

From: [mike heinz](#)
To: [Mindy Brooks](#)
Subject: YMCA REZONE
Date: Tuesday, July 12, 2022 4:21:06 PM

My name is Mike Heinz . I live at 168 Mineral hill rd
Mineral Wa 98355.

I am against the Rezone of Mineral lake To Resort Status For the greater Seattle YMCA. .Shame on the Planning Commission members for not making a trip to Mineral Lake to Visually see the Pristine area to be Rezoned. There are signs everywhere saying No YMCA Camp and NO Mineral REZONE .Only 125 people are there full time and the Development will Destroy the Rural character of the town. We don't have the roads system to support it, We have a Volunteer Fire Dept. , No Local Police , and no Infrastructure to support this.This area is one of the last Pristine areas left in Western Wash.The Wildlife will be impacted to move to other areas.If Lewis County Allows the Rezone , Lewis county will not receive any Property Tax Benefits because it will be zoned to a Non for Profit Organization and they will be tax exempt. Same with the Nisqually Indian Tribe. Lewis County gets NOTHING.I urge the Planning Commision to Vote No ON the Rezone of Mineral Lake and leave well enough alone.

Thank you for your consideration.

Mike Heinz

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I am adamantly opposed to the rezoning request and strongly urge the planning commission to reject the request. Stand up for Lewis County and the Mineral area, **PLEASE**.

I believe this Planning Commission process is broken. You are deciding to grant an overlay for Master Plan Resort, prior to having the YMCA provide you facts to back up what they are saying. The SEPA states nothing more than – “future development” 14 times and “building planning process” 48 times in 19 pages- this is not an answer or providing clear justification for the overlay request. The Planning Commission also seems to put more weight on the Staff Reports than public testimony, and there is no process to allow the public to question the property owner, in front of the Planning Commission. Also, the YMCA used corporate double talk to **NOT** answer commissioner questions even at the public testimony meeting. Commissioner Spogen asked the YMCA representative about paying taxes and the benefit to Lewis County youth. Both times the YMCA representative “danced around” the answer and would not provide a clear or direct statement. Both of these questions show directly a negative response to LCC 17.12.100 Approval Criteria: #3 Public interest will be served by the amendment. If you as the Planning Commission don't require direct "Yes or No" answers from the YMCA regarding your questions or questions raised by the public then you are just a "rubber stamp" process.

Please question why the YMCA is "speaking out of both sides of their mouths" as it were. Please consider the following;

1) The YMCA states economic growth for Mineral and Lewis county because of increased tourism **BUT** then states that there will be minimal negative traffic impact because the majority of campers and staff will arrive by bus, with minimal private vehicle traffic. So how will buses filled with campers and staff generate economic growth? The camp, if like other camps, will have a limited full time/on-site staff of maybe 5 employees, so how will this increase employment when the YMCA states they hire from all over?

2) The commission asked a question regarding taxes and the YMCA "danced around" the answer but basically said they would be using the tax code for master plan resort and/or forest and timber so they will be paying close to or zero taxes. How will infrastructure in the area be paid for? Will property taxes in Mineral area be raised to pay for the enhancements? How does that help Lewis County?

3) The YMCA will be reducing recreational opportunity to Mineral community, Lewis County and State residence as a “community” by stating in the SEPA that they plan for future "dock and marina" (this based on most camp structures is close to the "lodge"). To provide for a "safe swim zone" or "safe aquatics programs" will require the YMCA for their insurance to cordon off a section of the lake hence restricting the public or "community" at large from a portion of the public lake. How does that provide recreational opportunity to the public while restricting access?

4) Have you read, as Commissioners, the “Environmental Permitting and Sensitive Areas Review” by GeoEngineers (

https://lewiscountywa.gov/media/documents/2021.04.05_YMCA_Mineral_Lake_Critical_Areas_Letter_00Lcghc.pdf

) site survey provided by the YMCA (section 4.1)? It had multiple false statements regarding wildlife and habitat that can be challenged in court or by the WDFW biologist for the area. The site survey used vague and cover statements as part of the findings. You should ask questions like "How can they tell if there are elk bedding/calving/wintering areas on the property "observed from the road"? Ask them how they were able to see no signs "observed from the road" because "limitations on amount of time and

effort " and "extensive size and challenging terrain"? So, if they didn't want to find any evidence they just don't get out of their car on the road, because it was too brushy and steep? How is this proof?

