Mineral Lake property to facilitate the development of an overnight camp. The Y's overnight camps provide a safe and fun opportunity for youth to connect with nature instead of technology, where kids can challenge themselves through new activities and live with others outside their family unit.

My personal connection to this project is as a volunteer member of the Y's Camping and Outdoor Leadership Advisory Board and a member of the search committee that identified Mineral Lake as a potential location for the Y's next overnight camp. Our search committee explored a number of properties over many years. Among other factors, we were drawn to Mineral Lake for its natural beauty, location on a body of water, and proximity to Mt. Rainier. The opportunity to secure a large tract of land was also important - for recreation and educational opportunities as well as to provide a natural buffer between campers and future development around the lake. It is important that campers feel like they are out in nature - away from neighbors and with infrastructure that blends in with the natural environment - benefitting both the Y and its neighbors.

Please support this project by approving the requested rezone.

Thank you for your consideration,

Danielle Githens

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From: [Alexis Shellenback](#)
To: [Mindy Brooks](#)
Subject: Mineral Re-Zone Public Comment
Date: Tuesday, June 28, 2022 4:59:16 PM

Lewis County Planning Board of Commissioners

Community Development 2025 NE Kresky Ave

Chehalis, WA 98532

Commissioners,

I, along as well as many other residents of the Mineral, Washington oppose the Mineral Re-Zone.

I have been coming to the Mineral, Washington to camp, fish, and swim since I was a young child. I admire the beauty and peacefulness the area brings.

The proposed Re-Zone stands to change the landscape and have a negative impact on the residents of Mineral, Washington. There will be a significant increase in vehicle traffic, road noise due to vehicle and pedestrian traffic. This will have a negative impact on the peace and tranquility this area is known for.

The water availability study is completely inaccurate since it was conducted during the wettest part of the year. Therefore they cannot show that it will not have a negative impact on the water supply to the community during the hottest season of the year.

I, along with my family and many other residents of the Mineral, Washington oppose the Mineral Re-Zone.

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From: [Jami Lund](#)
To: [Mindy Brooks](#)
Subject: Rezone issues that come before the Planning Commission
Date: Friday, July 1, 2022 12:04:19 AM

Hello,

I read that some are hoping for the Commission to recommend keeping the existing, strict land restrictions in place for Mineral Lake.

My hope is that the Planning Commission will take all opportunities to *increase* flexibility for people to utilize their land.

I believe opportunity, housing, and even the use of resources to meet human needs are all artificially suppressed by the existing planning policies and land use restrictions.

I would hope that the Commission would not let some people use the power of government to further stifle *other* people's land uses. Instead, urge the county commission to pursue more vibrant land use by revising the Growth Management Act plan.

Jami Lund
(360) 918-3990

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July 5, 2022

Lewis County Planning Commission
351 NW North St.
Chehalis, WA 98532

Dear Chairwoman Spogen and Members of the Planning Commission:

We respect and appreciate the due diligence the Planning Commission is exercising to ensure that you have the necessary information to make a recommendation regarding the proposed Comprehensive Plan Map Amendment to establish a Master Plan Resort overlay on current Forest Resource Land for our proposed youth and family camp at Mineral Lake, and to ensure that the public has an additional opportunity to share their views.

To support you in that due diligence, the YMCA of Greater Seattle (YMCA), as the applicant, is offering these additional comments on the record to address several issues discussed during the June 28th public hearing.

The Question Before You

We believe that it's important to remember that the purpose of this application is not to spell out every detail of how the proposed camp will be designed, built, and operated. Many of the questions that you or the public have about those details will be addressed in the subsequent application for and review of a binding site plan.

For the moment, the issues are whether (1) the proposed overlay is consistent with the provisions of the Growth Management Act and countywide planning policies; (2) there is a demonstrated need for the rezone; (3) public interest will be served by the application; and (4) the change does not represent spot zoning. The County staff analyzed these four issues and concluded that the YMCA application should be recommended for approval.

The Purpose of the Project

The most important public benefit of the proposed camp is that it will provide new opportunities for the youth and families of Lewis County and from throughout Western Washington to develop a stronger understanding and appreciation for the outdoors and for the protection of our natural resources. The YMCA's current camp facilities, which have been providing such opportunities for more than a century, are unable to meet demand that has grown over the decades, meaning too many youth are missing out on these important lessons.

Additionally, in 2022, the Washington state legislature recognized the need for expanding outdoor education opportunities and enacted a bill designed to provide all 5th and 6th graders with meaningful, multi-day experiences. There are not currently sufficient facilities in Washington state to meet this objective, and the camp at Mineral Lake would be a vital addition to support this important initiative.

Finally, we would like to again emphasize the YMCA's commitment to ensuring that a lack of financial resources does not stand as a barrier to local youth and families enjoying these benefits. Currently, one in five campers at our existing camps receives scholarship support to make their camping experience possible.

Alternatives

In making your decision, it may be helpful to consider the alternatives, both for the YMCA and for the subject property.

During the hearing, at least one member of the public testified that the YMCA should consider other properties, specifically alongside a lake in King County. The reality is that our staff researched and analyzed potential camp properties for five years before selecting the Mineral Lake site. Sites of this size and quality are simply rare in western Washington. Indeed, this site provides a unique opportunity to create our first new camp facility in a century and to safeguard the natural environment. Before pursuing ownership of the property, the YMCA conducted extensive due diligence, which is summarized in the application and confirms the viability of the site for this project. Additional detailed studies will be conducted and reported as part of the binding site plan application process.

The other issue that warrants careful consideration is the alternative future for the property itself. As was explained during the hearing, if the overlay is not adopted, the property will revert to its current Forest Resource Land designation. Approved uses within that designation include 20-acre residential lots, 25 of which have already been plotted on the property. Each of these could be developed into a large homesite, with separate wells, septic systems, docks and powered watercraft. The proposed, a camp facility, using a small portion of the property, which your staff has determined poses no significant environmental impact with appropriate mitigation measures.

Public Input

It is our understanding that you extended the public comment period to run through your July 12th meeting in order to ensure that members of the public are given more time to provide input. It is worth noting the multiple opportunities for public input that have been and will continue to be provided in the application and review process, including:

- A period for public comment once our application was deemed complete and a notice of application was published by the staff of the Lewis County Community Development Department;
- The initial June 28th public hearing on the overlay / rezone application
- The newly scheduled July 12th public hearing on the overlay / rezone application
- A public hearing before the Lewis County Commissioners as part of their review process
- Provided the overlay / rezone is approved, the YMCA would continue its technical studies and begin site design in order to submit a binding site plan.
- The approval of the binding site plan and related permits would include additional avenues for public input

All of these opportunities for input to the official record are being supplemented by additional voluntary community engagement that has already been undertaken by the YMCA and will continue as appropriate.

We recognize that, despite these multiple opportunities for engagement, members of the Commission and members of the public may have unanswered questions. However, as stated earlier in this letter, issues like road and traffic impacts, emergency response, or the design of the camp's water and wastewater systems are issues that will be addressed during the site design / binding site plan development, submission, and approval phase of the process. Those questions can only be answered if the overlay / rezone application is approved, making way for the creation of that binding site plan. In short, your recommendation to approve the first step in the review process is required in order to move to the second phase, which will answer the questions you and the public may still have.

The "Master Planned Resort" Designation

To some degree, both the YMCA as the applicant and the Planning Commission as the initial review agency are hamstrung by the fact that the Growth Management Act designation for this type of proposal uses the "master-planned resort" terminology. We recognize that the word "resort" can conjure up images of larger scale development of condominiums, restaurants, marinas, golf courses, casinos, or other facilities. However, the YMCA has been consistent in publicly explaining it has no interest or intention in building or operating that type of "resort." We are in the business of providing camping and outdoor learning opportunities to youth and families in a smaller and more rustic setting.

More importantly, the language that is before you in your staff recommendation specifically and explicitly excludes those larger-scale facilities on the property. The language effectively would limit our options to the type of camp we are proposing: a modestly sized central dining hall with number of smaller cabins for campers and staff. We remain comfortable with that restrictive language, as it aligns with our plans for the site. Members of the public, especially any who are concerned with what a "resort" might entail, can refer to the narrow definitions, exclusionary language, and timelines proposed by staff for your recommendation to the County Commissioners.

The Role of the Nisqually Indian Tribe

The YMCA has been very public in acknowledging the critical funding support that has been provided by the Nisqually Indian Tribe. This funding has made possible our initial purchase of a portion of the property, much as other donors provide resources to support our other facilities and programs. We are grateful to the Tribe for their support, and we look forward to working with them in developing cultural, historical, and outdoor education opportunities both for tribal members and for non-tribal youth and families. However, as we have repeatedly stated, the YMCA will be the sole owner of the property and will be the decision-maker in how the camp is built and operated.

Lake Access

The exact design of our water recreation area will be covered as part of the binding site plan application. However, those who are concerned about whether our camp facility could impede general public use of the lake should consider the design and use of the facilities at our existing Camps Colman and Orkila. It bears repeating that safety protocols and lifeguard-to-camper ratios limit both the size of our water recreation areas and the number of campers who are on or in the water at any given time. We are likely to have no more than 15 to 20 kayaks or canoes on the water at any given time; opponents' nightmare scenarios of hundreds of campers clogging an entire portion of the lake are simply unrealistic. It is also important to again point out that we do not use motorboats, jet skis, or other motor-powered craft in our camp activities, which limits any impact on our neighbors or the lake itself.

Phased Build-Out

As we have publicly stated, we expect the full build-out of the Mineral Lake camp to take five to ten years, based on factors such as permitting and fundraising. To respond to one concern raised at the June 28th hearing, we want to emphasize that this does not mean that there would be year-round construction activity taking place for the next decade. It simply means that we would phase construction over some period until we reach the design and provisions of the binding site plan.

In closing, we hope that this additional information will prove helpful in your deliberations. The YMCA remains committed to transparency regarding our plans and to continue to have candid, constructive, and respectful engagement with both Lewis County officials and the local community. Please let us know if there is anything else we can provide. Thank you.

Sincerely,



Gwen Ichinose Bagley
SVP, Youth Development Officer
YMCA of Greater Seattle

From: [Jen Sonstelié Irish](#)
To: [Mindy Brooks](#)
Subject: Mineral Lake hearing comments
Date: Thursday, July 7, 2022 10:12:22 AM

Hello Mindy,

Below are my comments for the Board of County Commissioners meeting on July 12 regarding the YMCA request for Mineral Lake rezoning.

