



Community Development

2025 NE Kresky Ave

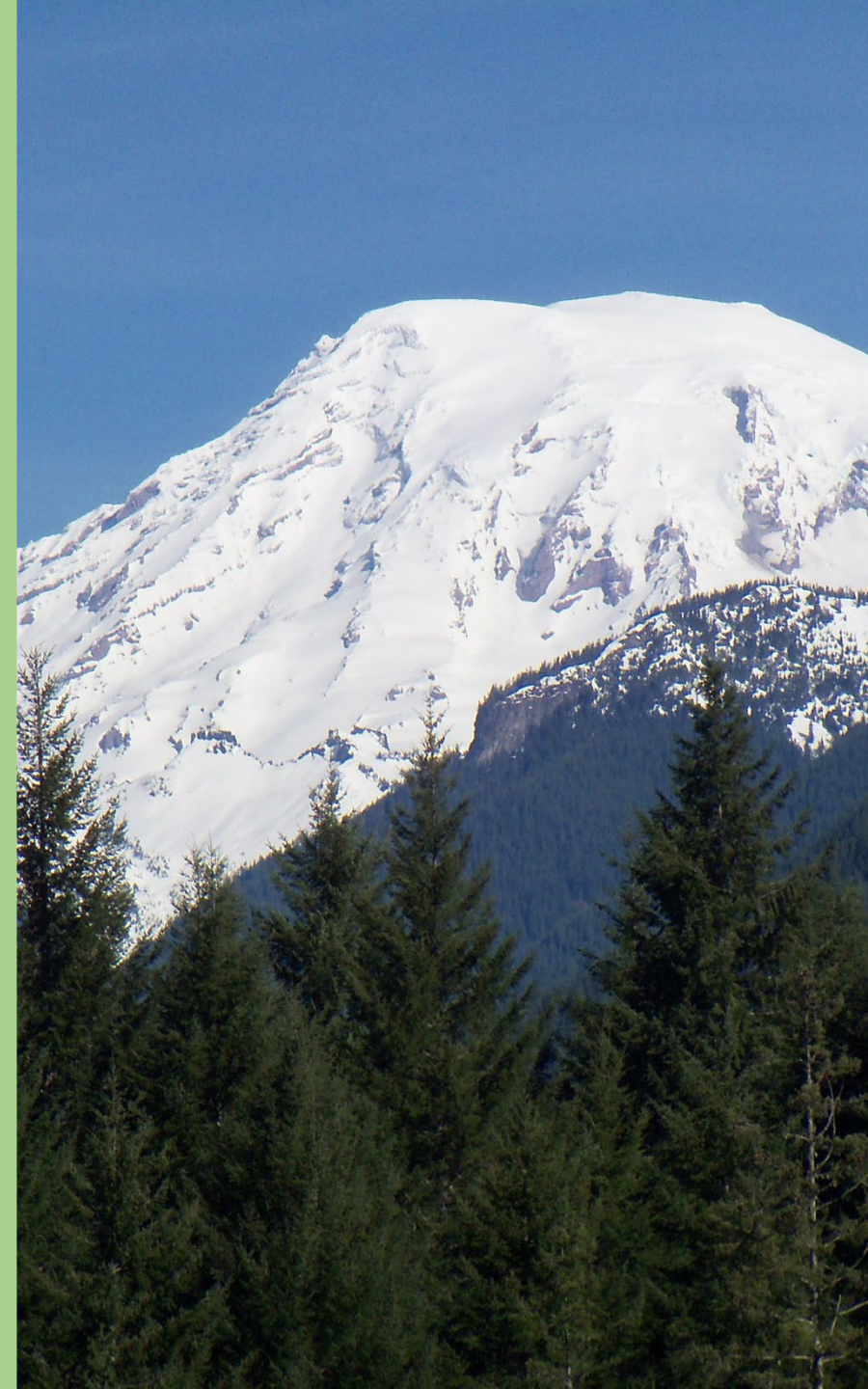
Chehalis, WA 98532

Phone: (360) 740-1146

Ordinance 1343 Mineral Lake YMCA Rezone

Board of County Commissioners – Wednesday Workshop

February 8, 2023



Staff Presentation Agenda

- 1. Background**
- 2. Decision Making**
- 3. Summary of Proposal**
- 4. Hearings Schedule**