5) Considering the environmental impact is a wide spectrum of issues but consider asking just about transportation. How is driving 5 - 6 buses, twice a week, not including private motor vehicles, to and from, every week for approx. 11 weeks reducing the carbon footprint of Washington State or Lewis County, per the Governor's plan? Is the YMCA going to be using electric buses? Where are the charging stations?

6) Consider the "partnership" with the Nisqually tribe. Ask who approached who in the financial backing or donation? Did the tribe approach the YMCA out of the kindness of their heart, with no strings attached? Ask the YMCA if they have already granted the Nisqually tribe an easement? And if so for what purpose? Since the YMCA's experts, GeoEngineers, found "No elk or evidence of elk concentrations were observed during site reconnaissance.", section 4.3, then why did the YMCA grant "will offer opportunities for game and bird hunting to fulfill cultural and traditional experiences" to the Nisqually tribe." Per the YMCA website - <https://www.seattleyymca.org/blog/partnership-nisqually-indian-tribe-new-overnight-camp-and-environmental-education-center>

Shawn and Laura Seeger
676 Pleasant Valley Rd.
Mineral, Wa. 98355

206-920-1446
wabowhunter@hotmail.com

My name is Shawn Seeger, and as a Mineral resident, I am adamantly opposed to the “Rezone” request by the YMCA of Greater Seattle.

First understand that I have been involved with youth programs and camps for approximately 12 years, with BSA and church organizations. And I believe in exposing youth from all walks of life and communities to outdoor programs. That being said, I believe the YMCA camp being proposed will have very negative consequence to the Mineral community and surrounding area. There are many reasons, including major traffic increases, major impacts to wildlife, and potential safety emergency services and drinking water health risks to the youth that would be attending the future camp.

I am frustration with both the YMCA of Greater Seattle for their disingenuous, misleading and untruthful statements, both written and verbal, and the Lewis County Planning Commission and Staff for being outwardly excited about the project, prior to having all serious and critical facts and impacts. If or when the rezone is approved it will basically be letting the “Genie out of the bottle”. The YMCA is providing you with the answers you want to hear, they are using a phased approach so as to have you approve the rezone without all of the impacts of future phases, and they are misleading you with numbers of campers, staff and vehicles by omitting key wording, similar to, only 400 campers and 100 staff, omitting “per week” for an “11 week season/session”. That mathematically would significantly increase area traffic! By doing these and other slight of hand/word tricks they are hopeful they will get what they want or perhaps already know they will get what they want. The YMCA is being untruthful when they say they will not take a portion of the lake. I believe they are aware of the legal and insurance requirements for an aquatics program, since they have stated in their filings they would have a dock and marina, they will be required to cordon off, causing state and community forfeiter, a portion of the lake for a “safe swim zone”.

The YMCA has also provided you with “GeoEngineers of Seattle, “Environmental Permitting and Sensitive Areas Review” of the YMCA Mineral Lake Property – Due Diligence Phase, March 8, 2021.” This review was only intended to support what the YMCA wants. GeoEngineers employees that conducted this “reconnaissance” trip stated “No elk or evidence of elk concentrations were observed during site reconnaissance.” maybe this is because they didn’t want to see evidence, “from the road” and were limited “due to time” and “challenging terrain”, because this property has been used by locals and those familiar with the area for generations for both deer and elk hunting. And why would the YMCA enter into agreement with their “partners”, the Nisqually Tribe, to allow for “opportunities for game and bird hunting to fulfill cultural and traditional experiences.” If there are no elk or birds to hunt?

I am both disappointed and disturbed by your willingness and at times excited nature towards a project that has many major negative impacts on the Mineral community and is opposed by a large number of my Mineral neighbors. What if this was your neighborhood?

You the Planning Commission and Staff seem to be willing to accept the YMCA's request and seem to be willing to say "in the next steps of the planning process" or "during the permitting process" for roads, mitigations, and abatements "that issue will be addressed" or "if something is found then we can stop it then". This is potentially approving a project by kicking the problem down the road both literally and figuratively. You have the power to stop this project NOW, before it even gets started. It's your job, perhaps even honoring deceased District 3 County Councilman Gary Stampers views to "watch out for the little guy". That "little guy" being the Mineral community and rural Lewis County residence.

Please listen to me, and the community that will be negatively impacted, whom you are supposed to be representing, not the YMCA of Greater Seattle, and DO NOT approve this rezone request.