Thank you,

Jen

Commissioners,

I am writing in support of the YMCA's proposed overnight camp at Mineral Lake. I began attending YMCA Camp Orkila in 1987 and spent a significant part of my summers there for the next 11 years; first as a camper, and later as a counselor. I've brought my own family and many friends to family camp and my daughter has attended both Orkila and Colman. My experiences at Orkila taught me to respect the environment, value diversity, communicate through problems, and be part of a team.

YMCA Camps teach values I'm sure we all see as essential in a highly complex world — respect, responsibility, honesty, and caring. They also provide many children (50% of whom attend on some level of scholarship) their first introduction to the outdoors. Both camps currently run by the YMCA of Greater Seattle have extensive outdoor education programs. And both are currently at capacity. To serve more youth and families, a new camp is needed.

The letters many members of the Mineral Lake community submitted made me sad, as I think the two sides of this issue may overlap on more than they realize. We all want to preserve beautiful natural sites. And I expect we all agree teaching youth and families about environmental stewardship is more important today than ever before.

Respect of the environment is not a lesson best learned in a classroom in the city. It is imprinted on people's hearts via experiences in beautiful places like Mineral Lake. Through the work of a camp here, generations of children will learn to be stewards of the environment.

I understand that change can be frightening. Most of the people living at Mineral Lake did not attend Camp Orkila or Camp Colman and it is therefore difficult to envision what that change might look like. But my decades of involvement with YMCA Camps tell me the Y will develop the site responsibly (both current camps still feel extremely rural) and do their utmost to partner with the local community, addressing concerns and creating programming to benefit the Mineral Lake community when the camp is up and running.

Thank you for considering my comments.

Sincerely,

Jen Irish

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From: [Jay Satz](#)
To: [Mindy Brooks](#)
Cc: [Gwen Ichinose-Bagley](#); [Aaron Parker](#)
Subject: [Spam?] support for YMCA Camp plans at Mineral Lake
Date: Thursday, July 7, 2022 10:40:48 AM
Attachments: [image001.png](#)
[image002.png](#)
Importance: Low

Ms. Mindy Brooks
Senior Long Range Planner
Lewis County Planning Department
2025 NE Kresky Ave.
Chehalis, WA 98532

Dear Ms. Brooks,

Thank you for the opportunity to comment on the Greater Seattle YMCA's plans for building an overnight camp on Mineral Lake. As a member of the Board of the Camping and Outdoor Leadership Branch of the Y, I am a true believer in the power of our camp experiences to have a profound, positive impact on the youth we serve. I know this from experience, since as a young boy, my participation in YMCA camps instilled in me an environmental ethic and deep commitment to building and supporting community that has lasted throughout my life.

As a thirty five year veteran professional of the Conservation Corps movement in the United States (my "day" job), I am also very aware of the power of youth in action in service to their communities, and in particular, to our country's public lands. For over thirty of my years of service in our industry, I have had very strong ties to Mount Rainier National Park, where I have been involved in running youth conservation service programs, and I feel that I know the area, ecosystem and surrounding communities well.

Others have eloquently spoken to the positive power of YMCA programs, and while embracing those sentiments, I wish to focus my remarks in responding to some of the concerns members of the community have expressed regarding the potential for the presence of our camp to negatively impact their community.

Regarding concerns on the impact camp would have on medical/fire response: I strongly believe that rather than taxing existing emergency response, the presence of our camp will enhance community response. We will be establishing a camp medical program that will include a medical facility, staffed by volunteer nurses, physician assistants and physicians. Modeled on our Camp Orkila medical program on Orcas Island (which is a model praised internationally throughout the overnight camp community), not only will the YMCA be able to take care of virtually any medical instance within the camp environment, but the facility would be available for non-camp medical emergencies from the Mineral Lake community.

It is also important to note that we typically have staff on site at our camps (all year) who are certified Wilderness First Responders, Wilderness EMTs and EMTS. These highly qualified outdoor professionals add value for us as we run our programs, but for those qualified staff who would live at camp year round, some would likely be part of the volunteer effort to support the community emergency response in the Mineral Lake community (when my son Rory - a certified EMT - was on the Environmental Education staff at Camp Orkila, he also

volunteered two days a week for Orcas Fire and Rescue, as well as being on call).

Regarding our potential relationship with the community: Our camps have always worked diligently and effectively to be a positive part of the communities where the camps are sited. During the first difficult year of the pandemic for example, the Directors of both Camp Colman and Camp Orkila led the way in identifying and solving challenges within their communities. Our camps ended up providing meals for in-need individuals, providing open space for classes for the school district, and in some cases providing child care. Rather than taking on burdens, the Mineral Lake community will actually have expanded resources due to our presence. We are absolutely committed to being good and active neighbors.

Regarding the impact on rural character of the area: I truly understand the concerns some folks have around losing the sense of solitude and live there because of minimal development. Of course, some things will change – BUT, a fundamental outcome of our mission is to help a new generation of mostly urban dwellers experience rural life for the first time, and value it. We are creating supporters, appreciators and eventually voters who unlike many urban dwellers, will be attuned to the importance of maintaining rural and wild Washington.

Regarding the YMCA’s commitment to Stewardship and Environmental Education: Stewardship is a major ethos of our organization which we practice every day. Whether it is reducing our garbage and food waste footprint, minimizing artificial light impact on beautiful night skies, managing our water system and waste water on Orcas, or teaching these principles to a new generation, we have lived our commitment to steward our natural and financial resources. We will be guided by “building green” principles in developing our infrastructure. We also have the opportunity to run stewardship programs at our camp and in partnership with Mount Rainier National Park.

But most importantly, we are introducing youth who for their whole lives, have only seen Mount Rainier (in the postcard like distance that had no real meaning to them), and for the first time, they will have an experience that will help them understand the importance of maintaining an ecosystem that provides water, electricity, salmon and so much more to them all the way back to their Seattle and Tacoma communities. They will understand that protecting this rural/wild ecosystem is essential to their home ecosystem working and thriving. I think this part of our mission will do more to help protect the rural nature of the area than trying to keep folks out.

Economic Opportunity for the community: And finally, building, maintaining and staffing our camp will be a very positive driver for the local economy. We are going to provide a lot of jobs.

Thank you for the thoughtfulness, deliberateness and inclusivity of your process. If I can provide another further information or insight, please let me know.

Kind regards,

Jay

Jay A. Satz

(he, him, his) [why pronouns matter](#)

Senior Director, Partnerships and Innovation

Northwest Youth Corps and Idaho Conservation Corps
(206) 550 5977
Boise, Eugene, Tacoma
www.nwyouthcorps.org
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Attention: Mindy Brooks,
Senior Long Range Planner, Lewis County Planning commission

Thanks for this opportunity to give comment on the YMCA camp proposal . My name is Lynn Bishop. I'm not a Mineral resident, I live in Morton, but I know a lot of Mineral "kids". I don't know much about the water supply and traffic issues, but I do know about camps and kids.

After the last horrific school shooting in Texas, many of us became frustrated with the same old response. We all feel the urge to do something, but it just generally boils down to going on line and giving our opinions on what others should do: the police, the school, the mental health professionals, the gun lobby, and congress. Lots of opinions, and suggestions, but that's not really doing something, is it? And it doesn't seem enough anymore to say "you're in my thoughts and prayers". This is why I'm writing on Mineral's page.

I've lived and taught in Eastern Lewis County for a long time and know what a great place it is for kids to grow up. We can be close to nature here, with plenty of trees, lakes, rivers , etc. And we know our kids here have advantages because of that and the type of character it builds.

I grew up in another beautiful place, Northern Minnesota, with plenty of places to meet nature, forests, and lakes. My life was full of camping experiences, as a camper, as a counselor, and I know the benefits and life-changing experiences it can bring. I also know how children respond to positive encouragement.

My thoughts are now with young boys growing up in quite a different atmosphere , one where they do not have this experience-often spending time alone or online feeling left out and learn to hate themselves and everyone else. Maybe we could start here.

If you had something that you could share that could prevent another tragedy-you would, I know you would. We take all this that we have for granted, but what if we could share it with some of these kids that have no other chance? What if, out of the 400 campers, 10 could change direction? In one year alone, we could make a difference. This truly is a chance. We have something here that could change many lives.

I know the benefits of camping, I have seen life-changing experiences with kids at camp. In addition to learning to love nature, they learn to work together, to share, to become natural helpers, to develop leadership skills, life skills and to trust themselves and others.

Let's not hesitate, let's see if we can change history.

Thank you for this chance to speak. Lynn Bishop

From: [Gerry Olson](#)
To: [Mindy Brooks](#)
Subject: Mineral Lake Rezone Gerry Olson
Date: Tuesday, June 28, 2022 1:45:44 PM

Hi Mindy,

I'm Gerald Olson, I am fortunate to live in Mineral. Mineral Lake is a very special place. It is one of a kind, by far the most beautiful place in Lewis County. The lake is in the mountains reflecting Mt. Rainer. Cougar, elk, otter, martin, bear, eagle, osprey etc. live here. There is no lake left like this anywhere on the planet. It's the last undeveloped lake. To develop Mineral Lake would be a criminal act against mother nature and everyone else. Of course it is not about the children. There are plenty of more suitable sites for the children. If the tribe really cared about mother nature and the children they would turn the property into a nature preserve for future generations and children yet to come. Mineral Lake is a pristine wilderness. once you develop it you can't undo it. It can't be recreated. It's lost for future generations. It shouldn't be about money, but it is. **It's all about money! It's about greed!** Don't cut up and destroy the **Gem of the Northwest!** Stop yet another atrocious act against mother nature. Don't make it about money. Make your decision with your heart and soul. Save the last lake! Leave it alone!

Sincerely
Gerald Olson

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From: [Megan Sathre](#)
To: [Mindy Brooks](#)
Cc: [Megan Sathre](#)
Subject: FW: YMCA Public Hearing Testimony
Date: Tuesday, June 28, 2022 10:22:08 AM

From: Margot Page <Margot.Page@outlook.com>
Sent: Tuesday, June 28, 2022 9:59 AM
To: Megan Sathre <Megan.Sathre@lewiscountywa.gov>
Subject: YMCA Public Hearing Testimony

Hi Megan,

I am a Mineral resident who is strongly in support of the YMCA camp, though I confess I don't know a lot about what the rezone means.

There are so many folks here who support, but the anti-voices are the loud ones. I'd like to speak in support of the YMCA camp if you think that voice (not super educated on the rezone but philosophically very supportive) will be helpful. I will be joining by Zoom.