February 8, 2023

Lewis County BOCC – Wednesday Workshop

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Background

December 20, 2020	YMCA rezone application
July 26, 2021	Determination of completeness
August 5, 2021	Notice of application**
March 3, 2022	SEPA determination**
June 28, 2022	Planning Commission hearing**
July 12, 2022	Planning Commission recommendation
November 1, 2022	BOCC hearing**
November 8, 2022	BOCC decision to reject rezone proposal
November 22, 2022	Final vote on Ordinance 1337
December 13, 2022	YMCA appeal
January 20, 2023	BOCC vote to rehear
February 14, 2023	BOCC hearing**
February 27, 2023	BOCC decision
March 1, 2023	Final vote on Ordinance 1343

** = public comment opportunity



Public Record

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



February 8, 2023

Lewis County BOCC – Wednesday Workshop

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Decision Making

BOCC is deciding ...

Is the use appropriate at the location?



Decision Making

Use is a category:

Single family residential

Multifamily residential

Commercial

Industrial

Agricultural

Forestry

Mining

Recreation

Master Planned Resort



Decision Making

A **use** is not a project

Use = multifamily residential

Project = 5 story apartment complex with on-site parking, storage units and pool



Decision Making

Use Project
Anticipated effects vs actual impacts

Example

SFR will generate traffic vs traffic impact analysis

Project permitting
Impact analysis
Required mitigation

Likely to be addressed
through future project
permitting?



Decision Making

A **use** is not the property owner

The decision must be based on the use
regardless of who owns the property.



Decision Making

LCC 17.12.100 Approval Criteria:

1. Conforms to Growth Management Act, Lewis County Comprehensive Plan and Countywide Planning Policies
2. There is a demonstrated need for the amendment
3. Public interest will be served by the amendment
 - Anticipated effect on population, employment distribution
 - Anticipated effect on schools, fire districts, etc.
 - Anticipated effect on ag, forest or mineral resource lands
4. Isn't spot zoning



LCC 17.12 Approval Criteria

1. GMA, Comp Plan and Countywide Planning Policies

- Revised Code of Washington (RCW)
- Washington Administrative Code (WAC)
- Lewis County Comprehensive Plan goals and policies
- Countywide Planning Policies



LCC 17.12 Approval Criteria

2. Demonstrated Need

- Site-specific actions – rezone, UGA changes
- GMA - population or jobs
- Other – site characteristics



LCC 17.12 Approval Criteria

4. Not Spot Zoning

- No islands of zoning that are inconsistent with the surrounding area
- Except when explicitly allowed by state law – mining, master planned resort



LCC 17.12 Approval Criteria

3. Public Interest

- Anticipated effect on schools, fire districts, etc.
- Anticipated effect on ag, forest or mineral resource lands
- Anticipated effect on population, employment distribution

Land Use based!



LCC 17.12 Approval Criteria

3. Public Interest

- Who is the public?
 - Adjacent property owners
 - Neighborhood
 - Lewis County
 - Washington State