Shawn and Laura Seeger

676 Pleasant Valley Rd.

Mineral, Wa. 98355

206-920-1446

wabowhunter@hotmail.com

From: [Tammy Martin](#)
To: [Mindy Brooks](#); [Lee Napier](#)
Subject: FW: [Spam?] Fwd: YMCA
Date: Tuesday, July 12, 2022 4:01:54 PM
Attachments: [Mineral Station.docx](#)
Importance: High

Please see the public comment from Kurt Roehm for tonight's meeting.

Sincerely,

Tammy Martin
Administrative Asst. Sr.
Lewis County Commissioners Office
(360)740-1391
tammy.martin@lewiscountywa.gov

From: Kurt Roehm <lcf9com2@gmail.com>
Sent: Tuesday, July 12, 2022 3:45 PM
To: Tammy Martin <Tammy.Martin@lewiscountywa.gov>
Subject: [Spam?] Fwd: YMCA
Importance: Low

Hello Tammy,

Here is a statement from the Officers of Mineral 9 Fire regarding the ongoing negotiations with the YMCA's consultants.

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

From: Lewis County Fire District 9 <lcf9@lewiscounty.com>
Date: Mon, Jul 11, 2022 at 9:15 PM
Subject: YMCA
To: <lcf9com2@gmail.com>

Here is the info requested.

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Open WebMail Project (<http://openwebmail.org>)

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Kurt Roehm
Fire Commissioner 2
Mineral Fire and Rescue

Lewis County Fire Protection District #9's Command Staff have been in talks with Modern Volunteer Fire Service regarding the districts needs and the YMCA's proposed camp on Mineral Lake. The Command staff has identified that without a good foundation the district won't be able to continue existing services to its patrons and the YMCA. The Command staff has discussed the need for a complete remodel/replacement of our current fire station as well as looking into paid staff. Built in the 1960's the facilities are no longer in compliance with WAC 296-305 and recommendations by NFPA. We currently have no decontamination facilities for both personnel and firefighting gear. Our current septic cannot handle what use it has currently and that's just a toilet and sink. Our office space is in the apparatus bays and exposes our members to dust and contaminates. We must double stack our first line apparatus because of lack of room. The command staff has done their research and have come up with the minimum cost of a station to meet our growing needs at 11 million dollars. This would include facilities to house paid personnel doing shift work.

From: [Dick and Paula Hopkins](#)
To: [Mindy Brooks](#)
Subject: [Spam?] YMCA rezone proposal
Date: Tuesday, July 12, 2022 2:36:05 AM
Importance: Low

Ms Brooks

Please incorporate these comments into the official comments for the YMCA rezoning.

1. The YMCA proposed camp will have little impact to the Mineral area.
 - A. Environmental impacts will be negligible
 - B. Aquifer issues are not yet assessed, but deep wells should have little impact on neighbors wells.
 - C. Wildlife will not be effected.
 - D. Noise will be no worse than the drunken fishermen on opening weekend.

2. Positive impacts.
 - A. Kids and adults will have the Forestry education and outdoor experiences.
 - B. Donation of vollunteer assistance of fish into the lake and financial contributions.
 - C. Revenue to the local store, merchant's and contractors.

3. Mineral was founded on mining, then logging and saw mills, and became services resource and assets and recreation. NOTHING STAYS THE SAME. With each of these changes, the population worried, fretted and opposed change, but the town is still thriving.

Dick & Paula Hopkins
428 -29 Mineral Creek Road
Mineral WA 98355

[Sent from Yahoo Mail on Android](#)

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From: [Maureen Upsahl](#)
To: [Mindy Brooks](#)
Subject: Mineral Rezone
Date: Monday, July 11, 2022 6:48:20 PM

July 11, 2022

M. Brooks and Lewis County Council,

We purchased our property in Mineral in 2014 after visiting the area for several years.

Mineral residents take excellent care of the lake. Volunteers check water quality and clean up the designated swim area, and organize other work projects. We have been impressed by the caring community here and look forward to many more adventures here as we host our children and grandchildren at our peaceful, quiet home.

The size of the proposed YMCA camp seems overwhelming. I am confused by the lack of communication regarding this development and note that there seems to be no interest in negotiating a smaller version of this camp.

I certainly hope that the decision makers on the Lewis County Council spend time here before approving this large scale camp. Do you know how quiet it is here? The noise pollution, harm to wildlife habitats, traffic on roads that are not equipped to handle the extra vehicles, and contamination to Mineral Lake need more attention by Lewis County officials.

Negotiators need to compromise. A camp with a much smaller lakefront footprint and cabins and support buildings to accommodate fewer campers should be considered. Surely the Nisqually tribe would agree that this would be a more appropriate way to provide YMCA campers a quality experience without disrupting quiet quality of life, and pristine lake conditions.

