

## **Ordinance 1343 – Draft Potential Motions**

### **Motion to Deny**

I move to deny the proposal to rezone 500 acres of Forest Resource Land by applying a Master Planned Resort overlay zone, as described in Ordinance 1343.

*If you chose a motion to deny, please state that you believe the land is better suited for Forest Resource Land than Master Planned Resort and state reason(s) why based on the information in the record.*

### **Motion to Approve**

I move to approve the proposal to rezone 500 acres of Forest Resource Land by applying a Master Planned Resort overlay zone, as described in Ordinance 1343, with the following conditions:

1. Inclusion of the SEPA MDNS mitigation measures including restrictions on uses and clauses to revert the zoning if the project does not proceed;
2. Prior to submitting application for Binding Site Plan, the owner of the property must consolidate the lots into 80-acre or larger parcels through a record of survey; and
3. The face of the record of survey must include the following restriction: “Included lots shall be subject to no exemptions from real estate taxation other than those authorized under Chapter 84.33 RCW”; and
4. Any water system serving development within the Master Planned Resort overlay must comply with the arsenic MCL limits of WAC 246-290-310 or any subsequent replacing regulation in existence at the time, regardless of water system classification; and
5. The total capacity of users, including staff and patrons, shall not exceed 14,000 people per year; and
6. At least 60% of the area within the Master Planned Resort overlay (approximately 300 of 500 acres) must be preserved in open space use with an approved Integrated Forest Management Plan (Washington Department of Natural Resources); and
7. Non-water dependent uses, including lodges, rental cabins, caretaker accommodations, other visitor-oriented accommodations, entertainment facilities, and recreational sport facilities must be setback at least 400 feet from Mineral Lake. Water dependent uses including docks and trails providing access to the water are not subject setbacks beyond what is required under Lewis County Code Chapter 17, Land Use and Development Regulations (Shoreline Management/Critical Areas); and
8. The site may not include more than one lodge, and the lodge may not offer individual units for rent as transient accommodations; and
9. Rental cabins shall not include kitchen facilities.

*If you chose a motion to approve please include a statement that the land is better suited for Master Planned Resort than Forest Resource Land and state reason(s) why based on the information in the record.*

*Following a second, please state your specific rationale for why you are going to vote yes or no. Staff will include your rationale as findings in the Ordinance.*