

From: [BOCC](#)
To: [Mindy Brooks](#)
Subject: Fw: Email from Commissioners Contact Form
Date: Tuesday, February 14, 2023 8:18:06 AM

From: contact@lewiscountywa.gov <contact@lewiscountywa.gov>
Sent: Monday, February 13, 2023 11:43 PM
To: Rieva Lester <Rieva.Lester@lewiscountywa.gov>; Tammy Martin <Tammy.Martin@lewiscountywa.gov>; BOCC <BOCC@lewiscountywa.gov>
Subject: Email from Commissioners Contact Form

Name: COL (Ret) RONALD AVERILL

Email: colronjanaverill@comcast.net

Message: Comment for the Hearing for Ordinance 1343 on the agenda for the February 14th BOCC Meeting. I oppose the change in designation of the Property purchased by the Seattle YMCA near Mineral from Forest Land of Commercial Significance to a Master Planned Resort. My decision is not based on the new property owners or the potential clients they may serve as that issue is not relevant to the argument. My concerns are related to the designations and what I believe is in the best interest of the county. First, Lewis County is prime land for forest production as verified by the over 900,000 acres of forest in the county. While the original purpose would not put a significant dent in forest production, the Seattle YMCA has now purchased an additional 1600 acres. If the new purchase is included in the zoning designation it will take more land out of forest products and provide a huge area for a Master Planned Resort. Our forest land is a prime area for carbon sequestration under Governor Inslee's cap and trade plan and Lewis County can be one of the benefactors. On the other hand, I would argue that a YMCA camp is not what was envisioned for a Master Planned Resort. The MPR should be providing tourist facilities and services to bring significant numbers of tourists and their dollars to the county. Such a resort was envisioned for Elbe in Pierce County in the late 90's but still languishes to this day. In my estimation, our commissioners stand on firm ground denying the application based on their determination of best use of the land.

From: [D](#)
To: [Mindy Brooks](#)
Subject: YMCA Camp Rezone
Date: Monday, February 13, 2023 7:54:12 PM

Please approve the YMCA property development.

As a child I went to YMCA camps every summer. It was my first adventure away from home and family, even if only for two weeks. I was a city kid and the immersion in woods and lakes introduced me to the outdoors. Today there are thousands of city kids that need immersion in the outdoors. Please consider the good that a camp can have for thousands of young people.

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FEB 14 2023

PO Box 235
Mineral, WA 98355

February 13, 2023

Lewis County Board of County Commissioners

Re: Rezone of YMCA lands at Mineral, Ordinance 1343

Good Morning Commissioners:

I am Richard Hopkins. My wife, Paula and I live on Mineral Creek Road about 2500 feet from the southeast corner of the YMCA property to the north and east of Mineral. We **favor rezoning** of the YMCA lands from Designated Forestland to **Master Planned Resort**. We favor the exemption of any implausible casino, hotel, or golf course. The property and location to Mineral Lake is ideal for the education and recreation of youth and adults.

My wife and I

We personally have experience managing forest resources and educating youth and adults at two facilities in Pierce County. We are advocating the rezoning of the YMCA lands based on facts, not emotion.

Any outdoor recreation facilities that require water, power, or a structure will have to be noted and analyzed through an EIS checklist. This does not occur until after the rezoning is permitted. The YMCA cannot address water quality or supply until the rezoning is permitted. The YMCA cannot address emergency aid response until the rezoning is permitted. The YMCA cannot address geologic information or traffic flows until the rezoning is permitted. We are waiting for the EIS checklist to address sound to see if drunken fishermen are the biggest threat to what we hear when Paula and I are kayaking.

An educational facility at Mineral, with managed natural resources, can create additional assets for local contractors, businesses, Mineral Fire Department, and Lewis County. We **advocate the rezoning** of the YMCA lands to begin investigating the potential for a superb educational facility in Lewis County.