YMCA officials, Mineral should not have to be your answer to lack of quality spaces for campers. Compromise with a smaller version of your plan. Keep looking for other options across our beautiful state. Provide your campers quality nature escapes using more small camps across Washington. Campers can have an educational, recreational experience without it being lakefront. Continue with your philosophy of loving and caring for our natural areas. Teach campers the value of compromising to conserve resources.

Please consider negotiating a compromise.

Sincerely,

Maureen and Al Upsahl
112 Front St. W.
Mineral, WA 98355
(253)874-3444

From: ready_readyproducts.co
To: [Mindy Brooks](#)
Subject: YMCA
Date: Monday, July 11, 2022 3:27:29 PM

To the Lewis County Commissioners,

My name is Kurt Roehm, I reside in Mineral at PO Box 19. I am neither for nor against The YMCA opening a youth camp on Mineral Lake.

The issue here is private property rights. If they can clear all the hurdles in front of them then they deserve to develop their property as they choose.

The overall economy relies on growth to fuel it. Trees grow for fifty years then they are harvested and the loggers and all the connected Partys benefit from it.

However, what about the residents that need a job and they are not a logger? It is the job of the Lewis County Commissioners to manage growth for all residents. There are very few jobs in Mineral.

People are nervous about change. The Elderly are worried about picking up the extra cost in taxes associated with growth.

Sincerely,

Kurt Roehm

PO Box 19

Mineral, WA 98355

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From: [Dora Hale](#)
To: [Mindy Brooks](#)
Subject: Mineral YMCA
Date: Monday, July 11, 2022 1:39:44 PM

Dear Mindy,

I have some concerns about the YMCA camp on Mineral Lake.

1. How does YMCA intend to incorporate and promote Christianity at the camp?

As the C in the name is Christian, I trust this will be part of programs criteria.

2. Shallow well issue. How will proposed well(S) drilled on YMCA property affect the shallow wells in Mineral? My well is 68 feet. This is much concern for me as I cannot afford to drill deeper.

3. It is my personal opinion that the camp has more positives than negatives. However, if the rezoning issue will raise our taxes here in town, that is not an option for retired low income households. Should any new building around lake, YMCA or other owners need to pay the costs of roads, water, septic, and any other amenities they may want to pass on to the local tax payers. Camp or new housing want the amenities, then they can pay for them.

Thank you for passing this along to commissioners and other interested parties.

Sincerely, Dora Hale
Mineral, Wa

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Open WebMail Project (https://linkprotect.cudasvc.com/url?a=http%3a%2f%2fopenwebmail.org&c=E.1.fR6b5f1odCQoxG5FprfWzY0t8DrD0n7UCm5tNoVKiUoHmqc9-Nnu_zbCMalqCBYCSgji6680xXK2009np8sKsIQE8qla5CtMcI4AvTnYBMH5-vq&typo=1)

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From: [Danielle Githens](#)
To: [Mindy Brooks](#)
Subject: Support of YMCA Rezone - Mineral Lake
Date: Tuesday, June 28, 2022 5:46:50 PM

Dear Ms. Brooks,

I am writing in support of the YMCA of Greater Seattle's application to rezone its Mineral Lake property to facilitate the development of an overnight camp. The Y's overnight camps provide a safe and fun opportunity for youth to connect with nature instead of technology, where kids can challenge themselves through new activities and live with others outside their family unit.

My personal connection to this project is as a volunteer member of the Y's Camping and Outdoor Leadership Advisory Board and a member of the search committee that identified Mineral Lake as a potential location for the Y's next overnight camp. Our search committee explored a number of properties over many years. Among other factors, we were drawn to Mineral Lake for its natural beauty, location on a body of water, and proximity to Mt. Rainier. The opportunity to secure a large tract of land was also important - for recreation and educational opportunities as well as to provide a natural buffer between campers and future development around the lake. It is important that campers feel like they are out in nature - away from neighbors and with infrastructure that blends in with the natural environment - benefitting both the Y and its neighbors.

Please support this project by approving the requested rezone.

Thank you for your consideration,

Danielle Githens

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From: [Alexis Shellenback](#)
To: [Mindy Brooks](#)
Subject: Mineral Re-Zone Public Comment
Date: Tuesday, June 28, 2022 4:59:16 PM

Lewis County Planning Board of Commissioners

Community Development 2025 NE Kresky Ave

Chehalis, WA 98532

Commissioners,

I, along as well as many other residents of the Mineral, Washington oppose the Mineral Re-Zone.

