

# THURSTON COUNTY COMPREHENSIVE PLAN UPDATE

PLANNING COMMISSION WORK SESSION – JUNE 21, 2017



## Mineral Resource Lands

Land Use



Natural Resources



Housing



Transportation



Utilities



Economic Development



Environment



Capital Facilities

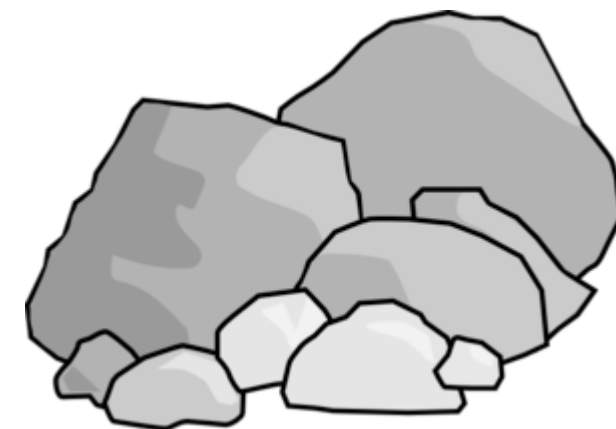


Health



# OVERVIEW

- Mineral Lands History
- Designation: Minimum Guidelines
- Existing Criteria
- Criteria to Consider



# NATURAL RESOURCE INDUSTRIES GOAL

“The following goals are adopted to guide the development and adoption of comprehensive plans and development regulations:

...(8) Natural resource industries. Maintain and enhance natural resource-based industries, including productive timber, agricultural, and fisheries industries. Encourage the conservation of productive forestlands and productive agricultural lands, and discourage incompatible uses.”

- 36.70A.020 RCW

“Successful achievement of the natural resource industries goal...requires the conservation of a land base sufficient in size and quality to maintain and enhance those industries and the development and use of land use techniques that discourage uses incompatible with the management of designated lands.”

- WAC 365-190-070

# MINERAL RESOURCE LANDS

## Project Steps for Mineral Resource Lands

<b>1. Identify and classify</b>	Develop a countywide inventory based on geologic data on the location and extent of mineral deposits, existing land uses, and other factors. These areas are categorized based on their quality, using available data from DNR, USGS, and others
<b>2. Designate</b>	Identify priority areas where high quality mineral resources are available and compatible with existing land use patterns and other criteria.
<b>3. Conserve</b>	Establish policies that ensure future land uses will be compatible with mineral extraction in designated areas.
<b>4. Permit</b>	New mining operations planned in areas designated as mineral resource lands will still need to be reviewed before they are permitted to operate. Mining activities must abide by all relevant state and local regulations, including environmental rules.



Comp Plan Update

# THURSTON COUNTY MINERAL LANDS: A HISTORY

1990  
Growth Management  
Act

1993  
Thurston County  
establishes  
designation criteria  
for mineral lands in  
the Comprehensive  
Plan

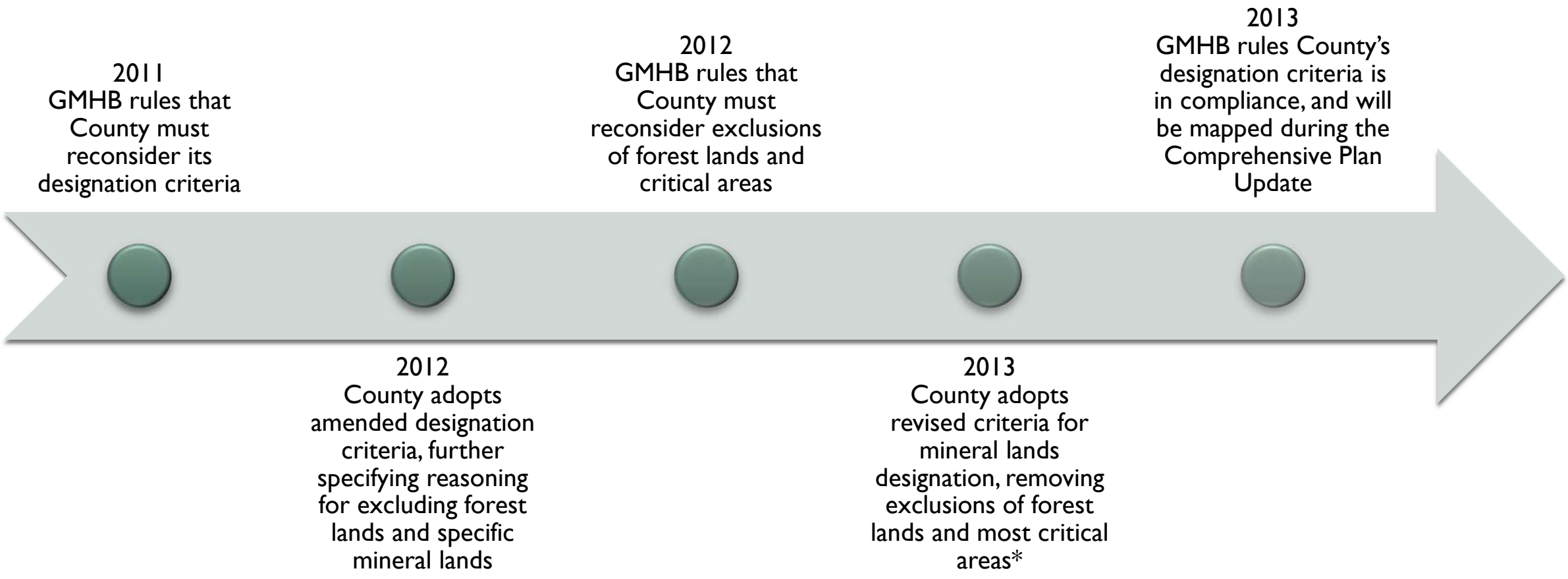
2003  
BoCC places  
moratorium on new  
designation of mineral  
lands  
Establishes Task Force