Decision Making

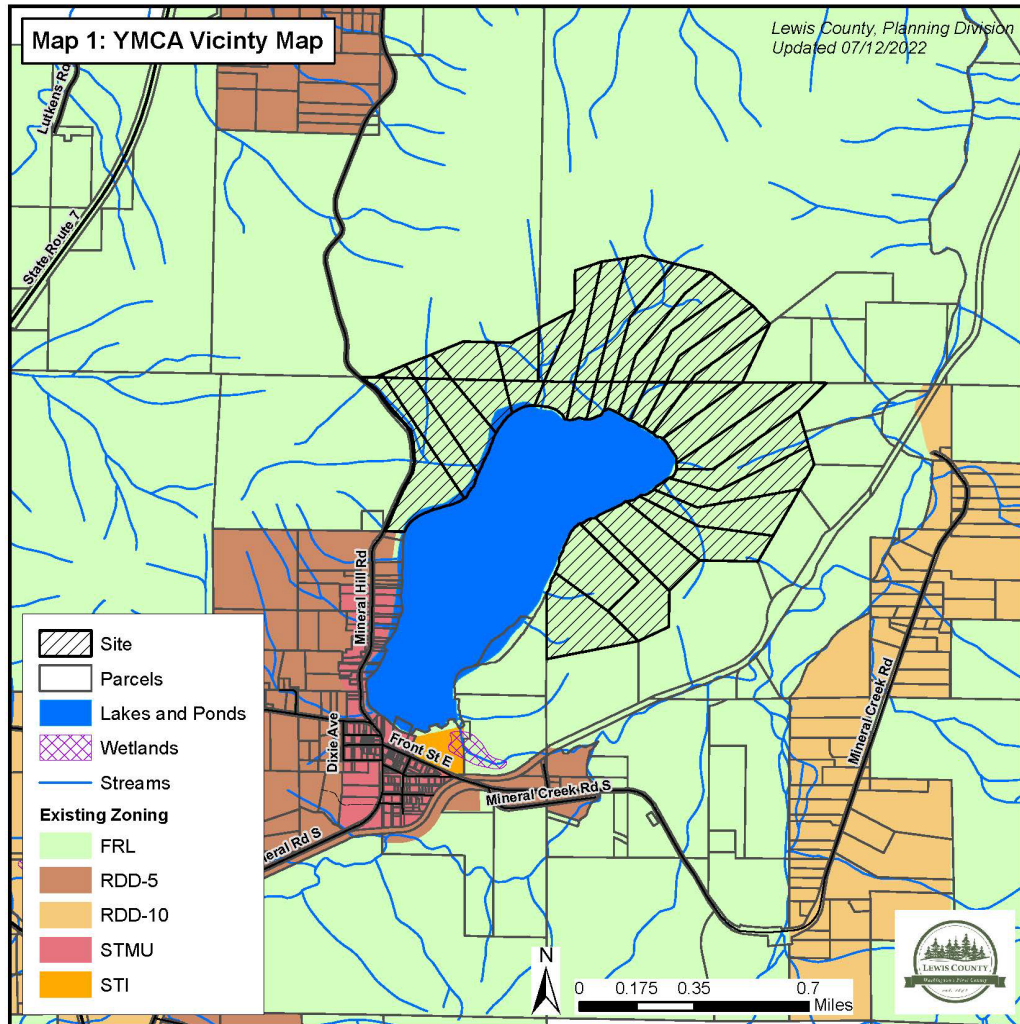
BOCC is deciding ...

Is the use appropriate at the location?