Please let me know. Thanks, and thanks very much for all of the work you are doing. I have been at the community meetings and been frankly ashamed of some of the voices from my town.

Best,
Margot Page
102-52 Roundtop Road
Mineral

206.930.6501

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From: [Heinz, Hannah](#)
To: [Mindy Brooks](#)
Subject: YMCA Rezone Inquiry
Date: Tuesday, June 28, 2022 10:42:58 AM

Lewis County Planning Commission,

My name is Hannah Heinz, and my family has a home at 168 Mineral Hill Rd in Mineral, WA. In 2004, we purchased our property and spent many years developing and building where we call home today. We enjoy the peaceful lifestyle that rural living has to offer, including fishing Mineral lake and enjoying the rich abundance of wildlife who live here. The people living in this small community intentionally sought out rural living in order to get away from the hustle and bustle; with specific regards to keeping it rural and peaceful.

Upon hearing of the YMCA of greater Seattle implementing plans to create hundreds of campsites, in addition to other out buildings, we were shocked. This plan would provide accommodations for far more people than the current sum of Mineral residents. Additionally, we don't have the resources to safely put this plan into effect. The fire department consists of few volunteer firemen and only one EMT. The roads are narrow and few, bordering very steep wooded terrain while buses and other forms of transit are expected to come here. This will additionally result in destruction of forest land and displacement of the wildlife native to this area i.e. osprey, eagles, otters, deer, elk, and bear.

While these challenges bring seemingly simple fixes, the residents of Lewis County will be at the hefty literal expense of this project. The type of infrastructure being planned for would also completely transform the peaceful environment we call home, and bring an abrupt end to this area of rural living as we know it.

There are numerous areas, such as Kapowsin Lake, that already have established communities that are far more equipped to handle this volume of people and public activities. An alternative location would also create less disruption to the ecosystem and result in lower costs of resources.

Mineral Lake and the town of Mineral have a longstanding nickname of being the "gem" of the northwest, and we strive to maintain our unique and beautiful way of rural living. I ask that our commissioners think long and hard on this issue, and to please consider other locations for this project.

Thank you for your time.

Sincerely,
Hannah Heinz

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From: [Heather Siegel](#)
To: [Mindy Brooks](#)
Subject: [Spam?] Letter of Support for Mineral Lake YMCA Camp
Date: Monday, June 27, 2022 6:59:45 PM
Importance: Low

Dear Ms. Brooks:

I am writing to offer my support for the YMCA's proposed overnight camp at Mineral Lake. As a longtime Y staff my view is undoubtedly biased but as someone who has spent over 13 years working at resident/overnight camp I can attest to the value that getting people outdoors, as well as how it benefits our state and world.

I started working at YMCA camps in 2003 at YMCA Camp Orkila's Outdoor Environmental Education Program. That experience changed my life as it showed me how the outdoors can be a teach tool for youth to adults. We provided experiences for schools and families during the non-summer months, which I had not experienced before. That experience as an outdoor educator inspired me to continue to find more ways to make the outdoor accessible to people. I stayed in the camping world until 2014 when I transitioned my career to facility branches, but I carry many of the lessons I learned from my years in camping into my work today. The outdoors gave me a space to learn that I had not had in traditional education, which is the experience I saw in many of the youth I got to work with over the years.

The Y core values are always taught (honesty, respect, caring and responsibility) in our youth programming and I've seen these values bring kids together who would have never seen eye to eye in normal settings. I think this is something our world needs a lot more of these days.

For these reasons, I urge your approval of this project. Thank you for your time and consideration.

Sincerely,

HEATHER SIEGEL *Pronouns: She, Her, Hers*

Branch Executive Director

[Bellevue Family YMCA](#)

[P: 425.990.6972](tel:425.990.6972)

www.seattlymca.org



YMCA C19

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From: [eleanor munro](#)
To: [Mindy Brooks](#)
Cc: [Gwen Ichinose Bagley](#)
Subject: [Spam?] YMCA request to rezone land at Mineral Lake
Date: Monday, June 27, 2022 6:29:36 PM
Importance: Low

I have been associated with the YMCA's camping programs since about 1948. I am very familiar with all facets of the YMCA camping program. It serves children from as far away as Minnesota and Alaska. The program is outstanding in teaching young campers independent living skills, civility, teamwork and leadership. The program makes a contribution to the quality of life in the Puget Sound basin.

Our two resident camps, Orkila and Colman, are operating at capacity. We need to create a new camp that offers a different experience.

I have visited the Mineral Lake site. I feel that it could become an excellent natural location that would not require extensive alteration (logging, road building, ditching, etc.)

For these reasons I urge the Lewis County Planning Commission and Board of County Commissioners to approve the rezone application.

Allan W Munro
1925 41st Ave SW
Seattle WA 98116

206-937-9825

--

Eleanor Munro

[\(206\) 370-1374](tel:2063701374) | eleanor.munro21@gmail.com
[1925 41st Ave SW, Seattle WA 98116](#)

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From: [Tara Jones](#)
To: [Mindy Brooks](#)
Subject: [Spam?] Y Support for Mineral Lake Application
Date: Thursday, June 16, 2022 4:52:12 PM
Importance: Low

Ms. Mindy Brooks
Senior Long-Range Planner
Lewis County Planning Department
2025 NE Kresky Ave.
Chehalis, WA, 98532

Dear Ms. Brooks:

I am writing to offer my support for the YMCA's proposed overnight camp at Mineral Lake. In my opinion, the YMCA proposal is the best possible use for this property and would offer one of the lowest development impacts to the surrounding community, while providing both economic and educational benefits.

The Y is committed to ensuring that all people, especially young people, can develop the skills and have experiences to spend a lifetime actively engaged in the outdoors. The Y's commitment to bringing equity and inclusion to the outdoors, conservation efforts, and delivering programs in a culturally responsive manner is important for today and future generations. We understand that BIPOC youth, who experience marginalization due to race and other oppressed intersections, have faced multiple barriers in accessing culturally responsive outdoor education. At the Y, we know that young people thrive in an outdoor environment, and that the environment will benefit from expanded and equitable youth outdoor leadership.

This particular site has been the focus of various proposals in recent years, including a housing development. Thus far, the YMCA has purchased 500 acres and has indicated it plans to purchase an additional 1,600 acres, developing only a fraction of the site and leaving the rest of the land for use in the practice of sustainable forestry.

Additionally, this project stands to bring much-needed economic development and jobs to this part of Lewis County. The Y has indicated it will seek local contractors to develop the site over the next 10 years and provide ongoing services as needed. Because the Y does not intend to seek a tax exemption as a non-profit organization at this time, this project will also generate additional tax revenues that would benefit both Mineral and the rest of Lewis County.

Finally, the proposed camp would help address the growing need for outdoor education opportunities for local students and those from around the state. A recent study conducted for the Legislature found that more must be done to equitably meet the needs of K-12 students in providing outdoor education experiences. The YMCA camp at Mineral Lake would help provide those opportunities for schools and students. For these reasons, I urge your approval of this project. Thank you.

Sincerely,

Tara Jones

Tara Jones

SVP and Chief Philanthropy and Experience Officer

She/her/hers

C 248.229.5315

P 206.382.5016

YMCA of Greater Seattle

909 Fourth Avenue

Seattle, Washington 98104

seattleymca.org

The Y: We're for youth development, healthy living and social responsibility.



**OUR
PROMISE TO
COMMUNITY**
the **Y**

The Y actively promotes a culture free from bias and injustice. We are dedicated to removing institutional and systemic barriers that result in oppression and racism. We will be accountable to marginalized communities for creating equitable and sustainable environments where social justice is woven into every facet of our programs, and by caring for our communities in a culturally versatile and respectful manner.

YMCA C19



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From: [Eric Waters](#)
To: [Mindy Brooks](#); [Preston Pinkston](#)
Subject: [Spam?] YMCA Greater Seattle, Rezone & Comprehensive Plan Amendment
Date: Friday, June 17, 2022 2:38:17 PM
Importance: Low

Acknowledgement of receipt of this email is requested.

June 17, 2022

Lewis County Planning Commission

Community Development

2025 NE Kresky Ave.

Chehalis, WA 98532

By Email

Commissioners,

As a property owner in Mineral, I am adamantly opposed to the proposed YMCA REZONE PROPOSAL. The proposal is a Seattle community problem looking for a solution in rural Lewis County. The Seattle YMCA has indicated they are in need of additional camper capacity and that Lewis County provides the only feasible location for their future camping needs. This notion is laughable at best.

According to [KingCounty.gov](#), there are more than 100 lakes in King County. That is a significant recreational resource. Yet the Seattle YMCA found none of the lakes in King County suitable for their camping needs. This leads to several conclusions. Seattle and King County have systematically destroyed the native ecosystems surrounding their lakes. Urbanization of the region has erased the opportunity for current and future generations to experience serene and native ecosystems. Simply stated, they squandered and destroyed their native ecosystems. Now they want to come to remote Lewis County and repeat the process.

The proposed Resort Overlay is nothing less than classic urban sprawl. This proposal epitomizes why the Washington State legislature passed the Growth Management Act (GMA) in 1990. GMA identifies remote uses that transition to urban uses. The transitions require associated infrastructure to support more intense uses. This proposal dumps an urban use into a remote location with no supporting infrastructure.

As this proposal moves through the public process, I expect my elected and appointed Commissioners to represent their constituents and not the Seattle/ King County special interest associated with the YMCA. Do not move the YMCA REZONE PROPOSAL forward. This proposal should not be forwarded to the Lewis County Commissioners for consideration.

Regards,

Eric D. Waters

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To: Mindy Brooks (Lewis County Planning)
Gwen Ichinose Bagley (YMCA)

6/17/2022

Re: YMCA Camp at Mineral Lake

Hello, My name is Gary Johnson. I'm a longtime resident of Mineral who has owned property, and other investments here for more that 50 years. I would like to share some Mineral history as seen through my eyes. Fifty years ago, there were two resorts at the lake, today there is one. There were two small stores, today there is one. There was a full service Hotel, today there is none. There were two gas stations, one in Mineral the other at Carlson, today there is only one. There was an active log yard, today none. There was a cafe open to diners of all ages. At one time there were two schools, the last of the two closed in 2002, due to the shrinking student population. There was an active employer shingle mill at the lake, today there is none. The American Legion Post 171, has discontinued service.