Richard Hopkins

Richard Hopkins

Paula Hopkins

Paula Hopkins

From: [Levi Matthew](#)
To: [Mindy Brooks](#); [BOCC](#)
Subject: YMCA
Date: Monday, February 13, 2023 6:34:00 PM

Dear County Commissioners,

I would like to express my opposition to the proposed YMCA camp project.

It is extremely disappointing to me that the YMCA has abandoned the Christian principles they once championed. This has unfortunately been the case of many formerly great and respectable organizations in our nation.

The YMCA should be a place where my daughter could go and be safe and protected and it is not.

The multiple incidents of sexual assault and indecent exposure to minors, etc have occurred at these facilities have not been addressed with legitimate concern and preventive action, but rather have been met with deflection and attempts to legitimize the behavior under their policies of "diversity and inclusion".

The notion that it is ok for a grown adult male to share the shower facility with a young girl is not "diversity and inclusion", it is perverse and predatory.

I am amazed that it is now necessary to write such a letter in opposition to an organization that at one time would have been welcomed as an asset to our community.

Levi M. Horner

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From: [LavenderRose](#)
To: [Mindy Brooks](#)
Subject: [Spam?] YMCA
Date: Monday, February 13, 2023 6:12:52 PM
Importance: Low

Dear County Commissioners,

I am writing to Express my opposition to the proposed YMCA camp. While the YMCA used to be a Christian organization, I can no longer find evidence of its founding principles at work today. Instead, this organization seems to have adopted and appears to be promoting a complete opposite agenda from the "Christian Principles" it claims to uphold on their website. There have been multiple incidences at various locations of sexual assault, indecent exposure to minors, etc. The YMCA has failed to address this safety issue, and has instead allowed these types of attacks to continue in their facilities.

A YMCA camp in Lewis County would place Lewis county youth at risk of sexual assault. I strongly oppose allowing an organization that does not uphold personal privacy and safety as a core requirement for the functioning of any of its facilities to build in Lewis County.

Below are a couple of articles for your reference.

<https://www.courthousenews.com/class-describes-ymcasas-homosexual-brothels/>

<https://news.yahoo.com/teen-girl-blasts-ymca-trans-222120731.html>

Sincerely,
Janelle Horner

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FEB 14 2023

February 13, 2023

Lewis County Commissioners,

I am a resident and taxpayer of Mineral, WA. I have been following the YMCA purchase of property around Mineral Lake. I have been listening and reading about the plans and future of the purchase.

I personally am concerned about the aesthetic, quiet serenity of such an amazing most beautiful view of Mt. Rainier and Mineral Lake. The best outside of Mt. Rainier National Park.

The large proposal of the YMCA would certainly provide an experience for a lot of youth and adults from all over the state and possibly the nation. My concern is what about the local youth and the people of our community and Lewis County? I have not heard anything about how this proposal will benefit the local community. The local school district has not been contacted. The Morton School District is at a 66 percent poverty level. We have a very small local 'swimming hole' that is certainly not at its best. I do not see how the future of the big plan will take care of our youth population we have locally.

Septic and water are concerns for local property owners. What will happen to wells and natural springs that feed the lake? How will all the activity impact the drainage of the lake on the south end?

Emergency services are a concern as they will have a greater need for more equipment, trained firefighters, EMT's and water safety measures. Two years ago we had a local forest fire and the helicopter dipped out of the lake. Will that be available with increased watercraft, docks and storage buildings on the shores of the lake?

Electricity? Will the increased amount of power needed create an impact on the local utility district? What will happen when the power goes out? Will the electrical grid manage it all? Will huge generators be rumbling in the foothills?

State highways and local county roads will have increased traffic. State Route 7 is already congested at the Elbe bridge on busy weekends for hunters, skiers, and flea market shoppers twice a year in Packwood. I would imagine large flows of traffic from the campers, employees, vendors, and construction and maintenance people from the proposal will add to that congestion on local and state roads. When I-5 or Snoqualmie Pass closes, Highway 7 is busy with huge trucks and added cars already.