During Deliberations ...
state why yes/no based on approval criteria

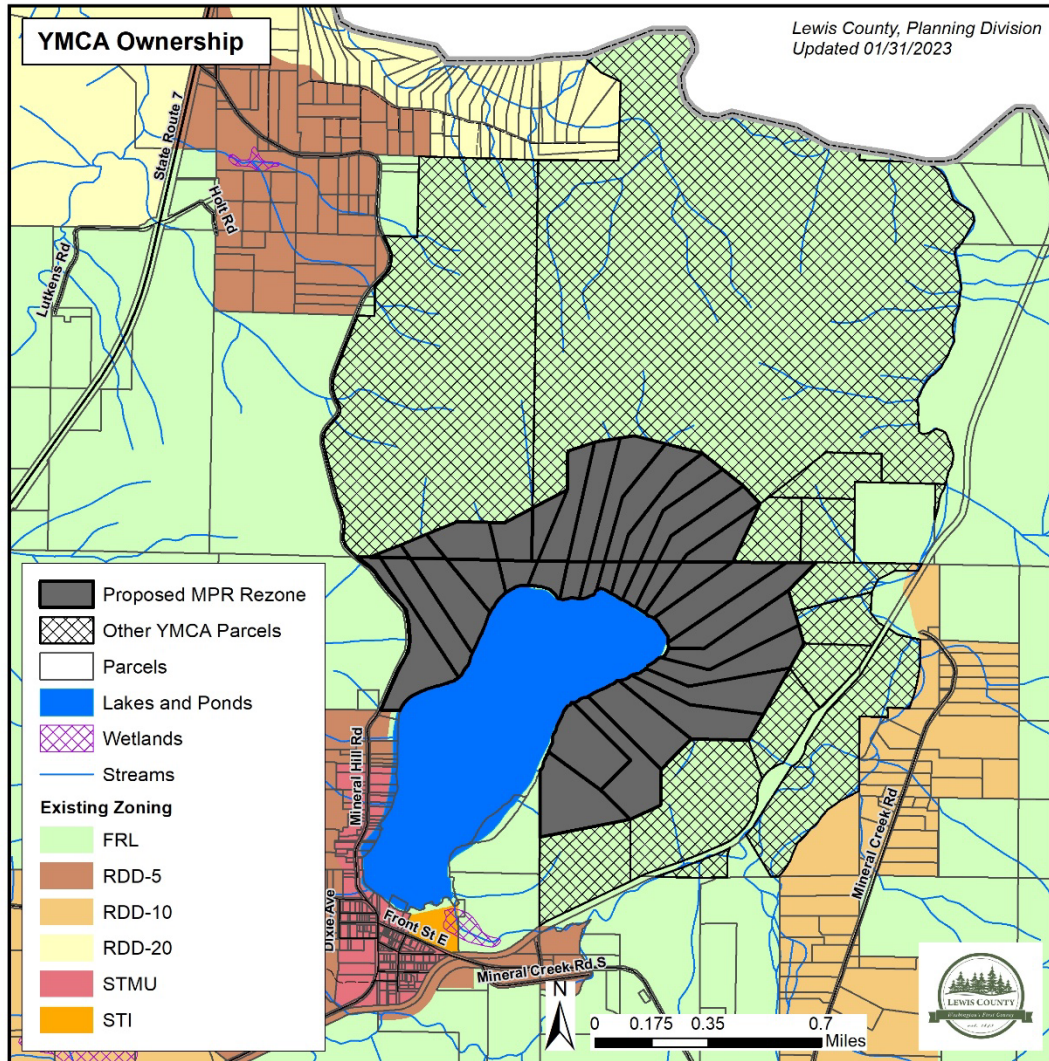


Mineral Lake YMCA Rezone



- 500 acres north of Mineral Lake
- Master Planned Resort overlay on FRL
- Overnight youth camp - 400 campers, 100 staff, cabins, tent sites, trails and dock
- MPR require 40% of land to remain open space
- SEPA determination required restricted uses and sunset provision