It is safe to say that Mineral's economy and population have declined. My wife Bobbie and I are in favor of the YMCA project. As I see it, the Y brings a positive vision and adds hope for our small town. The organization has 177 years of experience working with young people and youth leaders in rural areas in the outdoors. Who can beat that record? The Y has proven it can steward natural resources impacted by its developments, and it has demonstrated expertise cultivating leadership for youth education and safe, enriching outdoor experiences. Its presence here, the jobs it will create, and the potential for its services to extend to or influence Mineral residents are all positive side effects of the planned camp project.

I see the Y's plan as a wonderful opportunity. How often does a community get the chance to have a neighbor like the YMCA? It's my belief that the best investment a person, employer, or an organization can make is an investment in the young people of the community. The YMCA gives Mineral—Lewis County this opportunity. I have talked with a number of longtime residents that agree with my feelings. I hope the county, and the YMCA come to an agreement that allows a "green light " for this project.

As I stated earlier, in the last 50 years Mineral has lost a lot of ground. The YMCA camp project can put Mineral back on its feet, and on the map in a new way, as a place where youth learn to experience the outdoors in fellowship with their peers and as a place where a new kind of economy connected to nature and our proximity to natural resources can emerge. Mineral needs this project as much as the children who need the adventure and structure of a new Y camp to set them on a positive path in life.

The time and plan has come to RE-BOOT Mineral.

Thank You
Gary Johnson

From: [Mark Waters](#)
To: [Mindy Brooks](#); [Megan Sathre](#); preston.pinkston@lewiscountywa.org
Subject: Mineral Re-Zone Public Comment
Date: Friday, June 17, 2022 2:54:11 PM

June 17, 2022

Lewis County Planning Board of Commissioners

Community Development 2025 NE Kresky Ave

Chehalis, WA 98532

Commissioners,

I, along with many other residents of the Mineral area, are absolutely opposed to the Mineral Re-Zone.

I began coming to the Mineral area as a youth 50 or so years ago. It was an area that my elder family members had come to know and love after spending countless days camping, hunting and fishing. They wanted my brothers, cousins and I to experience an area they were completely and utterly enamored with. The beauty and tranquility were second to none, and there was some darn good fishing to boot. When I was old enough to hold a fishing rod, and trout season opened, my Great Uncles would take us on weekly (yes, weekly) fishing trips to Mineral Lake. The beauty, serenity and fishing were unrivaled!

When I became old enough to drive, and the elders could no longer drive or manage their boat, I would take them...and so the tradition and joy continued for many, many years to come.

Fast forward a few years (while continuing to frequent the area/lake), I began dating my wife. After a several months of dating, Opening Day of trout season comes along. I mention to my wife that my buddies and I are going to Mineral Lake for opening day and she says, "You

should talk to my Grandpa and Grandma, they have property on Mineral Lake." Whaaaat?!! Naturally, I knew then, I HAD to marry this woman, ha, ha, ha. All joking aside, I did marry her, and we had three daughters.

As soon as the girls could walk, we were camping at the lake and spending time on our boat fishing and swimming. Throughout their years growing up, (they are now 25, 23 and 21) we would go camping, fishing and swimming at Mineral several times a month throughout the year. Seeing the excitement and joy in their eyes as young girls anytime I mentioned going to the lake is something I will always cherish. They would always comment about how beautiful and peaceful Mineral Lake was and over the years have truly come to love the area, much like their family before them.

The opportunity arose for us to purchase the property that belonged to my wife's Grandparents (164 Mineral Hill Rd). It was a no brainer, we wanted to buy the property, but in order to make the purchase a reality, we needed to restructure our family economic situation, which was a bit of a challenge. But, understanding the memories that had been made, with the opportunity for another generation to be able to experience the same type of joys, we moved forward. We made the necessary sacrifices to purchase the property so we could continue to enjoy the area/lake and so our children could also watch their children experience the same joys they did as children, and see the same look of joy in their children's eyes that we saw in our children's eyes when at the lake. We currently have a Grandson (16 months old) and have a Granddaughter on the way. Our Grandson was playing in the lake at 6 months old and he loved it!....And so, the tradition continues. My heart is full.

Unfortunately, this proposed Re-Zone stands to change the landscape, not only physically, but also metaphorically, in a monumental and irreversible way. Beyond the minimal ancillary benefits this Re-Zone 'may' bring to the greater local area, I cannot see one single, significant, long-term benefit that this Re-Zone would bring that will IMPROVE the quality of life for the residents of Mineral. The significant increase in vehicle traffic, increased noise related to said vehicle and pedestrian traffic, as well as the significant influx of people on the lake

during the best part of the fishing season, as well as throughout the entire summer, would have an immense negative impact on what is, and has been for decades, a very beautiful, peaceful and tranquil area.

A few things that come to mind regarding the Y's degree of deception to further their Re-zone request;

Their study that indicates limited signs of wildlife (specifically Elk) in the area is laughable. I have several pictures of up to 20 or more elk standing along Mineral Hill Rd and on our property.

Their water availability study numbers are grossly inaccurate since their study was conducted during the wettest time of the year. This makes their assertion that their drawing of water to supply the camp in the summer, will not impact surrounding or area wells invalid as it is all 'theory.' Furthermore, some of the well depths they listed for area wells are grossly inaccurate.

Waiting until the project application phase to begin a study to determine what the traffic load and impacts will be is akin to buying a horse and then trying to figure out how you are going to pay for feed.

Determining what the impacts on the Fire Dept., EMS and Law Enforcement are due to the increase in population and how those impacts will be mitigated, is also something that one does beforehand, not after.and the list goes on.

The Greater YMCA of Seattle does not have the same vested interest in the area as we area residents ourselves, and I can assure you, they will not be the same type of stewards of the area that we are. Instead of destroying the very quality of life we have come to know and appreciate the area for, let's leave the urban-sprawl where it is, in King County.

This proposed Re-Zone is not congruent with the Growth Management act (GMA) that the State passed in 1990 and should not occur in Mineral. The infrastructure to support the types of projects which would be allowed under the proposed Re-Zone does not exist. Furthermore, though the documents related to this Re-Zone specify the Re-Zone would only allow, tent sites, cabins, lodges and the like

associated with a 'camp' type facility, there is neither a County Code or Ordinance, nor a State Statute or Washington Administrative Code (WAC), that would prevent another Re-Zone amendment to this proposed zoning amendment, which would allow single family, multi-family, townhouse or apartment buildings. None of the above belong in the remote rural community of Mineral.

I, along with my family and many area residence, am adamantly opposed to this Re-Zone moving forward or receiving approval at any level. I expect you to listen to your affected constituents and not be a willing participant in helping to destroy the very quality of life we in Mineral have come to know and love.

I request to be notified via email and US Mail, of any and all Public meetings, applications, permits or submittals, as well as any associated decisions by Lewis County and the State of Washington related to the aforementioned Re-Zone and any subsequent projects applied for within the entire proposed Re-Zone boundary.

Acknowledgement of this receipt is requested.

Regards

Mark Waters
33716 36th Ave E
Eatonville, WA 98328

Sent from [Mail](#) for Windows

External Email - Remember to think before you click!

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From: [Mark Waters](#)
To: [Mindy Brooks](#)
Cc: [Lee Napier](#); [Megan Sathre](#); [BOCC](#); [Tailor Arrington](#)
Subject: Mineral Re-Zone Public Comments
Date: Friday, June 17, 2022 3:11:07 PM

June 17, 2022

Lewis County Planning Commission
Community Development
2025 NE Kresky Ave
Chehalis, WA. 98532

To whom it may concern,

I am a property owner in the town of Mineral. I, as well as many others, have serious concerns about how the process regarding the proposed Re-Zone is playing out.

I first became aware of the project in August 2021 through a friend who indicated there was going to be a town meeting regarding the project. Since then, there have been several additional meetings and/or workshops, many of which I have attended either in-person or virtually via zoom. I watched and listened as folk on both sides (opposed to or agree with) grew more passionate, vocal and invested in having their voices heard.

In early April 2022 I heard that the upcoming meetings, specifically some of the workshops and meetings involving public comment, were also going to be held via zoom.

I sent an email outlining the significance of the proposed Re-Zone and believed that due to the significance of the potential impacts this Re-Zone could have, folk should be afforded the opportunity to testify in-person.

I received an email back that read as follows;

“We have just started re-entry. We are beginning with inviting the Planning Commissioners back to in person. Unfortunately, the security concerns have changed at the Historic Courthouse over the past two years. Because the meetings are after regular business hours, the doors are locked and the public is not able to enter the building.

We are continuing to use Zoom, which has been the primary tool for the past two years, for public participation. We have also added YouTube, which also records meetings.”

I replied back, again indicating that due to the significance of the proposed Re-Zone and its potential impacts, members of the community should be afforded the opportunity to provide in-person testimony. I also inquired as to what the particular security concerns where/are?

I received a reply email which was nearly identical to the first, with no explanation as to what the security concerns are which are prevented in-person meetings, but which reaffirmed that the upcoming meetings would be conducted via Zoom and posted on YouTube. This was again affirmed by the Planning Commission members at their May24th meeting.

Given the fact that the Planning Commission and Community Development have known that these meeting will be occurring for almost a year, how can it be that no one possessed the forethought and insight to develop a security plan and/or locate a suitable location so the community could

attend in-person and provide comment on such a significant proposal? I work for a city and have been able to create and implement a security plan for events involving several hundreds of people in a matter of hours, I don't see this event as being any different.

Furthermore, it is unconscionable and irresponsible to believe that, given the extremely poor cell phone and internet service in the Mineral area, the Planning Commission believes Zoom meetings are a reliable platform for the Commission to hear public comment regarding a Re-Zone that will impact so many people. This process has taken on an air of corruption and censorship. The MINERAL COMMUNITY deserves a reasonable opportunity and a reliable means/platform to have their voices heard, and as has been proven in the past by the volume of people who have lost connectivity, Zoom HAS NOT been a reliable platform.

What are the security concerns that prevent the Planning Commission from holding YMCA Re-Zone Public Comment meeting at the normally accustomed facility? Given the known 'security concerns', why has no one taken the initiative or made the effort to adequately address those concerns by formulating a security plan, or if formulating a security plan was not feasible, why did no one find a secondary location to allow in-person public comment ?

In the spirit of transparency, please respond to this email and address all of the above questions so we, as members of the community, have a better understanding of what we can expect from you in the future.

In closing, if there is a true interest in involving the effected community in this process, we expect these meetings to be held in-person, where everyone who wants to be heard, has the opportunity to be heard.

Acknowledgement of receipt and reply to this correspondence is requested.