I have been coming to the Mineral, Washington to camp, fish, and swim since I was a young child. I admire the beauty and peacefulness the area brings.

The proposed Re-Zone stands to change the landscape and have a negative impact on the residents of Mineral, Washington. There will be a significant increase in vehicle traffic, road noise due to vehicle and pedestrian traffic. This will have a negative impact on the peace and tranquility this area is known for.

The water availability study is completely inaccurate since it was conducted during the wettest part of the year. Therefore they cannot show that it will not have a negative impact on the water supply to the community during the hottest season of the year.

I, along with my family and many other residents of the Mineral, Washington oppose the Mineral Re-Zone.

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From: [Jami Lund](#)
To: [Mindy Brooks](#)
Subject: Rezone issues that come before the Planning Commission
Date: Friday, July 1, 2022 12:04:19 AM

Hello,

I read that some are hoping for the Commission to recommend keeping the existing, strict land restrictions in place for Mineral Lake.

My hope is that the Planning Commission will take all opportunities to *increase* flexibility for people to utilize their land.

I believe opportunity, housing, and even the use of resources to meet human needs are all artificially suppressed by the existing planning policies and land use restrictions.

I would hope that the Commission would not let some people use the power of government to further stifle *other* people's land uses. Instead, urge the county commission to pursue more vibrant land use by revising the Growth Management Act plan.

Jami Lund
(360) 918-3990

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July 5, 2022

Lewis County Planning Commission
351 NW North St.
Chehalis, WA 98532

Dear Chairwoman Spogen and Members of the Planning Commission:

We respect and appreciate the due diligence the Planning Commission is exercising to ensure that you have the necessary information to make a recommendation regarding the proposed Comprehensive Plan Map Amendment to establish a Master Plan Resort overlay on current Forest Resource Land for our proposed youth and family camp at Mineral Lake, and to ensure that the public has an additional opportunity to share their views.

To support you in that due diligence, the YMCA of Greater Seattle (YMCA), as the applicant, is offering these additional comments on the record to address several issues discussed during the June 28th public hearing.

The Question Before You

We believe that it's important to remember that the purpose of this application is not to spell out every detail of how the proposed camp will be designed, built, and operated. Many of the questions that you or the public have about those details will be addressed in the subsequent application for and review of a binding site plan.

For the moment, the issues are whether (1) the proposed overlay is consistent with the provisions of the Growth Management Act and countywide planning policies; (2) there is a demonstrated need for the rezone; (3) public interest will be served by the application; and (4) the change does not represent spot zoning. The County staff analyzed these four issues and concluded that the YMCA application should be recommended for approval.

The Purpose of the Project

The most important public benefit of the proposed camp is that it will provide new opportunities for the youth and families of Lewis County and from throughout Western Washington to develop a stronger understanding and appreciation for the outdoors and for the protection of our natural resources. The YMCA's current camp facilities, which have been providing such opportunities for more than a century, are unable to meet demand that has grown over the decades, meaning too many youth are missing out on these important lessons.

Additionally, in 2022, the Washington state legislature recognized the need for expanding outdoor education opportunities and enacted a bill designed to provide all 5th and 6th graders with meaningful, multi-day experiences. There are not currently sufficient facilities in Washington state to meet this objective, and the camp at Mineral Lake would be a vital addition to support this important initiative.

Finally, we would like to again emphasize the YMCA's commitment to ensuring that a lack of financial resources does not stand as a barrier to local youth and families enjoying these benefits. Currently, one in five campers at our existing camps receives scholarship support to make their camping experience possible.

Alternatives

In making your decision, it may be helpful to consider the alternatives, both for the YMCA and for the subject property.

During the hearing, at least one member of the public testified that the YMCA should consider other properties, specifically alongside a lake in King County. The reality is that our staff researched and analyzed potential camp properties for five years before selecting the Mineral Lake site. Sites of this size and quality are simply rare in western Washington. Indeed, this site provides a unique opportunity to create our first new camp facility in a century and to safeguard the natural environment. Before pursuing ownership of the property, the YMCA conducted extensive due diligence, which is summarized in the application and confirms the viability of the site for this project. Additional detailed studies will be conducted and reported as part of the binding site plan application process.

