Mineral Resource Lands
OVERVIEW

- Mineral Lands History
- Designation: Minimum Guidelines
- Existing Criteria
- Criteria to Consider
“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
### Project Steps for Mineral Resource Lands

<table>
<thead>
<tr>
<th>Step</th>
<th>Description</th>
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<tbody>
<tr>
<td>1. Identify and classify</td>
<td>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.</td>
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<tr>
<td>2. Designate</td>
<td>Identify priority areas where high quality mineral resources are available and compatible with existing land use patterns and other criteria.</td>
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<td>3. Conserve</td>
<td>Establish policies that ensure future land uses will be compatible with mineral extraction in designated areas.</td>
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<td>4. Permit</td>
<td>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.</td>
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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
Weyerhaeuser Co, et al submit challenge to Growth Management Hearings Board (GMHB)

2010
County adopts revised criteria for mineral lands designation, excluding forest lands and most critical areas
THURSTON COUNTY MINERAL LANDS: A HISTORY

2011
GMHB rules that County must reconsider its designation criteria

2012
GMHB rules that County must reconsider exclusions of forest lands and critical areas

2012
County adopts amended criteria, further specifying reasoning for excluding forest lands and specific mineral lands

2013
GMHB rules County’s designation criteria is in compliance, and will be mapped during the Comprehensive Plan Update

2013
County adopts revised criteria for mineral lands designation, removing exclusions of forest lands and most critical areas*
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

“Counts 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

<table>
<thead>
<tr>
<th>Minimum Designation Criteria: Chapter 3</th>
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<tbody>
<tr>
<td><strong>1. Mineral Deposits</strong></td>
<td>Should contain deposits based on USGS maps, DNR permits, or site specific geologic information</td>
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<tr>
<td><strong>2. Location</strong></td>
<td><strong>1,000 ft from</strong></td>
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<td>• public preserves,</td>
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<td></td>
<td>• urban growth areas (UGAs)</td>
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<td>• residential areas with existing densities &gt; 1/5</td>
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<td></td>
<td>60% of area within 1,000 ft of a proposed site must have parcels of 5 acres or larger (excludes applicant)</td>
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<td><strong>3. Min Site Size</strong></td>
<td><strong>5 acres</strong></td>
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<td><strong>4. Marketability</strong></td>
<td>Mineable, recoverable, marketable</td>
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<tr>
<td><strong>5. LTA and Historic</strong></td>
<td>Long-term agriculture lands and historic/cultural sites are excluded</td>
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<td><strong>6. LTF</strong></td>
<td>Long-term forestry lands may be co-designated</td>
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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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