2010  
County adopts  
revised criteria for  
mineral lands  
designation, excluding  
forest lands and most  
critical areas

2010  
Weyerhaeuser Co, et  
al submit challenge to  
Growth Management  
Hearings Board  
(GMHB)



# THURSTON COUNTY MINERAL LANDS: A HISTORY



# CLASSIFICATION & DESIGNATION FACTORS: MINIMUM GUIDELINES

- Geology: depth and quality of resource and characteristics of resource site
- Projected life of the resource
- Resource availability and needs in the region
- Accessibility and proximity to point of use or market
- Energy costs of transporting materials
- Proximity to population areas
  - General land use patterns
  - Availability of utilities, including water supply
  - Surrounding parcel sizes and uses
  - Availability of public roads and public services
  - Subdivision and zoning of small lots

“Counties and cities must designate known mineral deposits so that access to mineral resources of long-term commercial significance is not knowingly precluded. Priority land use for mineral extraction should be retained for all designated mineral resource lands.”

- 365-190-070 WAC

# EXISTING DESIGNATION CRITERIA

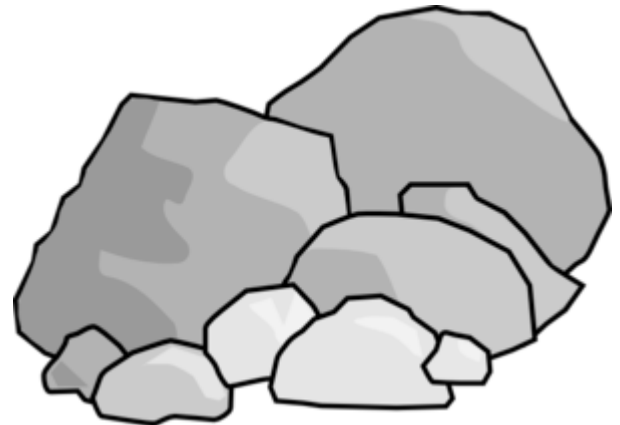
## Minimum Designation Criteria: Chapter 3

1. <u>Mineral Deposits</u>	Should contain deposits based on USGS maps, DNR permits, or site specific geologic information	This information is being provided/updated in the inventory
2. <u>Location</u>	<p>1,000 ft from</p> <ul style="list-style-type: none"> <li>• public preserves,</li> <li>• urban growth areas (UGAs)</li> <li>• residential areas with existing densities &gt; 1/5</li> </ul> <p>60% of area within 1,000 ft of a proposed site must have parcels of 5 acres or larger (excludes applicant)</p>	
3. <u>Min Site Size</u>	5 acres	
4. <u>Marketability</u>	Mineable, recoverable, marketable	
5. <u>LTA and Historic</u>	Long-term agriculture lands and historic/cultural sites are excluded	
6. <u>LTF</u>	Long-term forestry lands may be co-designated	



# DESIGNATION: NEXT STEPS

- Parcel → Countywide
- Designation Factors to Consider
  - Jurisdictional Exclusions
  - Intensity of Surrounding Uses
  - Overlap with Other Resource Lands (Long Term Forestry and Agriculture)
  - Overlap with Critical Areas
  - Aesthetic, Economic, or Other Criteria
- Designation Process in Comprehensive Plan vs Development Code (TCC 20.30B)



# Questions?

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