The other issue that warrants careful consideration is the alternative future for the property itself. As was explained during the hearing, if the overlay is not adopted, the property will revert to its current Forest Resource Land designation. Approved uses within that designation include 20-acre residential lots, 25 of which have already been plotted on the property. Each of these could be developed into a large homesite, with separate wells, septic systems, docks and powered watercraft. The proposed, a camp facility, using a small portion of the property, which your staff has determined poses no significant environmental impact with appropriate mitigation measures.

Public Input

It is our understanding that you extended the public comment period to run through your July 12th meeting in order to ensure that members of the public are given more time to provide input. It is worth noting the multiple opportunities for public input that have been and will continue to be provided in the application and review process, including:

- A period for public comment once our application was deemed complete and a notice of application was published by the staff of the Lewis County Community Development Department;
- The initial June 28th public hearing on the overlay / rezone application
- The newly scheduled July 12th public hearing on the overlay / rezone application
- A public hearing before the Lewis County Commissioners as part of their review process
- Provided the overlay / rezone is approved, the YMCA would continue its technical studies and begin site design in order to submit a binding site plan.
- The approval of the binding site plan and related permits would include additional avenues for public input

All of these opportunities for input to the official record are being supplemented by additional voluntary community engagement that has already been undertaken by the YMCA and will continue as appropriate.

We recognize that, despite these multiple opportunities for engagement, members of the Commission and members of the public may have unanswered questions. However, as stated earlier in this letter, issues like road and traffic impacts, emergency response, or the design of the camp's water and wastewater systems are issues that will be addressed during the site design / binding site plan development, submission, and approval phase of the process. Those questions can only be answered if the overlay / rezone application is approved, making way for the creation of that binding site plan. In short, your recommendation to approve the first step in the review process is required in order to move to the second phase, which will answer the questions you and the public may still have.

The "Master Planned Resort" Designation

To some degree, both the YMCA as the applicant and the Planning Commission as the initial review agency are hamstrung by the fact that the Growth Management Act designation for this type of proposal uses the "master-planned resort" terminology. We recognize that the word "resort" can conjure up images of larger scale development of condominiums, restaurants, marinas, golf courses, casinos, or other facilities. However, the YMCA has been consistent in publicly explaining it has no interest or intention in building or operating that type of "resort." We are in the business of providing camping and outdoor learning opportunities to youth and families in a smaller and more rustic setting.

More importantly, the language that is before you in your staff recommendation specifically and explicitly excludes those larger-scale facilities on the property. The language effectively would limit our options to the type of camp we are proposing: a modestly sized central dining hall with number of smaller cabins for campers and staff. We remain comfortable with that restrictive language, as it aligns with our plans for the site. Members of the public, especially any who are concerned with what a "resort" might entail, can refer to the narrow definitions, exclusionary language, and timelines proposed by staff for your recommendation to the County Commissioners.

The Role of the Nisqually Indian Tribe

The YMCA has been very public in acknowledging the critical funding support that has been provided by the Nisqually Indian Tribe. This funding has made possible our initial purchase of a portion of the property, much as other donors provide resources to support our other facilities and programs. We are grateful to the Tribe for their support, and we look forward to working with them in developing cultural, historical, and outdoor education opportunities both for tribal members and for non-tribal youth and families. However, as we have repeatedly stated, the YMCA will be the sole owner of the property and will be the decision-maker in how the camp is built and operated.

Lake Access

The exact design of our water recreation area will be covered as part of the binding site plan application. However, those who are concerned about whether our camp facility could impede general public use of the lake should consider the design and use of the facilities at our existing Camps Colman and Orkila. It bears repeating that safety protocols and lifeguard-to-camper ratios limit both the size of our water recreation areas and the number of campers who are on or in the water at any given time. We are likely to have no more than 15 to 20 kayaks or canoes on the water at any given time; opponents' nightmare scenarios of hundreds of campers clogging an entire portion of the lake are simply unrealistic. It is also important to again point out that we do not use motorboats, jet skis, or other motor-powered craft in our camp activities, which limits any impact on our neighbors or the lake itself.

Phased Build-Out

As we have publicly stated, we expect the full build-out of the Mineral Lake camp to take five to ten years, based on factors such as permitting and fundraising. To respond to one concern raised at the June 28th hearing, we want to emphasize that this does not mean that there would be year-round construction activity taking place for the next decade. It simply means that we would phase construction over some period until we reach the design and provisions of the binding site plan.

In closing, we hope that this additional information will prove helpful in your deliberations. The YMCA remains committed to transparency regarding our plans and to continue to have candid, constructive, and respectful engagement with both Lewis County officials and the local community. Please let us know if there is anything else we can provide. Thank you.