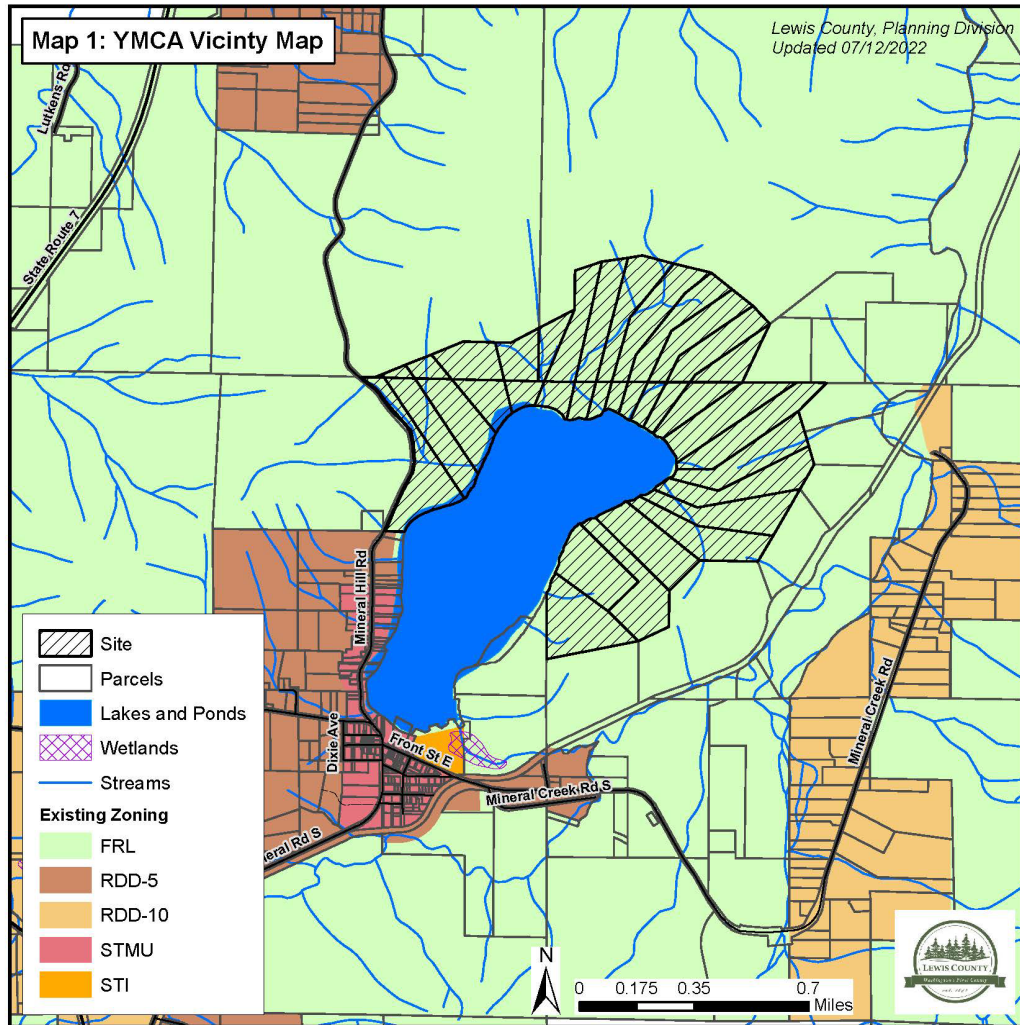
Mineral Lake YMCA Rezone



- YMCA purchased additional land
- The rezone proposal has not changed
- The new land is not subject to the rezone