Regards,
Mark Waters

Sent from [Mail](#) for Windows

Sent from [Mail](#) for Windows

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June 17, 2022

Ms. Mindy Brooks
Senior Long-Range Planner
Lewis County Planning Department
2025 NE Kresky Ave.
Chehalis, WA, 98532

Dear Ms. Brooks:

I am writing to offer my support for the YMCA's proposed overnight camp at Mineral Lake. In my opinion, the YMCA proposal is the best possible use for this property and would offer one of the lowest development impacts to the surrounding community, while providing both economic and educational benefits.

The Y is committed to ensuring that all people, especially young people, can develop the skills and have experiences to spend a lifetime actively engaged in the outdoors. The Y's commitment to bringing equity and inclusion to the outdoors, conservation efforts, and delivering programs in a culturally responsive manner is important for today and future generations.

This particular site has been the focus of various proposals in recent years, including a housing development. Thus far, the YMCA has purchased 500 acres and has indicated it plans to purchase an additional 1,600 acres, developing only a fraction of the site and leaving the rest of the land for use in the practice of sustainable forestry.

Additionally, this project stands to bring much-needed economic development and jobs to this part of Lewis County. The Y has indicated it will seek local contractors to develop the site over the next 10 years and provide ongoing services as needed. Because the Y does not intend to seek a tax exemption as a non-profit organization at this time, this project will also generate additional tax revenues that would benefit both Mineral and the rest of Lewis County.

Finally, the proposed camp would help address the growing need for outdoor education opportunities for local students and those from around the state. A recent study conducted for the Legislature found that more must be done to equitably meet the needs of K-12 students in providing outdoor education experiences. The YMCA camp at Mineral Lake would help provide those opportunities for schools and students.

For these reasons, I urge your approval of this project. Thank you.

Sincerely,

Jefri Peters
jefripeters@gmail.com
206-412-2552

Ms. Mindy Brooks,
Senior Long-Range Planner
Lewis County Planning Department
mindy.brooks@lewiscountywa.gov

RE: Proposed YMCA Camp on Mineral Lake

June 19, 2022

Dear Ms. Brooks,

I am writing to support approval for the YMCA's proposed overnight camp at Mineral Lake. I have served on both the Seattle YMCA Board and its Y Camping Board for over 20 years. I know well the Y's dedication to serving children and families of all races, ethnicities, religions and status in society. I also know Mineral Lake well, having hiked around it and its surrounding lands; and how effectively the features, topography and location will benefit campers of the Y's exceptional Camp programming.

Rather than being developed for commercial or logging purposes (as has been unsuccessfully tried); it is hard to imagine a more appropriate and environmentally sensitive land use to address the important societal needs of Lewis County citizens, and other surrounding communities.

The Y is fully committed to ensuring that all people, and especially young people, can develop the outdoor knowledge and skills which will lead to spending a lifetime engaged in and protective of the outdoors. Also, the Y's commitment to bringing diversity and inclusion to outdoor activities is well established - as are its successes in delivering programs in an environmentally responsible manner, important for today and the future.

For these and other important educational and social purposes, I urge you to approve this project as an ideal use of this special property to benefit Lewis County children and families.

Thank you very much.

Sincerely,

D T BOYDEN (signed)

Doug Boyden

YMCA of Greater Seattle Long-time Board and Camping Board Member



TUMAINI RUCKER COKER, MD, MBA

803 15th Ave East, Seattle WA 98112 | 310-663-6721 | tumaini.coker@gmail.com

June 19, 2022

Ms. Mindy Brooks
Senior Long-Range Planner
Lewis County Planning Department
2025 NE Kresky Ave.
Chehalis, WA, 98532

Dear Ms. Brooks:

I am writing this letter of support, as a community member, for the YMCA's proposed overnight camp at Mineral Lake. I offer this support as an individual, and as a mother with three children who have benefitted from the rich experiences that the YMCA outdoor camps offer. I am also a Board Member for the YMCA of Greater Seattle, so I have a good understanding of the potential economic impact of this proposal for the communities in and around Lewis County.

I believe that the YMCA proposal offers an excellent use of the property, which benefits children and youth in the county, and more broadly, in the state of Washington. The YMCA's proposal for this property would provide enormous economic, educational, and health benefits to children and families in the community.

The proposed project offers the following benefits to Lewis County:

-Economic Development and Jobs. The YMCA project would use local contractors to develop the site over the next 10 years and provide ongoing services as needed.

-Tax Revenue. Because the Y does not intend to seek a tax exemption as a non-profit organization, this project will also generate additional tax revenues that would benefit both Mineral and the rest of Lewis County.

-More opportunities for Youth to Engage in Outdoor Activity. Research has shown that outdoor activity for children and youth, K-12, has clear benefits on mental health, physical health, and wellness.

For these reasons, I strongly recommend your approval of this project. Thank you for your consideration.

Sincerely,



Tumaini Rucker Coker, MD, MBA

June 20, 2022

Ms. Mindy Brooks
Senior Long-Range Planner
Lewis County Planning Department
2025 NE Kresky Ave.
Chehalis, WA, 98532

Dear Ms. Brooks:

I am writing to offer my strong support for the YMCA's proposed overnight camp at Mineral Lake. I serve on the board of directors of the YMCA of Greater Seattle, and I am also a parent with camp-aged children who are looking forward to YMCA summer camps.


I have been able to visit the proposed site twice, and have been struck by its natural beauty, and by how perfect the site could be for a camp that serves youth from around the region. I just can't imagine a more appropriate, desirable use for the site than a YMCA camp! One thing that has always been important to me about the Seattle Y camps at Camp Colman and Camp Orkila is that they operate on a sliding scale, in order to allow children from different economic background to participate. I know the Y would have similar arrangements for a camp at Mineral Lake, giving youth in our region a fantastic 'mountain camp' option for summer and year-round youth development.

I have also seen how camp has positive economic impacts on the surrounding community, including good year-round and seasonal jobs, and support for local businesses. I think the same positive impacts will occur here.

One of the Y's top goals is to preserve the natural beauty of this incredible site, and I know from Camp Colman, Camp Orkila, and the Y's other activities that it will be an excellent steward of this property and an excellent partner with the county and other local agencies.

For these reasons, I strongly recommend your approval of this project. Thank you for your consideration.

Sincerely,



Aaron Perrine

Managing Director, Trilogy Search Partners
aaron@trilogy-search.com

Copy to: ceo@seattlemca.org and gbagley@seattlemca.org

LEWIS COUNTY -

06/16/2022

I AM WRITING CONCERNING OUR PROPOSED
YMCA CAMP AT MINERAL LAKE. BY WAY OF
BACKGROUND I HAVE BEEN ON THE YMCA
CAMPING SERVICE BOARD FOR 20 YEARS. THE
BOARD WATCHES OVER OUR TWO EXISTING CAMPS
WHICH ARE BOTH OVER 100 YEARS OLD. OBVIOUSLY
WE NEED A THIRD CAMP FOR POPULATION GROWTH
OVER THERE LAST 10 YEARS, IF NOTHING ELSE.

I ALWAYS SAY THAT IF A CHILD GOES
TO CAMP FOR SOME YEARS AND LATER IS ON
STAFF THOSE EXPERIENCES WILL MAKE THEM
"SET FOR LIFE". I HAVE SOME FRIENDS INTO
THIS BEING A LUCKY SURVIVAL. AS MY
THUGHTS SAID A FEW YEARS AGO

(over)



I AM NOT ONLY LUCKY TO BE HERE SO WELL BUT
PROBABLY AM LUCKY TO BE ALIVE. SHOW EVERY ONE
NOT A PART OF MY OWN LIFE.

LET'S NOT ONLY IMPACT AND TOUCH THE
LIVES OF CHILDREN BUT LET'S ALSO DO THE SAME
FOR ADULTS THROUGH FOR LISTENING.

MARCEL BERGSON

P.S. THE ONLY ROAD ON RIGHT IS ONLY SPACES
8.00 FEET BELOW WE HAD TO HAVE TO SEE

Mt. San Jacinto State Park, CA

From: [BARBARA DINGFIELD](#)
To: [Mindy Brooks](#)
Cc: ceo@seattlemca.org; gbagley@seattlemca.org
Subject: Mineral Lake
Date: Tuesday, June 21, 2022 10:29:42 AM

June 21, 2022

Dear Ms. Brooks:

I am writing, as a parent, a grandparent and a longtime supporter of the YMCA, to state my support for the YMCA's proposed camp at Mineral Lake. The YMCA proposal is an excellent use for this property and would offer one of the lowest development impacts to the surrounding community, while providing both economic and educational benefits.

The Y is committed to ensuring that all people, especially young people, can develop the skills and have experiences to spend a lifetime actively engaged in the outdoors. My son attended a YMCA camp many years ago and learned a great deal about the outdoors and about working and playing with others from diverse communities.

This particular site has been the focus of various proposals in recent years, including a housing development. Thus far, the YMCA has purchased 500 acres and has indicated it plans to purchase an additional 1,600 acres, developing only a fraction of the site and leaving the rest of the land for use in the practice of sustainable forestry.

Additionally, this project stands to bring much-needed economic development and jobs to this part of Lewis County. The Y has indicated it will seek local contractors to develop the site over the next 10 years and provide ongoing services as needed. Because the Y does not intend to seek a tax exemption as a non-profit organization at this time, this project will also generate additional tax revenues that would benefit both Mineral and the rest of Lewis County.

Finally, the proposed camp would help address the growing need for outdoor education opportunities for local students and those from around the state. A recent study conducted for the Legislature found that more must be done to equitably meet the needs of K-12 students in providing outdoor education experiences. The YMCA camp at Mineral Lake would help provide those opportunities for schools and students.

For these reasons, I strongly recommend your approval of this project. Thank you for your consideration.

Sincerely,

Barbara Dingfield
[***barbarajd@msn.com***](mailto:barbarajd@msn.com)
3201 Magnolia Blvd. W
Seattle, WA 98199

From: [Hannah Mason](#)
To: [Mindy Brooks](#)
Subject: proposal for Y camp at Mineral Lake
Date: Monday, June 20, 2022 11:40:19 AM

Dear Ms. Brooks,

I am writing to offer my support for the YMCA's proposed overnight camp at Mineral Lake. As a longtime Y staff, my view is undoubtedly biased but as someone who has spent many years working with teens I can attest firsthand to the value that getting kids outdoors plays in their lives, as well as how it benefits our state and world.

