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**LEWIS COUNTY – STATE ENVIRONMENTAL POLICY ACT  
THRESHOLD DETERMINATION  
MITIGATED DETERMINATION OF NONSIGNIFICANCE (MDNS)  
*RENOTICE – CORRECTED DATES***

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**LEAD AGENCY:** Lewis County – Community Development Department

**PROPONENT:** YMCA of Greater Seattle

**FILE NUMBERS:** SEP20-0033 & RZ20-0002

**DESCRIPTION OF PROPOSAL: PHASED REVIEW WAC 197-11-060(5):** Phase 1: Non-Project Action to amend the comprehensive plan classification from Resource to Urban and to establish a Master Planned Resort (MPR) overlay zone designation on approximately 500 acres of Forest Resource Land of Long-Term Significance (Forest) zone designation. Phase 2: If the comprehensive plan amendment and zone overlay are approved, it is anticipated the applicant will then apply for project specific development permits (Type III Master Plan Resort application and Binding Site Plan application) and detailed project level SEPA review. The intended use of the MPR overlay zone is to establish a youth and family over-night camping facility for 400 campers and 100 staff on the northern and eastern sides of Mineral Lake. The applicant proposes that the Phase 2 project level site development will occur in three construction phases over a 10 to 15 year period.

The current environmental review is only for this proposal, the Phase 1 non-project action. The environmental review of the Phase 1 non-project action does not in any way preclude the need for environmental review of future proposals or prejudice the outcome of the environmental review of future applications in the future phases.

**LOCATION OF PROPOSAL:** The non-project action location is approximately 0.82 miles north of the intersection of Mineral Road N and Mineral Hill Road, lying east of Mineral Hill Road and north and east of Mineral Lake shoreline in Mineral, WA, Lewis County on parcel numbers - 038931011001, 038931011002, 038931011003, 038931011004, 038931011005, 038931011035, 038931011006, 038931011036, 038931011007, 038931011037, 038931011008, 038931011038, 038931011009, 038931011039, 038931011010, 038931011011, 038931011012, 038931011013, 038931011040, 038931011041, 038931011042, 038931011043, 038931011015, 038931011016, 038931011017, 038931011018, 038931011019, 038931011020, 038931011021, 038931011022, 038931011023 and 038931011024 in Lewis County, WA – Sections 03 & 04, Township 14N, Range 05E & Sections 33 & 34 of Township 15N, Range 05E, WM.

**THRESHOLD DETERMINATION:**

The lead agency for this proposal has determined that it does not have a probable, significant adverse impact on the environment. An environmental impact statement (EIS) is NOT required under RCW 43.21C.030(2)(c). This decision was made after review by Lewis County of a completed environmental checklist and other information on file with this agency and such information is adopted herein by reference. This information is available for public review on the department's rezone webpage:

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

This MDNS is issued under WAC 197-11-350; the lead agency will not act on this proposal for 14 days from the issue date below. Written comments may be submitted during the 14-day period

and are due **by 4 pm on March 8, 2022**. The lead agency will require ten (10) mitigation measures under SEPA:

**Conditions of Mitigated Determination of Non-Significance:**

1. Phased Review. The YMCA Master Planned Resort is a phased action. Phase 1 is a rezone from Forest to MPR, Lewis County permit number RZ20-00002, and comprehensive plan amendment. Phase 1 is a non-project action and is the subject of this SEPA review. Phase 2 will be the project action consisting of Type III land use permits for a Master Planned Resort application and a Binding Site Plan application. These are separate Type III applications with Lewis County, but all are reviewed concurrently. If the Type III applications are approved, then the site development applications for various construction activities will be submitted for review and permit issuance. Phase 2 is not part of this SEPA review; additional SEPA review will be required during Phase 2.
2. Development Agreement. The owner of the property, YMCA, and Lewis County shall enter into a Development Agreement - consistent with RCW 36.70B, RCW 82.02.020, WAC 197-11-350(7), LCC 17.110.120(1), LCC 17.110.120(5)(d), LCC 17.110.120(7) and 17.20E - for no more than 500 acres of land. The Development Agreement must include, at a minimum, the requirements specified in (3) through (10) of this document, consistent with RCW 36.70B.170. The owner is responsible for all applicable land use and permit fees, as allowed for by RCW 36.70B.210, including but not limited to the Master Planned Resort application fee and the Binding Site Plan application fee specified in the Lewis County fee schedule.
3. Use Restrictions.
  - A. (1) Within the Master Planned Resort (MPR) overlay zone on parcels 038931011006, 038931011036, 038931011005, 038931011035, 038931011004, 038931011003, 38931011002, 038931011001, 038931011013, 038931011043, 038931011015, 038931011016, 038931011017, 038931011018, 038931011019, and 038931011020 (Lots 1-6, Lot 13 and Lots 15-20 of Record Survey recorded under Auditor File Number 3379875) permitted uses specified in LCC 17.20E.030(1) through LCC 17.20E.030(9) shall be limited to:
    - a. Lodges, rental cabins, and appropriate support facilities for visitor-oriented accommodations, including caretaker accommodations;
    - b. Recreational sport facilities and undeveloped recreational areas;
    - c. Boat docks and marinas compatible with the Lewis County shoreline master program;
    - d. Open space areas such as lakes, wetlands, greenbelts, buffers, and wildlife preserves;
    - e. Facilities necessary for public safety such as fire and security stations, waste disposal, and utilities within the master planned resort or the county;
    - f. Transportation related facilities, emergency medical facilities, and storage structures and areas, provided these uses are ancillary to the master planned resort; and
    - g. Cultural community and entertainment facilities such as theaters, amphitheaters, galleries, arts and craft centers, and interpretive centers.
  - (2) All other uses permitted by LCC 17.20E.030(1) through LCC 17.20E.030(9) are prohibited including but not limited to:
    - a. Hotels, motels, bed and breakfast facilities, rental homes, rental condominiums, rental townhouses, time-share units, similar transient lodging facilities and conference and convention facilities;
    - b. Residential single-family dwellings, townhouses, residential multifamily dwellings, condominiums, and other residential dwellings;

- c. Golf courses, clubhouses, pro shops and spa facilities; and
  - d. Commercial restaurants, specialty shops, barber shops, beauty salons, real estate and other professional offices, grocery stores and pet boarding and care facilities.
- B. (1) Within the MPR overlay zone on parcels 038931011007, 038931011037, 038931011012, 038931011042, 038931011011, 038931011041, 038931011010, 038931011040, 038931011009, 038931011039, 038931011008, 038931011038, 038931011021, 038931011022, 038931011023 and 038931011024 (Lots 7-12 and Lots 21-24 of Record Survey recorded under Auditor File Number 3379875) permitted uses specified in LCC 17.20E.030(1) through LCC 17.20E.030(9) shall be limited to the uses listed below as (a) through (e) of this condition. All other uses permitted by LCC 17.20E.030(1) through LCC 17.20E.030(9) are prohibited.
- a. Recreational sport facilities and undeveloped recreational areas;
  - b. Boat docks and marinas compatible with the Lewis County shoreline master program;
  - c. Open space areas such as lakes, wetlands, greenbelts, buffers, and wildlife preserves;
  - d. Facilities necessary for public safety such as fire and security stations, waste disposal, and utilities within the master planned resort or the county; and
  - e. Transportation related facilities, emergency medical facilities, and storage structures and areas, provided these uses are ancillary to the master planned resort.
4. Permits. All appropriate local, state and federal permits and reviews required for site development of the rezone area shall be obtained, including but not limited to any mitigation and monitoring with other agencies. Verification of which local, state and federal permits or reviews required for the project is the responsibility of the applicant. Specific proposals for site development within the rezone area may require additional SEPA review.
5. Critical Areas. Commensurate with the Master Planned Resort application and the Binding Site Plan application, mitigation associated with project-level impacts to shoreline environments, stream buffers, wetlands, floodplain, wildlife habitat, steep slopes, erosion hazard and arsenic testing must be addressed.
6. Transportation. Commensurate with the Master Planned Resort application and the Binding Site Plan application, necessary mitigation measures must be undertaken to ensure that county arterial and collector roadway corridors and transit routes maintain a "D" or better level of service as determined consistent with the current edition of the Transportation Research Board Highway Capacity Manual, consistent with county concurrency guidelines as identified in the transportation element in the County's comprehensive plan. Impacts at a failing intersection may be permitted to pay a fair share of the cost to upgrade the facility to an acceptable level of service. In addition, transportation improvements to meet fire and life safety access must be met including, but not limited to, upgraded road approaches and the addition of secondary access, as required by Lewis County Fire District 9 and the Department of Natural Resources.
7. Public Services and Utilities. Commensurate with the Master Planned Resort application and the Binding Site Plan application, Lewis County Code 17.130, Adequate Public Facilities and Services, must be met including but not limited to:
- A. *Water.* Water sufficient to meet proposed demand in quality and quantity, and to meet applicable fire suppression requirements;
  - B. *Waste Water.* The ability to discharge waste water, including pretreatment where used, to lawful discharge points;