Sincerely,



Gwen Ichinose Bagley
SVP, Youth Development Officer
YMCA of Greater Seattle

From: [Jen Sonstelié Irish](#)
To: [Mindy Brooks](#)
Subject: Mineral Lake hearing comments
Date: Thursday, July 7, 2022 10:12:22 AM

Hello Mindy,

Below are my comments for the Board of County Commissioners meeting on July 12 regarding the YMCA request for Mineral Lake rezoning.

Thank you,

Jen

Commissioners,

I am writing in support of the YMCA's proposed overnight camp at Mineral Lake. I began attending YMCA Camp Orkila in 1987 and spent a significant part of my summers there for the next 11 years; first as a camper, and later as a counselor. I've brought my own family and many friends to family camp and my daughter has attended both Orkila and Colman. My experiences at Orkila taught me to respect the environment, value diversity, communicate through problems, and be part of a team.

YMCA Camps teach values I'm sure we all see as essential in a highly complex world — respect, responsibility, honesty, and caring. They also provide many children (50% of whom attend on some level of scholarship) their first introduction to the outdoors. Both camps currently run by the YMCA of Greater Seattle have extensive outdoor education programs. And both are currently at capacity. To serve more youth and families, a new camp is needed.

The letters many members of the Mineral Lake community submitted made me sad, as I think the two sides of this issue may overlap on more than they realize. We all want to preserve beautiful natural sites. And I expect we all agree teaching youth and families about environmental stewardship is more important today than ever before.

Respect of the environment is not a lesson best learned in a classroom in the city. It is imprinted on people's hearts via experiences in beautiful places like Mineral Lake. Through the work of a camp here, generations of children will learn to be stewards of the environment.

I understand that change can be frightening. Most of the people living at Mineral Lake did not attend Camp Orkila or Camp Colman and it is therefore difficult to envision what that change might look like. But my decades of involvement with YMCA Camps tell me the Y will develop the site responsibly (both current camps still feel extremely rural) and do their utmost to partner with the local community, addressing concerns and creating programming to benefit the Mineral Lake community when the camp is up and running.

Thank you for considering my comments.

Sincerely,

Jen Irish

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From: [Jay Satz](#)
To: [Mindy Brooks](#)
Cc: [Gwen Ichinose-Bagley](#); [Aaron Parker](#)
Subject: [Spam?] support for YMCA Camp plans at Mineral Lake
Date: Thursday, July 7, 2022 10:40:48 AM
Attachments: [image001.png](#)
[image002.png](#)
Importance: Low

Ms. Mindy Brooks
Senior Long Range Planner
Lewis County Planning Department
2025 NE Kresky Ave.
Chehalis, WA 98532

Dear Ms. Brooks,

Thank you for the opportunity to comment on the Greater Seattle YMCA's plans for building an overnight camp on Mineral Lake. As a member of the Board of the Camping and Outdoor Leadership Branch of the Y, I am a true believer in the power of our camp experiences to have a profound, positive impact on the youth we serve. I know this from experience, since as a young boy, my participation in YMCA camps instilled in me an environmental ethic and deep commitment to building and supporting community that has lasted throughout my life.

As a thirty five year veteran professional of the Conservation Corps movement in the United States (my "day" job), I am also very aware of the power of youth in action in service to their communities, and in particular, to our country's public lands. For over thirty of my years of service in our industry, I have had very strong ties to Mount Rainier National Park, where I have been involved in running youth conservation service programs, and I feel that I know the area, ecosystem and surrounding communities well.

Others have eloquently spoken to the positive power of YMCA programs, and while embracing those sentiments, I wish to focus my remarks in responding to some of the concerns members of the community have expressed regarding the potential for the presence of our camp to negatively impact their community.

Regarding concerns on the impact camp would have on medical/fire response: I strongly believe that rather than taxing existing emergency response, the presence of our camp will enhance community response. We will be establishing a camp medical program that will include a medical facility, staffed by volunteer nurses, physician assistants and physicians. Modeled on our Camp Orkila medical program on Orcas Island (which is a model praised internationally throughout the overnight camp community), not only will the YMCA be able to take care of virtually any medical instance within the camp environment, but the facility would be available for non-camp medical emergencies from the Mineral Lake community.

It is also important to note that we typically have staff on site at our camps (all year) who are certified Wilderness First Responders, Wilderness EMTs and EMTS. These highly qualified outdoor professionals add value for us as we run our programs, but for those qualified staff who would live at camp year round, some would likely be part of the volunteer effort to support the community emergency response in the Mineral Lake community (when my son Rory - a certified EMT - was on the Environmental Education staff at Camp Orkila, he also

volunteered two days a week for Orcas Fire and Rescue, as well as being on call).

