



## **SEPA Interagency Consultation County Reviewer's Comments Memo**

File Number: SEP20-0033

Date Printed: August 31, 2021

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### **Public Health & Social Services:**

#### Water Review:

- The project will require a well site inspection by Lewis County Environmental Health and subsequent water system review and approval by the Washington State Department of Health Office of Drinking Water Southwest Region. Please note the project is in an area of Arsenic contamination in ground water.

#### Septic Review:

- No Comments Received

### **Public Works Review:**

#### Access Review:

- Any new or change of existing road approach to Mineral Hill Rd will require a road approach permit from Lewis County Public Works.

#### Survey Review:

- Private and public survey monuments shall be maintained and replaced if destroyed per WAC 332-120-040.
- Survey monuments exist along the south line of this parcel per record of survey recorded under AFN 3052424.
- The parcels are from a survey recorded under AFN 3379875. There were no property corners set at a part of this survey. It would be in the best interest of the land owner or developer to have the property corners set and boundaries marked to make certain of no encroachments.

#### Roads/Utilities Review:

- All access roads shall meet County & IFC Standards with turnarounds.

Stormwater Review:

- No Comments on the non-project action. Project development will require stormwater permits consistent with LCC 15.45.

Traffic Review:

- TIA will be needed with appropriate mitigation provided at the time of buildout.

**Community Development:**

Building Official/ Fire Marshal Review:

- All structures shall have their own addresses. Each structure shall have access for EMS/ Fire, access roads shall meet LC road standards for emergency vehicle access. Approved water and septic required. Permits required Address, Road Review, Fill and grade, Floodplain development and Building permits per IBC.

## **Karen Witherspoon**

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**From:** Bruce L. Richie, Commissioner, Lewis County Fire District #9 <lcfd9comm3@centurytel.net>  
**Sent:** Thursday, August 12, 2021 12:43 AM  
**To:** Karen Witherspoon; Lee Napier  
**Subject:** Fwd: Fwd: YMCA camp at Mineral Lake

**Greetings,**

**As Chairman of the Board of Commissioners of Lewis County Fire District 9, I would like to submit a few comments on the sufficiency of the YMCA Mineral Lake Comprehensive Plan Amendment and SEPA Application Application No. RZ20-00002.**

**The YMCA has still failed after 3 responses to Lewis County to satisfy the minimum standards that apply to all master planned resorts in Lewis County Code 17.20E.040 (5) pertaining to fire suppression and emergency services.**

**As this proposed amendment is located within the jurisdiction of Lewis County Fire District 9, and we have stated that we are currently unable to provide these services for the YMCA as the project is planned, we feel further information is required from the YMCA as to how they plan to address fire suppression and emergency services before this application can be considered sufficient to move ahead.**

**In the YMCA's July 12, 2021 submittal response to the 2nd letter of incompleteness, their most recent answer is:**

**We are committed to providing these details in the detailed development plan for the site. The YMCA's other camps are also located in predominantly rural areas and strategies and agreements are in place for the provision of services to those facilities.**

**The YMCA's response of "committing to provide these details" in the future and statements that "strategies and agreements are in place" at other facilities does not give adequate information to make a decision about THIS facility.**

**Thank you,**

**Bruce L. Richie  
Chairman, Board of Commissioners  
Lewis County Fire District 9  
Mineral Fire and Rescue**

----- Forwarded Message -----

**Subject:**Fwd: YMCA camp at Mineral Lake

**Date:**Thu, 29 Jul 2021 10:37:50 -0700

**From:**Jeanine Armstrong <[lcf9mso@gmail.com](mailto:lcf9mso@gmail.com)>

**To:**Bruce Richie <[lcf9comm3@centurytel.net](mailto:lcf9comm3@centurytel.net)>

I recieved this email from Chief Renyolds in Morton. I briefed him on what the situation is but felt that I would send this to you as an fyi.

Jeanine

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

**From:** **Bill Reynolds** <[lcf4chief@gmail.com](mailto:lcf4chief@gmail.com)>

**Date:** Thu, Jul 29, 2021, 09:23

**Subject:** Fwd: YMCA camp at Mineral Lake

**To:** Jeanine Armstrong <[lcf9mso@gmail.com](mailto:lcf9mso@gmail.com)>

What do you know about this??

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

**From:** **David Fisher** <[david@davidmfisher.com](mailto:david@davidmfisher.com)>

**Date:** Thu, Jul 29, 2021 at 8:04 AM

**Subject:** YMCA camp at Mineral Lake

**To:** <[lcf4chief@gmail.com](mailto:lcf4chief@gmail.com)>

Dear Chief Reynolds –

My name is David Fisher, and I am working with the YMCA on their plans to acquire property and create a youth & family camp on the shore of Mineral Lake.

I would like to schedule a time to talk with you about how your department coordinates services with Mineral Fire & Rescue and any questions you have about the camp plan. We know that Commissioner Richie is extremely concerned about the capacity of his all-volunteer force to support the camp and equally concerned that the current roads to the site are insufficient for response equipment travel. On the first issue, the Y has experience with camps in rather remote locations and has successfully worked with local agencies to provide sufficient protection and response capabilities, so we are optimistic this can happen here as well. On the second, we recognize that road improvements will be required, and this will be part of Lewis County's review and approval of the binding site plan before construction of permanent facilities can begin.

We'd like to solicit your thoughts and opinions as a professional responder operating near the camp location. Please let me know when you could spare some time for a short conversation, which we can arrange by phone, Zoom video conference, or in-person as you prefer.

Thank you in advance, and have a good rest of your week.

Regards,

David Fisher

360.870.1332



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Bill Reynolds  
Lewis County Fire District #4  
Fire Chief  
253-951-7598

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**RECEIVED**

*By K. Witherspoon at 5:26 pm, Jul 26, 2021*

Allyson Brooks Ph.D., Director  
State Historic Preservation Officer

July 26, 2021

Ms. Karen Witherspoon  
Senior Project Planner  
Lewis County  
PO Box 790  
Stevenson, WA. 98648

In future correspondence please refer to:  
Project Tracking Code: 2021-07-04727  
Property: Lewis County\_ Mineral Lake YMCA Resort  
Re: Survey Requested

Dear Ms. Witherspoon:

Thank you for contacting the Washington State Historic Preservation Officer (SHPO) and Department of Archaeology and Historic Preservation (DAHP) and providing documentation regarding the above referenced project. A desktop review using our statewide predictive model has identified the proposed project area as having very high sensitivity for archaeological resources. Also, the endangered species survey identified historic mines within the proposed project area. These mines have not been evaluated, and may qualify as significant archaeological resources and be afforded protection under Washington State law (see [RCW 27.53](#)). Further, the scale of the proposed ground disturbing actions would destroy any archaeological resources present. Identification during construction is not a recommended detection method because inadvertent discoveries often result in costly construction delays and damage to the resource. Therefore, we recommend a professional archaeological survey of the project area be conducted prior to ground disturbing activities. We also recommend consultation with the concerned Tribes' cultural committees and staff regarding cultural resource issues.

These comments are based on the information available at the time of this review and on behalf of the SHPO in conformance with Washington State law. Should additional information become available, our assessment may be revised.

Thank you for the opportunity to comment on this project and we look forward to receiving the survey report. Please ensure that the DAHP Project Number (a.k.a. Project Tracking Code) is shared with any hired cultural resource consultants and is attached to any communications or submitted reports. Should you have any questions, please feel free to contact me.

Sincerely,

Dennis Wardlaw  
Transportation Archaeologist  
(360) 485-5014  
dennis.wardlaw@dahp.wa.gov