Growing up in Monroe WA, I had a father that loved to take me hiking and fishing in the foothills of the Cascades. It taught me to respect nature and grew in me a deep love of the outdoors and the importance of taking care of our outdoor spaces. Many of the teens I have worked with over the years did not have these opportunities, either because their parents never did, or their parents did not have the means to get them outdoors. Leading Y wilderness expeditions was one of my favorite parts of my job because you could really see the change in teens as they learned to respect and navigate the outdoors.

One excursion I will never forget was a day hike we took with a group of teen boys on who had never been hiking in their life. At first they were a bit incredulous, why would anyone want to do this? But we convinced them it would be fun so they trusted us and went. When we finally made it to the destination they were completely won over by the beautiful views and adrenaline that comes with hiking and ascending a summit. It seemed like a normal trip until we saw a few of the teens a few weeks later at a Y program. They shared that the following day they had returned to the trail on their own with their cousins and had hiked the same trail again. Then the next week, they had taken their entire family to the same hike. They had enjoyed it so much that they had to share it with the rest of their family. It was so moving to me that these teens had returned multiple times because of that one outdoor experience they had. I have witnessed and heard so many experiences like this, whether hiking or at overnight camp through the Y, it truly touches kids lives and helps them learn about themselves and others in positive ways.

Y outdoor programs and camps also teach kids how to respect nature and each other, which is something that is deeply needed in our state. Hiking and camping have become more and more popular and as it grows the need for outdoor education grows too. Y outdoor education also brings together kids from very different backgrounds and experiences, which really helps them learn and respect each other, something that is very important as our political landscape becomes more and more polarized. The Y core values are always taught (honesty, respect, caring and responsibility) in our youth programming and I've seen these values bring kids together who would have never seen eye to eye in normal settings. I think this is something our world needs a lot more of these days.

Whether it is a y camp, school, or other youth organization, I am such a huge advocate for getting more kids outdoors so they can learn about themselves, others and how to respect and care for nature and our world. I cannot stress enough how important these opportunities are for our youth. For these reasons, I urge your approval of this project. Thank you for your time and consideration.

Sincerely,

Hannah Mason

20218 24th Ave NE
Shoreline, WA 98155

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From: [Alan Pickerill](#)
To: [Mindy Brooks](#)
Cc: [Loria Yeadon, President/CEO](#); gbagley@seattlemca.org
Subject: Mineral Lake / YMCA
Date: Monday, June 20, 2022 1:13:48 PM

Dear Ms. Brooks:

I am writing to offer my strong support for the YMCA's proposed overnight camp at Mineral Lake. I have lived in Washington my entire life and have been involved with and supportive of the YMCA for a long while.

In my opinion, the YMCA proposal is an outstanding potential use for this property and would offer one of the lowest development impacts to the surrounding community, while providing both economic and educational benefits.

The Y is committed to ensuring that all people, especially young people, can develop the skills and have experiences to spend a lifetime actively engaged in the outdoors. The Y's commitment to bringing equity and inclusion to the outdoors, conservation efforts, and delivering programs in a culturally responsive manner is important for today and future generations.

This particular site has been the focus of various proposals in recent years, including a housing development. Thus far, the YMCA has purchased 500 acres and has indicated it plans to purchase an additional 1,600 acres, developing only a fraction of the site and leaving the rest of the land for use in the practice of sustainable forestry.

Additionally, this project stands to bring much-needed economic development and jobs to this part of Lewis County. The Y has indicated it will seek local contractors to develop the site over the next 10 years and provide ongoing services as needed. Because the Y does not intend to seek a tax exemption as a non-profit organization at this time, this project will also generate additional tax revenues that would benefit both Mineral and the rest of Lewis County.

Finally, the proposed camp would help address the growing need for outdoor education opportunities for local students and those from around the state. A recent study conducted for the Legislature found that more must be done to equitably meet the needs of K-12 students in providing outdoor education experiences. The YMCA camp at Mineral Lake would help provide those opportunities for schools and students.

For these reasons, I strongly recommend your approval of this project. Thank you for your consideration.

Sincerely,

Alan Pickerill
YMCA Board Member
Former CFO Expedia Group

Copy to: ceo@seattleyymca.org and gbagley@seattleyymca.org

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From: [Ragen, Cameron B](#)
To: [Mindy Brooks](#)
Cc: [Loria Yeadon, President/CEO](#); gbagley@seattlemca.org
Subject: Mineral Lake and the YMCA of Greater Seattle
Date: Monday, June 20, 2022 2:07:55 PM

June 20, 2022

Ms. Mindy Brooks
Senior Long-Range Planner
Lewis County Planning Department
2025 NE Kresky Ave.
Chehalis, WA, 98532

Dear Ms. Brooks:

As a board member of the YMCA of Greater Seattle I am writing to offer my support for the YMCA's proposed overnight camp at Mineral Lake. In my opinion, the YMCA proposal is the best possible use for this property and would offer one of the lowest development impacts to the surrounding community, while providing both economic and educational benefits.

The Y is committed to ensuring that all people, especially young people, can develop the skills and have experiences to spend a lifetime actively engaged in the outdoors. The Y's commitment to bringing equity and inclusion to the outdoors, conservation efforts, and delivering programs in a culturally responsive manner is important for today and future generations.

This particular site has been the focus of various proposals in recent years, including a housing development. Thus far, the YMCA has purchased 500 acres and has indicated it plans to purchase an additional 1,600 acres, developing only a fraction of the site and leaving the rest of the land for use in the practice of sustainable forestry. I serve on the Development Committee of the Y and we are working hard to bring in donors to support this land acquisition.

I also serve on the Finance Committee of the Y so dollars and cents are important to me. I especially like this project because it will bring much-needed economic development and jobs to this part of Lewis County. The Y has indicated it will seek local contractors to develop the site over the next 10 years and provide ongoing services as needed. Because the Y does not intend to seek a tax exemption as a non-profit organization at this time, this project will also generate additional tax revenues that would benefit both Mineral and the rest of Lewis County.

Finally, the proposed camp would help address the growing need for

outdoor education opportunities for local students and those from around the state. A recent study conducted for the Legislature found that more must be done to equitably meet the needs of K-12 students in providing outdoor education experiences. The YMCA camp at Mineral Lake would help provide those opportunities for schools and students.

For these reasons, I strongly recommend your approval of this project. Thank you for your consideration.

Sincerely,

Cam Ragen

Financial Advisor, Managing Director

The Ragen Group

Baird Private Wealth Management

925 Fourth Avenue, Suite 3600

Seattle WA 98104

THE RAGEN GROUP

Our Profile—Our Practice

Barron's Top 1,200 Ranked Advisor 2015 - 2022

Financial Times Top 400 Advisor 2016, 2020

[\(206\) 464-3171](tel:2064643171) - Direct



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From: [Robert Richards](#)
To: [Mindy Brooks](#)
Subject: YMCA Rezone and Comprehensive Plan Amendment
Date: Monday, June 20, 2022 7:01:19 AM

Dear Ms. Brooks,

As Senior Long-Range Planner of the Lewis County Planning Department, you are considering a project of immense benefit to Lewis County accompanied by little negative impact. I would appreciate your transmitting this letter of support to the members of the Lewis County Planning Commission. Thank you.

Dear Members of the Lewis County Planning Commission:

The proposed YMCA camp for youth and families at Mineral Lake is the best possible use for this property, offering one of the lowest development impacts to the surrounding community by removing this particular site from the various commercial proposals in recent years, including a housing development, devoting most of the property to sustained forestry and only a fraction to camp activities. Thus far, the YMCA has purchased 500 acres and has indicated it plans to purchase an additional 1,600 acres.

At the same time, this project will provide jobs in this part of Lewis County, seeking local contractors to develop the site over the next ten years and provide ongoing services as needed. Because the Y does not intend to seek a tax exemption as a non-profit organization at this time, this project will also generate additional tax revenues that would benefit both Mineral and the rest of Lewis County.

Perhaps most importantly, the proposed camp would help address the growing need for outdoor education opportunities for local students and around the state. The proposed camp will serve as an important resource for school districts as they pursue their environmental education objectives. Throughout the United States the YMCA has a stellar record of operating camps, providing youth with an opportunity to develop the skills and have experiences to spend a lifetime actively engaged in the outdoors. For generations the YMCA of Greater Seattle has operated outstanding camps in the San Juan Islands and southern Puget Sound, enjoying harmonious relations with the camps' neighbors and providing opportunities to the local community. The YMCA would do the same at Mineral Lake.

The YMCA of Greater Seattle looks forward to becoming a responsible member of the Mineral community. Thank you for your consideration.

Robert R. Richards

Robert R. Richards
former director, YMCA of the USA
rrichards11@icloud.com
206-310-1191

June X, 2022

Ms. Mindy Brooks
Senior Long-Range Planner
Lewis County Planning Department
2025 NE Kresky Ave.
Chehalis, WA, 98532

Dear Ms. Brooks:

I am writing to offer my support for the YMCA's proposed overnight camp at Mineral Lake. In my opinion, the YMCA proposal is the best possible use for this property and would offer one of the lowest development impacts to the surrounding community, while providing both economic and educational benefits.

The Y is committed to ensuring that all people, especially young people, can develop the skills and have experiences to spend a lifetime actively engaged in the outdoors. The Y's commitment to bringing equity and inclusion to the outdoors, conservation efforts, and delivering programs in a culturally responsive manner is important for today and future generations.

This particular site has been the focus of various proposals in recent years, including a housing development. Thus far, the YMCA has purchased 500 acres and has indicated it plans to purchase an additional 1,600 acres, developing only a fraction of the site and leaving the rest of the land for use in the practice of sustainable forestry.

Additionally, this project stands to bring much-needed economic development and jobs to this part of Lewis County. The Y has indicated it will seek local contractors to develop the site over the next 10 years and provide ongoing services as needed. Because the Y does not intend to seek a tax exemption as a non-profit organization at this time, this project will also generate additional tax revenues that would benefit both Mineral and the rest of Lewis County.

Finally, the proposed camp would help address the growing need for outdoor education opportunities for local students and those from around the state. A recent study conducted for the Legislature found that more must be done to equitably meet the needs of K-12 students in providing outdoor education experiences. The YMCA camp at Mineral Lake would help provide those opportunities for schools and students.

For these reasons, I strongly recommend your approval of this project. Thank you for your consideration.