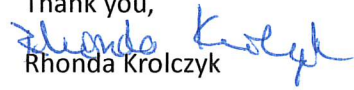
Phone services Right now cell service can be very unpredictable in and around Mineral. Will cell towers be added? Dotting our foothills?

The view.....Right now as I have mentioned is the absolute best. My fear is the lake will be filled with docks, watercraft and storage for the watercraft. The foothills will have a huge lodge, many cabins to house 400 youth and 100 adults and other facilities for storage. There will need to be parking lots for employees and visitors. There will be power poles with street lights on for safety. There will be access roads to the facility. My fear is Mineral Lake will look like Clear Lake in Pierce county. Full of houses, lights and no longer the impressive view it once was. I hope you will say no to the current proposed land use with the YMCA. Since there is in not an approved Environmental Impact Statement I believe there is a lot of research addressing all of the concerned issues.

I encourage you to take a drive to Mineral Lake, drive around the lake and enjoy the pristine quiet paradise of Lewis County. There is not a better sight to behold than the sun or the moon rising behind Mt. Rainier from the shores of Mineral Lake.

Please feel free to reach out to me with any questions or clarification.

Thank you,


Rhonda Krolczyk

253-720-6895

PO Box -1
Mineral, WA
98369

Eric Waters – 164 Mineral Hill Rd

I spoke in opposition to Ordinance 1337 when it was denied by the BOCC. I am here again today to speak in opposition to Ordinance 1343.

After reviewing all 25 pages of Ordinance 1343 multiple times, I cannot find evidence supporting the requirements of RCW 36.70A.360 (4) *A Master Planned Resort may be authorized by a county only if:*
(c) The county includes a finding as part of the approval process that the land is better suited, and has more long-term importance, for the master planned resort than for the commercial harvesting of timber or agricultural production, if located on land that otherwise would be designated as forestland or agricultural land under RCW 36.70A.170

The ordinance indicates the following response to this requirement:

The site is located along the northern side of Mineral Lake and within 15 miles of Mt. Rainer National Park. No other site in Lewis County offers both recreational opportunities within the similar proximity. 72% of Lewis County is designated forest resource. The change will remove less than one half of one one-hundredth percent of the land used for forestry in Lewis County of total FRL (.0005%) to a MPR, which is a negligible impact, Therefore, this criterion is met.

The aforementioned is the opinion of the applicant and Lewis County Planning staff and is not a fact. A fact requires supporting evidence. In this case, there is no evidence that the land is better suited for a resort instead of timber harvest or agriculture. Therefore, the criterion identified in RCW 36.70A.360 has not been met.

There is nothing to indicate erasing more than 100 years of local culture and natural history to then replacing it with a commercial resort will be of greater long-term importance for Mineral or Lewis County. A resort will not provide a long-term benefit to the land and landscape.

For ~~more than~~ years it has been the opinion of the applicant that an MPR overlay zone in Mineral is appropriate. For ~~more than~~ years it has been the overwhelming opinion of the community of Mineral that an MPR overlay zone in Mineral is NOT appropriate.

The applicant and everyone representing the applicant do not live anywhere near Mineral. They live anywhere from 20 to 100's of miles away. They do not have a vested interest in the community. The applicant's proposed project is a transient facility as it is identified in the ordinance. This guarantees the applicant will never be vested in the community.

In contrast, most of the property owners in and around mineral have been stewards of the landscape for generations. We have been stewards of our land for 4 generations and have plans in place for a 5th generation. We are not transient and are fully vested in Mineral.

Do not dismiss my comments as a NIMBY rant. Mineral is my community. The Lewis County Board of County Commissioners are my representatives. I strongly encourage the BOCC to reject Ordinance 1343. An MPR overlay zone on the landscape will not enhance or improve the natural and cultural environment of Mineral or Lewis County.

Thanks you for your time.

RECEIVED
Board of County Commissioners
Lewis County Washington

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