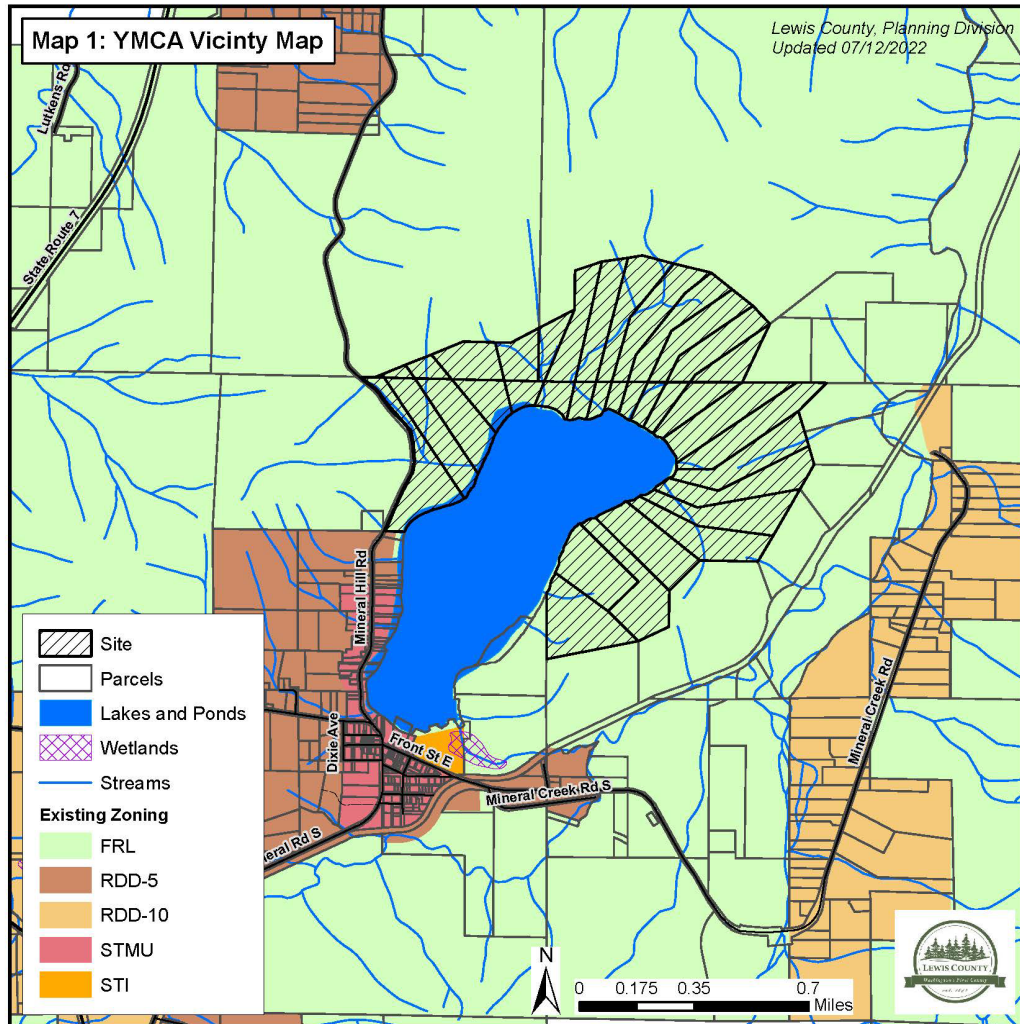


History



- December 31, 2010 Ordinance 1219 – FRL Local Significance
 - Long term significance = 80 acre parcels
 - Local significance = 20 acre parcels
 - [LCC 17.42 Table 1](#)
- Appealed
- December 17, 2012 Ordinance 1241 – revert to FRL of Long Term Significance
- 20-acre lots were created 2010 – 2012

Allowed Uses – Forest Resource Land

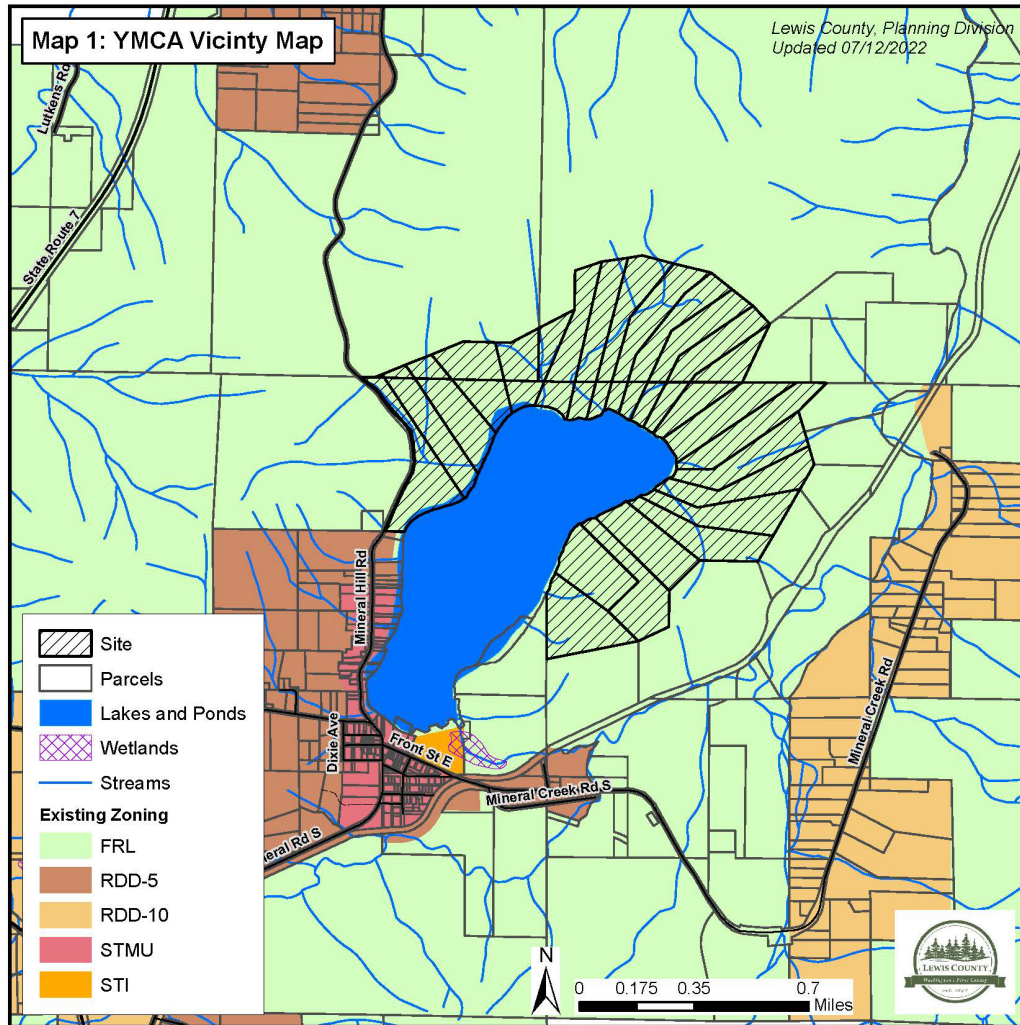


- Uses allowed under FRL of Long Term Significance:
 - Timber practices
 - Agriculture
 - Extraction of minerals
 - One single-family unit per parcel
 - One ADU without kitchen per parcel
 - Disperse recreation/primitive camping
 - Aircraft landing fields/heliports