Sincerely,

Cynthia Sonstelie
Sonstelie@aol.com

206-334-0949

Copy to: ceo@seattleyymca.org and gbagley@seattleyymca.org

June 21, 2022

Ms. Mindy Brooks
Senior Long-Range Planner
Lewis County Planning Department
2025 NE Kresky Ave.
Chehalis, WA, 98532

Dear Ms. Brooks:

I am writing you to offer my support for the YMCA's proposed overnight camp at Mineral Lake. As a longtime YMCA board member, I have seen firsthand the tremendous benefits that camps like these offer both to participants and the local community. In my opinion, the YMCA proposal is the best possible use for this property and would offer one of the lowest development impacts to the surrounding community, while providing both economic and educational benefits.

I understand that this particular site has been the focus of various proposals in recent years, including a housing development. Thus far, the YMCA has purchased 500 acres and has indicated it plans to purchase an additional 1,600 acres, developing only a fraction of the site and leaving the rest of the land for use in the practice of sustainable forestry.

Additionally, this project stands to bring much-needed economic development and jobs to this part of Lewis County. The Y has indicated it will seek local contractors to develop the site over the next 10 years and provide ongoing services as needed. Because the Y does not intend to seek a tax exemption as a non-profit organization at this time, this project will also generate additional tax revenues that would benefit both Mineral and the rest of Lewis County.

Finally, the proposed camp would help address the growing need for outdoor education opportunities for local students and those from around the state. A recent study conducted for the Legislature found that more must be done to equitably meet the needs of K-12 students in providing outdoor education experiences. The YMCA camp at Mineral Lake would help provide those opportunities for schools and students.

For these reasons, I strongly recommend your approval of this project. Thank you for your consideration.

Sincerely,

Trevor Stuart, CPA
Board Member, YMCA of Greater Seattle
Email: tstuart@kitsapcu.org
Mobile: (206) 755-0416

Copy to: ceo@seattleyymca.org and gbagley@seattleyymca.org



FOR YOUTH DEVELOPMENT®
FOR HEALTHY LIVING
FOR SOCIAL RESPONSIBILITY

June 21, 2022

Ms. Mindy Brooks
Senior Long-Range Planner
Lewis County Planning Department
2025 NE Kresky Ave.
Chehalis, WA, 98532

Dear Ms. Brooks:

I am writing to offer my support for the YMCA's proposed overnight camp at Mineral Lake. The YMCA's proposal would be an incredible, community-focused use of this property and would offer one of the lowest development impacts to the surrounding community, while providing both economic and educational benefits locally.

The Y is committed to ensuring that all people, especially young people, can develop the skills and have experiences to spend a lifetime actively engaged in the outdoors. The Y's commitment to bringing equity and inclusion to the outdoors, conservation efforts, and delivering programs in a culturally responsive manner is important for today and future generations.

This site has been the focus of various proposals in recent years, including a housing development. Thus far, the YMCA has purchased 500 acres and intends to purchase an additional 1,600 acres, developing only a fraction of the site and leaving the rest of the land for use in the practice of sustainable forestry.

Additionally, this project stands to bring much-needed economic development and jobs to this part of Lewis County. The Y has indicated it will seek local contractors to develop the site over the next 10 years and provide ongoing services as needed. Because the Y does not intend to seek a tax exemption as a non-profit organization at this time, this project will also generate additional tax revenues that would benefit both Mineral and the rest of Lewis County.

Finally, the proposed camp would help address the growing need for outdoor education opportunities for local students and those from around the state. A recent study conducted for the Legislature found that more must be done to equitably meet the needs of K-12 students in providing outdoor education experiences. The YMCA camp at Mineral Lake would help provide those opportunities for schools and students.

For these reasons, I humbly request your approval of this project. Thank you for your consideration.

In community,

Loria Yeadon
President & CEO
lyeadon@seattleyymca.org

June 22, 2022

Ms. Mindy Brooks
Senior Long-Range Planner
Lewis County Planning Department
2025 NE Kresky Ave.
Chehalis, WA, 98532

Dear Ms. Brooks:

I am writing on behalf of Centralia College to express our support for the YMCA's proposed overnight camp at Mineral Lake. Outdoor education is crucial for each generation of children, and the YMCA has a long history of experience helping children learn about and enjoy our natural habitat. The proposed YMCA development at Mineral Lake is an excellent use of this beautiful property and would provide both economic and educational benefits to the local community.

As you may be aware, Centralia College operates a satellite campus in Morton, known as CC East. While this is a small site that serves a relatively small number of students, we feel that it is vital to promoting the educational needs of East Lewis County. We see the YMCA development as a tremendous opportunity for partnership and we look forward to working with the YMCA and other community partners to develop appropriate programs and events.

The YMCA proposal will fit in well in East County. The overnight camp and education center will be relatively low impact developments, and the eventual plan for up to 2100 acres would preserve much of the site for sustainable forestry. CC East currently offers Wildland Firefighter Certification training. We believe that the YMCA plan would present other opportunities for partnership and new programs in coming years.

This project is likely to bring much-needed economic development and jobs to this part of Lewis County. The YMCA has indicated it will seek local contractors to develop the site over the next 10 years and provide ongoing services as needed. Because the Y does not intend to seek a tax exemption as a non-profit organization, this project will also generate additional tax revenues that would benefit both Mineral and the rest of Lewis County.

The proposed camp would help address the growing need for outdoor education opportunities for local students and those from around the state. A recent study conducted for the Legislature found that more must be done to meet the needs of young students in providing outdoor education experiences. The YMCA camp at Mineral Lake would help provide those opportunities for schools and students.

For these reasons, I urge your approval of this project. Thank you.

Sincerely,

Bob Mohrbacher

Bob Mohrbacher, President
Centralia College
(360) 623-8552
bob.mohrbacher@centralia.edu

June 22, 2022

Ms. Mindy Brooks
Senior Long-Range Planner
Lewis County Planning Department
2025 NE Kresky Avenue
Chehalis, Washington 98532

Dear Ms. Brooks:

I am writing to offer my support for the YMCA's proposed overnight camp at Mineral Lake. In my opinion, the YMCA proposal is the highest and best possible use for this property as it would offer one of the lowest development impacts to the surrounding community, while providing both economic and educational benefits.

The Y is committed to ensuring that all people, especially young people, can develop the skills and have experiences to spend a lifetime actively engaged in the outdoors. The Y's commitment to bringing equity and inclusion to the outdoors, conservation efforts, and delivering programs in a culturally responsive manner is important for today and future generations.

This site has been the focus of various proposals in recent years, including a housing development. Thus far, the YMCA has purchased 500 acres and has indicated it plans to purchase an additional 1,600 acres, developing only a fraction of the site and leaving the rest of the land for use in the practice of sustainable forestry.

Additionally, this project stands to bring much-needed economic development and jobs to this part of Lewis County. The Y has indicated it will seek local contractors to develop the site over the next 10 years and provide ongoing services as needed. Because the Y does not intend to seek a tax exemption as a non-profit organization at this time, this project will also generate additional tax revenues that would benefit both Mineral and the rest of Lewis County.

Finally, the proposed camp would help address the growing need for outdoor education opportunities for local students and those from around the state. A recent study conducted for the Legislature found that more must be done to equitably meet the needs of K-12 students in providing outdoor education experiences. The YMCA camp at Mineral Lake would help provide those opportunities for schools and students.

For these reasons, I give my strongest recommendation that you approve this project. Thank you in advance for your consideration and please feel free to reach out with any questions.

Sincerely,



Jim Reinhardtsen
President, Laird Norton Properties
(206) 409-7113
Reinhardtsen.j@lnproperties.com

From: [Jane Seibel](#)
To: [Mindy Brooks](#)
Date: Thursday, June 23, 2022 1:29:43 PM

To whom it may concern

I want to list my support for the YMCA project at Mineral Lake. The At has supported communities throughout our country as stewards of the land and of our citizens from young children to elderly of all walks of life.

The Y has committed a very thorough investigation into suitable properties to bring children to learn and fall in love with the land and learn to be good stewards of the land as well as strong community members and kind people.

The Y educates the whole person.

As has been seen in other camp

Communities such as Coleman and Orkilla the At has served to feed and support communities during crises such as Covid-19 when others could not. They provided childcare and camps for working parents and tie children to a love and fun of the outdoors through healthy bodies and healthy spirits.

I fully support the creation of the Y property at Mineral Lake.

Jane Seibel

Y board member

6702 34 th ave Nw

Seattle Wa 98117

External Email - Remember to think before you click!

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NISQUALLY INDIAN TRIBE

Tribal Council

4820 Shè-Nah-Num Drive
Olympia, Washington 98513

360.456.5221 (main)

360.456.2058 (fax)

www.nisqually-nsn.gov

June 24, 2022

Ms. Mindy Brooks,
Lewis County Planning Commission
351 NW North Street
Chehalis Washington 98532

Dear Ms. Brooks:

This letter is to express the full support of the Nisqually Indian Tribe for the Mineral Lake Camp and Outdoor Education Project as proposed by the YMCA of Greater Seattle.

The Tribe has consulted extensively with the YMCA of Greater Seattle on the visioning and planning for this project, and is excited about the unprecedented opportunities the camp project and related initiatives will make available for youth and families within the region who may not have equitable access to outdoor activities.

The Tribe has reviewed the preliminary development plans and documents for the camp project, and concurs with the finding that the Mineral Lake Camp and Outdoor Education Project will not have a significant impact on the natural or human environments.

Importantly, the project will provide a unique venue and opportunity for the Nisqually Tribe to share its story, history, and cultural values with the greater public. The Mineral Lake area is centrally located in the Nisqually River Watershed. The Nisqually River Watershed is an integral part of the aboriginal homeland of the Nisqually Tribe, and an area which has been, and is still to this day, closely linked to the Tribe's identity, culture, and way of life.

The Nisqually Tribe will continue to work collaboratively with YMCA of Greater Seattle, with Lewis County, and with the Mineral Lake community, on the project. The Tribe looks forward to the development of a world class camping and outdoor education program on the several properties that will benefit the entire region, and in particular those groups that have traditionally been underrepresented in accessing outdoor activities and opportunities.

The Nisqually Tribe stands in full support of the project, and we encourage the Lewis County Planning Commission to provide a favorable and timely review and decision.

Sincerely,

A handwritten signature in black ink, which appears to read "William Frank III". The signature is written in a cursive, flowing style.

William Frank III,
Chairman,
Nisqually Indian Tribe

June 22, 2022

Ms. Mindy Brooks
Senior Long-Range Planner
Lewis County Planning Department
2025 NE Kresky Ave.
Chehalis, WA, 9853

Dear Ms. Brooks:

I am writing to offer my support for the YMCA's proposed overnight camp at Mineral Lake. In my opinion, the YMCA proposal is the best possible use for this property and would offer one of the lowest development impacts to the surrounding community, while providing both economic and educational benefits.

