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**COMMUNITY PLANNING &
ECONOMIC DEVELOPMENT DEPARTMENT**

Joshua Cummings, Director

Creating Solutions for Our Future

MEMORANDUM

TO: Thurston County Planning Commission

FROM: Maya Bühler, Associate Planner
Allison Osterberg, Senior Planner

DATE: January 11, 2018

SUBJECT: Mineral Resource Lands – Designation Options for Public Hearing

Thurston County currently is evaluating where and how to designate mineral lands of long term commercial significance. Staff have requested a recommendation from the Planning Commission on the scope of criteria to be considered in designating mineral lands.

Staff have developed the following three options for review, based on review of technical information, discussion with stakeholders, public comment, and Planning Commission work sessions in 2017. The options below are proposed map changes to the designated mineral lands map, Map M-43. Draft maps of each option are included in Attachment A and a table comparing options is included in Attachment B. There will be associated text changes to Chapter 3 of the Comprehensive Plan, depending on the option that moves forward.

All options discussed below reflect the following:

- Based on mineral lands identified in the AESI Inventory
- Exclude areas outside of Thurston County jurisdiction, including cities, federal lands (including military reservation), and tribal lands
- Include areas currently designated as mineral lands (Map M-43)
- Include areas with mining operations permitted through DNR, as of September 26, 2017
- Include parcels identified by Granite Construction Company on May 24, 2017 during the formal comment period on the Thurston County Mineral Resource Lands inventory.



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Option 1: Mineral Lands Designation – Adapted Current Designation Criteria

1a) This option maps mineral lands county-wide based on the current designation criteria in the Thurston County Comprehensive Plan (3-16). The current criteria excludes:

- Public parks, preserves, national wildlife refuges, state conservation areas, and areas within 1,000 feet of these areas;
- Urban Growth areas and areas within 1,000 feet of UGA boundaries;
- Parcels smaller than 5 acres;
- Parcels 5 acres or larger when more than 40% of surrounding parcels are less than 5 acres in size;
- Parcels with historic sites; and
- Parcels designated as Agricultural Lands of Long Term Significance – identified as LTA or Nisqually Agriculture (NA).

Option 1a identifies 141,331 acres for mineral lands designation.

1b) This option applies all the same criteria as 1a, except for the exclusion of agricultural areas.

Option 1b identifies 143,391 acres for mineral lands designation.

Option 2: Mineral Lands Designation – Broad Exclusionary Criteria

2a) This option maps mineral lands county-wide using all current designation criteria (1a) and applies the following additional exclusionary criteria:

- FEMA Flood zones;
- Wellhead Protection Areas Group A 1, 5, and 10-year time of travel;
- Parcels with a Group B Community Systems;
- Marine shoreline landslide hazard areas;
- Habitat for state and federal threatened and endangered species, including, but not limited to, Mazama Pocket Gopher, Taylor's Checkerspot Butterfly, Streaked Horned Lark, Chinook Salmon, and Oregon Spotted Frog;
- Mazama Pocket Gopher preferred soils as recommended by Washington Department of Fish and Wildlife;
- Limited Areas of More Intensive Rural Development (LAMIRD) with densities greater than 1 du/acre; and
- Areas of Mima Mounds, identified by the Department of Natural Resources.



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Option 2a identifies 107,447 acres for mineral lands designation.

2b) This option applies all the same criteria as 2a, except for the exclusion of agricultural areas.

Option 2b identifies 108,110 acres for mineral lands designation

Option 3: Mineral Lands Designation – Blended Criteria (Staff Recommendation)

3a) This option maps mineral lands county-wide using all current designation criteria (1a) and applies the following additional exclusionary criteria:

- FEMA Flood Zones;
- Marine shoreline landslide hazard areas;
- Areas of Mima Mounds, identified by the Department of Natural Resources.

Several additional criteria are included in the designation under this option, but are displayed as a “review area” to indicate that additional review at the site scale could preclude permitting mineral extraction operations:

- Wellhead Protection Areas Group A 1, 5, and 10-year;
- Parcels with a Group B Community System;
- Habitat for state and federal threatened and endangered species, including, but not limited to, Mazama Pocket Gopher, Taylor’s Checkerspot Butterfly, Streaked Horned Lark, Chinook Salmon, and Oregon Spotted Frog;
- Thurston County Wetlands Inventory.

Option 3a identifies 135,765 acres for mineral lands designation.

3b) This option applies all the same criteria as 3a, except for the exclusion of agricultural areas.

Option 3b identifies 137,492 acres for mineral land designation.