[LCC 17.30.450 – 17.30.470](#)



Allowed Uses – Master Planned Resort

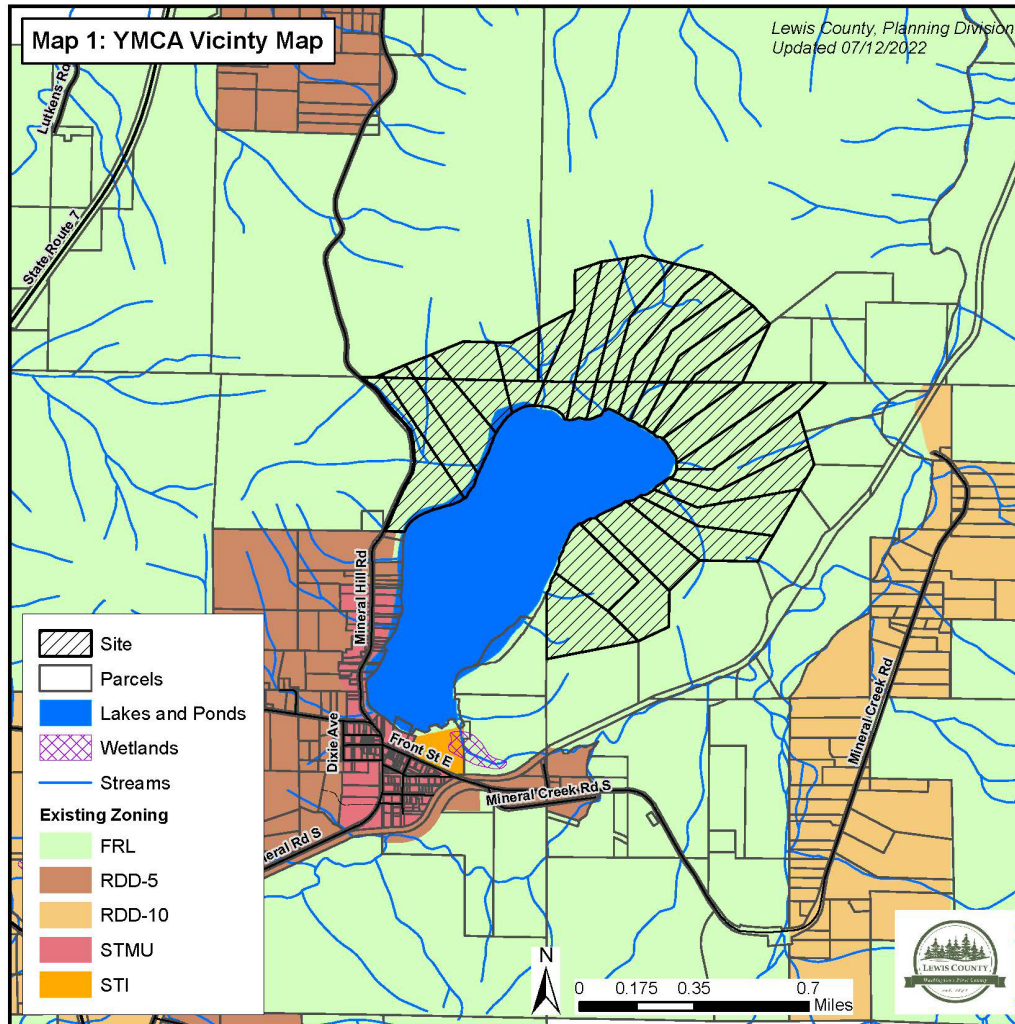


- Allowed uses under MPR as conditioned by SEPA MDNS:
 - Lodges and cabins
 - Recreational facilities and areas
 - Cultural and entertainment facilities
 - Boat dock/marina as compatible with Shoreline Master Program
 - Required 40% land retained as open space
- Prohibited (usually allowed in MPR)
 - Hotels, motels, rental homes
 - Single family and multifamily residential
 - Golf courses
 - Spa facilities
 - Commercial uses like restaurants, shops, grocery stores, etc.