The Y is committed to ensuring that all people, especially young people, can develop the skills and have experiences to spend a lifetime actively engaged in the outdoors. The Y's commitment to bringing equity and inclusion to the outdoors, conservation efforts, and delivering programs in a culturally responsive manner is important for today and future generations.

This particular site has been the focus of various proposals in recent years, including a housing development. Thus far, the YMCA has purchased 500 acres and has indicated it plans to purchase an additional 1,600 acres, developing only a fraction of the site and leaving the rest of the land for use in the practice of sustainable forestry.

Additionally, this project stands to bring much-needed economic development and jobs to this part of Lewis County. The Y has indicated it will seek local contractors to develop the site over the next 10 years and provide ongoing services as needed. Because the Y does not intend to seek a tax exemption as a non-profit organization at this time, this project will also generate additional tax revenues that would benefit both Mineral and the rest of Lewis County.

Finally, the proposed camp would help address the growing need for outdoor education opportunities for local students and those from around the state. A recent study conducted for the Legislature found that more must be done to equitably meet the needs of K-12 students in providing outdoor education experiences. The YMCA camp at Mineral Lake would help provide those opportunities for schools and students.

For these reasons, I strongly recommend your approval of this project. Thank you for your time and consideration.

Regards,



William (IKE) Eisenhart wleisenhart@msn.com; 206.356.7338.

Formerly Board Chairman Sterling Financial Corporation

Former board member of Lease Cutcher Lewis Incorporated

Member of Finance and Investment committees of the YMCA of Seattle

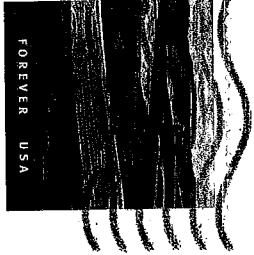
Copy to: ceo@seattleyymca.org and gbagley@seattleyymca.org



William Eisenhart
 2421 W. Viewmont Way W.
 Seattle, WA 98199-3624

SEATTLE WA 980

22 JUN 2022 PM 2 1



Ms. Mindy Brooks
 Senior Long-Range Planner
 Lewis County Planning Department
 2025 NE Kresky Ave.
 Chehalis, WA, 98532

98532-20825

98532-20825

To: Mindy Brooks (Lewis County Planning)
Gwen Ichinose Bagley (YMCA)

June 26, 2022

Re: YMCA Camp at Mineral Lake

My name is Jane Hodges and I divide my time between Seattle and Mineral, where I have been a part-time resident since 2013, when I bought the town's surplus elementary school from the Morton School District as the site of a nonprofit artist residency program we call Mineral School. While I do not have deep roots in Lewis County, I do see Mineral through the eyes of a writer and the landscape for writers, and that is why I invested in property here. Mineral School is a place where artists from throughout the Northwest (and North America) who are vetted in an application process can come to find peace and quiet in which to produce new work, while also living in a small, active logging community in the foothills of Mt. Rainier and engaging in informal connection with the environment, the history, the landscape, and locals who join us at free events or along the lake or at the tavern.

Mineral is a beautiful community boasting a pristine fishing lake, an aging population, and a shrinking economy, with a strong network of community organizations — church groups, a food bank, luncheon clubs, the Lions Club, a fire department, and nascent groups forming programs for children, etc. While collaborative and friendly, it is also at times resistant to change and suspicious of anyone who isn't already from the area. (I am in the process of selling the building, with the artist residency nonprofit remaining a tenant, and gossip around what "the lady who owns the school" is up to reveals a lot of suspicion and sexism.)

Today I am writing in support of a YMCA camp and program site for children, and the partnership between the YMCA and the Nisqually Indian Tribe. Just as I believe artists need space and support to grow their creative work, I also know that children need time and experience in nature and in safe, supervised communities in order to grow into adults with curiosity, empathy, self-esteem, and practical and teamwork skills required for them to feel confident that they can thrive. In particular, children who live landlocked in downtowns and urban corridors, or suburban landscapes, need access to quiet, natural spaces where animals and bodies of water and mountains and trails and campfires and adventures can be shared. I have heard multiple people in town say they resist the camp project because "they'll bus in inner city children" — "inner city" being code for children of color, children from cities, children who may not live where their parents grew up. Mineral residents may enjoy their current view of the lake and lack of traffic along Mineral Hill Road, but who is the town if its resources are hoarded for a few landowners who like their views and the lake is not shared with *all* people who deserve time in nature? I understand concerns about emergency response, traffic, and lifestyle changes full-time residents may experience as a camp develops. These concerns are logistical and the solutions to them may be costly, but they can be negotiated and fundraised.

I keep circling back to the bigger picture. My support for the YMCA/Nisqually project stems from my belief that *all* people deserve to feel safe and welcome in the outdoors, and that a homogenous community runs the risk of sinking in on itself as a closed places that fears outsiders or "others" and creates social systems of "us" and "them." As a person who brings in small batches of artists — a majority of them LGBTQ+, many People of Color — I too am "bussing in the inner city," as well as the

mistrusted academic town and those cars with much-mocked liberal bumper stickers, on a small scale. The reality is that American demography is changing, and the future is not white — not even in the countryside. I and others involved in our project have begun the homework of learning how non-white folks experience the rural, both through book learning and through listening to the experiences of artists in our care: Gay people unsure if it's safe to take walks due to past gay-bashing experiences, Black artists who trade mobile numbers with me "in case of emergency" before venturing on a hike or to the tavern alone, People of Color followed slowly by local cars, or concerned about the hateful messages relayed by Confederate flags and bumper stickers. We need to make sure that everyone feels as free to enjoy the rural as white people do, starting in childhood.

It is my belief that the YMCA could not choose a better location than Mineral in which to site its new camp. The Y, while using its proven methods for managing successful camps throughout Washington, can deliver its services to children and expand its capacity while also honoring the history of the land which belongs to the Nisqually Indian Tribe. Mineral can watch, learn, and benefit from the potential for new employment opportunities and become a diverse and inclusive community centered around natural resources including (but also expanding beyond) the logging trade. In time, whether Mineral grows or not, the Y's presence can make it a place where women, children, and minorities are granted as much visibility and respect as those who for far too long have spoken for and over their voices, laying the groundwork for it to become a place that welcomes everyone and includes industries that deliver nurture and nature as well as resource extraction and exploitation — an economy including industry, but also including love.

Sincerely,
Jane Hodges

John Vynne

4817 Lake Washington Blvd. NE, Unit 5
Kirkland, Washington 98033
john@yarrowcove.com Cell: 425-985-0213

June 26, 2022

Ms. Mindy Brooks
Senior Long-Range Planner
Lewis County Planning Department
2025 NE Kresky Ave.
Chehalis, WA, 98532

Subj: YMCA Mineral Lake Property

Dear Ms. Brooks:

As a long-time YMCA of Greater Seattle Board Member and lover of the outdoors, I am writing to offer my support for the YMCA's proposed overnight camp at Mineral Lake. In my opinion, the YMCA proposal is the best possible use for this property and would offer one of the lowest development impacts to the surrounding community, while providing both economic and educational benefits.

From personal experience of having volunteered with the YMCA for nearly forty years, I know the Y is committed to ensuring that all people, especially young people, can develop the skills and have experiences to spend a lifetime actively engaged in the outdoors. The Y's commitment to bringing equity and inclusion to the outdoors, conservation efforts, and delivering programs in a culturally responsive manner is important for today and future generations.

This particular site has been the focus of various proposals in recent years, including a housing development. Thus far, the YMCA has purchased 500 acres and has indicated it plans to purchase an additional 1,600 acres, developing only a fraction of the site and leaving the rest of the land for use in the practice of sustainable forestry.

Additionally, this project stands to bring much-needed economic development and jobs to this part of Lewis County. The Y has indicated it will seek local contractors to develop the site over the next 10 years and provide ongoing services as needed. Because the Y does not intend to seek a tax exemption as a non-profit organization at this time, this project will also generate additional tax revenues that would benefit both Mineral and the rest of Lewis County.

Finally, the proposed camp would help address the growing need for outdoor education opportunities for local students and those from around the state. A recent study conducted for the Legislature found that more must be done to equitably meet the needs of K-12 students in providing outdoor education experiences. The YMCA camp at Mineral Lake would help provide those opportunities for schools and students.

I have visited the Mineral Lake site and I am very excited about the use of the property for the proposed camp. For the reasons discussed above, I strongly recommend your approval of this project. Thank you for your consideration.

Sincerely yours,



John Vynne
Board Member
YMCA of Greater Seattle

CC: ceo@seattleyymca.org and gbagley@seattleyymca.org

Meredith Mathews, MD MPH
12709A 42nd Ave NE
Seattle, WA 98125
Phone: 206 228 7495

June 25, 2022

Ms. Mindy Brooks
Senior Long-Range Planner
Lewis County Planning Department
2025 NE Kresky Ave.
Chehalis, WA, 98532

Dear Ms. Brooks:

I am writing to offer my support for the YMCA's proposed overnight camp at Mineral Lake. In my opinion, the YMCA proposal is the best possible use for this property and would offer one of the lowest development impacts to the surrounding community, while providing both economic and educational benefits.

The Y is committed to ensuring that all people, especially young people, can develop the skills and have experiences to spend a lifetime actively engaged in the outdoors. The Y's commitment to bringing equity and inclusion to the outdoors, conservation efforts, and delivering programs in a culturally responsive manner is important for today and future generations.

I am a personal example of this commitment. I grew up in the Y, participated in sports, swam, was a camper and subsequently served as a lifeguard and camp counselor. The Y experience is a real learning opportunity for youth and supports their growth to mature and caring adults.


This particular site has been the focus of various proposals in recent years, including a housing development. Thus far, the YMCA has purchased 500 acres and has indicated it plans to purchase an additional 1,600 acres, developing only a fraction of the site and leaving the rest of the land for use in the practice of sustainable forestry.

Additionally, this project stands to bring much-needed economic development and jobs to this part of Lewis County. The Y has indicated it will seek local contractors to develop the site over the next 10 years and provide ongoing services as needed. Because the Y does not intend to seek a tax exemption as a non-profit organization at this time, this project will also generate additional tax revenues that would benefit both Mineral and the rest of Lewis County.

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For these reasons, I strongly recommend your approval of this project. Thank you for your consideration.

Sincerely,



Meredith Mathews, MD MPH