Regarding our potential relationship with the community: Our camps have always worked diligently and effectively to be a positive part of the communities where the camps are sited. During the first difficult year of the pandemic for example, the Directors of both Camp Colman and Camp Orkila led the way in identifying and solving challenges within their communities. Our camps ended up providing meals for in-need individuals, providing open space for classes for the school district, and in some cases providing child care. Rather than taking on burdens, the Mineral Lake community will actually have expanded resources due to our presence. We are absolutely committed to being good and active neighbors.

Regarding the impact on rural character of the area: I truly understand the concerns some folks have around losing the sense of solitude and live there because of minimal development. Of course, some things will change – BUT, a fundamental outcome of our mission is to help a new generation of mostly urban dwellers experience rural life for the first time, and value it. We are creating supporters, appreciators and eventually voters who unlike many urban dwellers, will be attuned to the importance of maintaining rural and wild Washington.

Regarding the YMCA’s commitment to Stewardship and Environmental Education: Stewardship is a major ethos of our organization which we practice every day. Whether it is reducing our garbage and food waste footprint, minimizing artificial light impact on beautiful night skies, managing our water system and waste water on Orcas, or teaching these principles to a new generation, we have lived our commitment to steward our natural and financial resources. We will be guided by “building green” principles in developing our infrastructure. We also have the opportunity to run stewardship programs at our camp and in partnership with Mount Rainier National Park.

But most importantly, we are introducing youth who for their whole lives, have only seen Mount Rainier (in the postcard like distance that had no real meaning to them), and for the first time, they will have an experience that will help them understand the importance of maintaining an ecosystem that provides water, electricity, salmon and so much more to them all the way back to their Seattle and Tacoma communities. They will understand that protecting this rural/wild ecosystem is essential to their home ecosystem working and thriving. I think this part of our mission will do more to help protect the rural nature of the area than trying to keep folks out.

Economic Opportunity for the community: And finally, building, maintaining and staffing our camp will be a very positive driver for the local economy. We are going to provide a lot of jobs.

Thank you for the thoughtfulness, deliberateness and inclusivity of your process. If I can provide another further information or insight, please let me know.

Kind regards,

Jay

Jay A. Satz

(he, him, his) [why pronouns matter](#)

Senior Director, Partnerships and Innovation

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Attention: Mindy Brooks,
Senior Long Range Planner, Lewis County Planning commission

Thanks for this opportunity to give comment on the YMCA camp proposal . My name is Lynn Bishop. I'm not a Mineral resident, I live in Morton, but I know a lot of Mineral "kids". I don't know much about the water supply and traffic issues, but I do know about camps and kids.

After the last horrific school shooting in Texas, many of us became frustrated with the same old response. We all feel the urge to do something, but it just generally boils down to going on line and giving our opinions on what others should do: the police, the school, the mental health professionals, the gun lobby, and congress. Lots of opinions, and suggestions, but that's not really doing something, is it? And it doesn't seem enough anymore to say "you're in my thoughts and prayers". This is why I'm writing on Mineral's page.

I've lived and taught in Eastern Lewis County for a long time and know what a great place it is for kids to grow up. We can be close to nature here, with plenty of trees, lakes, rivers , etc. And we know our kids here have advantages because of that and the type of character it builds.

I grew up in another beautiful place, Northern Minnesota, with plenty of places to meet nature, forests, and lakes. My life was full of camping experiences, as a camper, as a counselor, and I know the benefits and life-changing experiences it can bring. I also know how children respond to positive encouragement.

My thoughts are now with young boys growing up in quite a different atmosphere , one where they do not have this experience-often spending time alone or online feeling left out and learn to hate themselves and everyone else. Maybe we could start here.

If you had something that you could share that could prevent another tragedy-you would, I know you would. We take all this that we have for granted, but what if we could share it with some of these kids that have no other chance? What if, out of the 400 campers, 10 could change direction? In one year alone, we could make a difference. This truly is a chance. We have something here that could change many lives.

I know the benefits of camping, I have seen life-changing experiences with kids at camp. In addition to learning to love nature, they learn to work together, to share, to become natural helpers, to develop leadership skills, life skills and to trust themselves and others.

Let's not hesitate, let's see if we can change history.

Thank you for this chance to speak. Lynn Bishop