[LCC 17.20E](#)



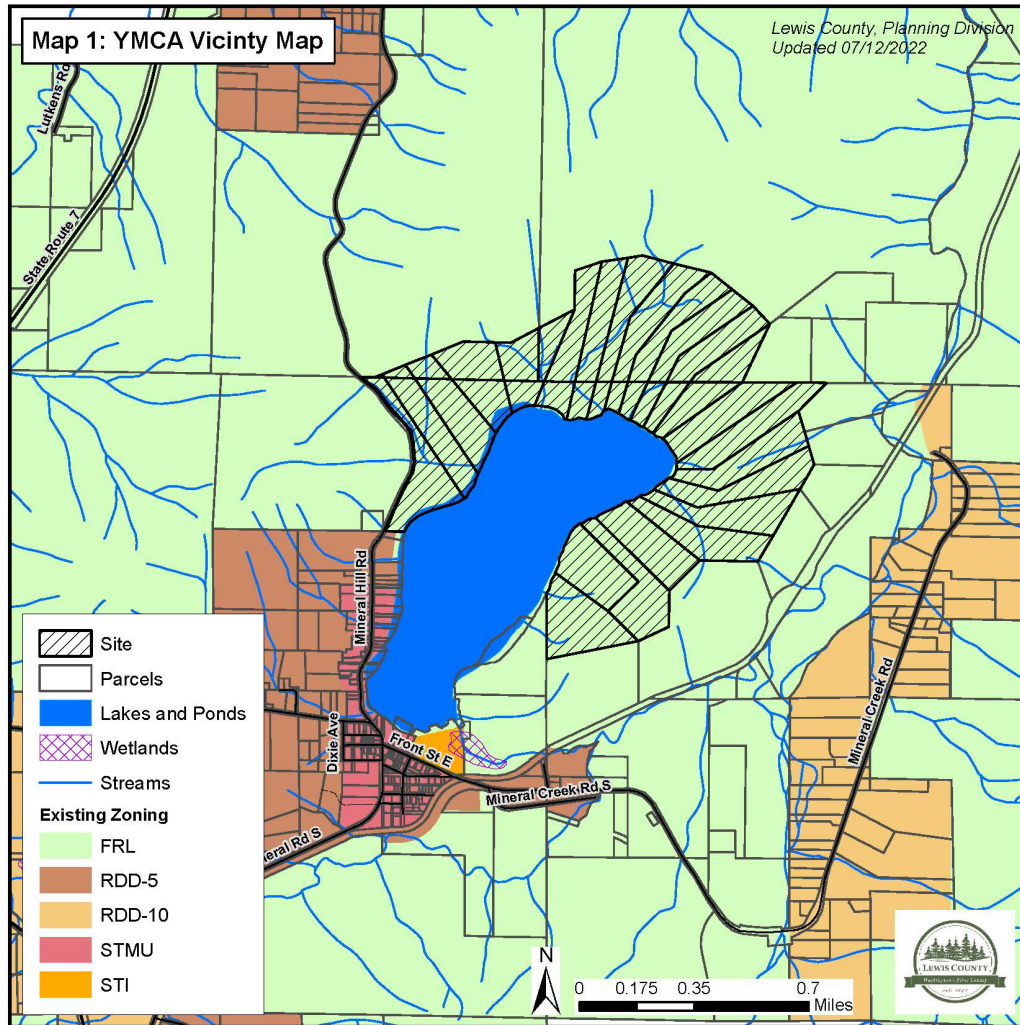
Binding Site Plan



- Commensurate with Binding Site Plan:
 - [LCC 17.130, Adequate Public Facilities and Services](#)
 - Water
 - Waste Water
 - Fire/Emergency Service
 - Solid Waste
 - [Critical Areas Ordinance](#), Shoreline
 - Transportation, including fire and life safety upgrades
 - Cultural Resources



Mineral Lake YMCA Rezone



YMCA



Hearing Schedule

- Record open **now** through February 13 for written testimony
 - Send to mindy.brooks@lewiscountywa.gov
- Public Hearing February 14, 2023 @ 10:00am
 - No deliberation or decision on February 14
- Continue hearing to February 27, 2023 @ 11:00am
 - Deliberation and decision
 - No testimony on February 27
- Final Ordinance approved March 1, 2023 @ 10:00am
 - The ordinance is updated to reflect the deliberation and decision made on February 27
 - No testimony on March 1





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