- C. *Fire/Emergency Service.* Assurance that the fire districts can provide or secure adequate emergency services. Fire suppression and emergency medical provided on site shall be limited to meeting the needs of the master planned resort. Such facilities, utilities, and services may be provided to a master planned resort by outside service providers, including municipalities and special purpose districts; provided, that all costs associated with service extensions and capacity increases directly attributable to the master planned resort are fully borne by the resort. A master planned resort and service providers may enter into development agreements for shared capital facilities and utilities; provided, that such facilities and utilities serve only the master planned resort or urban growth areas.
  - D. *Schools.* Impacts to traffic or other services will not interfere with reasonable school operations or safety;
  - E. *Transit.* Adequate facilities are available.
  - F. *Solid Waste.* Adequate facilities are available including equipment and personnel for pick up, transport and disposal/transfer of solid waste.
8. Cultural Resources. Prior to any ground disturbing activities YMCA Greater Seattle is required to conduct a professional archaeological survey of the project area and engage in consultation with the concerned Tribes' cultural committees and staff regarding cultural resource issues. Results of the survey and consultation must be provided to Department of Archaeology and Historic Preservation (DAHP) and all DAHP recommendations are required to be met.
9. Sunset Provisions. If the Master Plan Resort development is not approved through Master Plan Resort application and Binding Site Plan application within five (5) years of execution of a Development Agreement, the MPR overlay zone will expire and the zoning will revert to forest resource land of long-term significance (Forest) for all listed parcels. After the Binding Site Plan is approved, if the subsequent site development permit(s) schedules as described in the Binding Site Plan decision document are not met, or if the subsequent site development permits are not obtained within fifteen (15) years of execution of the Development Agreement, the MPR overlay zone will expire and the zoning will revert to Forest for all listed parcels. If either of the reverters in this paragraph occur, no uses will be permitted to start, persist, or exist in the affected zones unless consistent with Forest zoning (or its successor if renamed or amended in the future), as such zoning exists in the Lewis County Code at the time of reverter or when such use begins, whichever is later. If any use began and was consistent with the MPR overlay zone while it was in effect, but is inconsistent with the zoning change described in the preceding sentence, such use shall cease within six months. Nothing in this provision shall limit the Board of County Commissioners' authority to extend schedules or amend the Lewis County Comprehensive Plan designation or zoning for the listed parcels.
10. Amendments. Amendments to the schedules as described in Condition 9 are allowed; however, amendments to the use restrictions are prohibited.

This threshold determination considers comments received from the public, the Washington State Department of Archaeology & Historic Preservation, Lewis County Fire District #9 and from various Lewis County Department reviewers during the Notice of Application comment period and the SEPA Interagency Consultation comment period. The issuance of this MDNS does not constitute approval of the rezone/comprehensive plan amendment request, nor any form of project approval.

**Responsible Official:**

**Lee Napier, Director**  
Lewis County Community Development  
2025 NE Kresky Avenue  
Chehalis, Washington 98532

**Contact Person:**

**Karen Witherspoon, AICP, Senior Project Planner**

\_\_\_\_\_ for Responsible Official

**Date of Issue:**

**February 22, 2022**

*This SEPA determination may be appealed in writing to the Lewis County Hearings Examiner until 4 pm on **[CORRECTED DATE] March 15, 2022** at the Lewis County Community Development Permit Center. Appellants should be prepared to make **specific factual objections**. The appeal procedure is established in Lewis County Code (LCC) Section 17.110.130 and LCC Section 2.25.130. The administrative appeal fee is established by Resolution of the Board of County Commissioners. The current adopted fee schedule is available online at <https://lewiscountywa.gov/departments/community-development/permit-applications-and-handouts/>.*