

NATURAL RESOURCE CONSERVATION ELEMENT

PURPOSE: The purpose of the Natural Resource Conservation Element is to identify specific criteria, uses and development regulations to classify and protect Jefferson County’s natural resource lands, that are consistent with the requirements of the Growth Management Act.

RELATIONSHIP WITH OTHER ELEMENTS OF THE PLAN

Because of the complexity of the issues associated with natural resource lands, several other elements of the Comprehensive Plan analyze specific aspects of these issues and propose methods to address them.

The following table summarizes the natural resource lands issues identified and addressed in other elements of the Plan:

Element	Discussion
1. Land Use/Rural	Natural resource lands and industries are important components of the county’s rural character and economy. The abundance of natural resources provides a strong sense of place and supports the diverse mixture of livelihoods and lifestyles that make Jefferson County unique. A significant percentage of the land in Jefferson County is in natural resource production. In order to conserve these lands for productive use by natural resource based industries, it is essential to maintain large contiguous parcels and ensure the compatibility of surrounding land uses.
3. Environment	Natural resource lands provide important environmental functions, including surface water protection, habitat enhancement, and ground water recharge. Significant environmental features on natural resource lands are preserved through the use of best management practices.
4. Open Space, Parks and Recreation	Forest and agricultural lands provide one aspect of Jefferson County’s open space network that provides important visual and ecological benefits. Natural resource lands are preserved as essential components of the quiltwork of open space in Jefferson County.
5. Economic Development	Natural resource industries are historically important sectors of the County’s economy. Despite significant structural changes in these industries in recent decades, they remain essential to a diversified local economy. New policies to support and enhance these industries are proposed within the Plan.

NATURAL RESOURCE LANDS STRATEGY

Introduction

While a Natural Resource Lands Element is not mandatory under the provisions of the Growth Management Act, the Department of Community, Trade, and Economic Development recommends that strong consideration be given to its inclusion.

Jefferson County is fortunate to have a variety of land rich in natural resources, including forests; farmland; fisheries and shellfish beds; and deposits of sand, gravel, and minerals. Natural resource industries have played, and will continue to play, a central role in the culture, history, and economy of Jefferson County. These lands also provide aesthetic, recreational, and environmental benefits to the public while contributing to the diverse character of the County.

In order to conserve these resource lands and ensure the continued commercial viability of these industries, four resource land designations have been developed. These designations address the specific needs of each resource industry and meet the guidelines provided by State law. The four resource lands designations in Jefferson County are as follows:

- Forest Lands;
- Mineral Lands;
- Agricultural Lands; and,
- Aquaculture Lands.

The forums for the ongoing development for the Jefferson County Natural Resource Lands Strategy have been provided by the Community Plans, public participation in drafting the interim resource lands regulations, and the negotiations to bring the Forest Lands Ordinance into compliance to address concerns of the Western Washington Growth Management Hearings Board.

Building upon these foundations, the Jefferson County Comprehensive Plan implements a strategy that is responsive to its citizens' priorities and achieves full compliance with the Growth Management Act planning goals for the conservation of natural resource lands. The components of the strategy create an objective and logical sequence of determining:

1. The appropriate criteria and methodology for designation of natural resource lands in Jefferson County; and,
2. How growth should be guided by regulations to conserve Natural Resource Lands and enhance and maintain natural resource industries.

Forest Lands

Classification and Designation of Forest Lands

Jefferson County's Forest Lands Designation and Conservation strategy was developed based on an analysis of local conditions and the following guidelines provided by the Washington Department of Community, Trade, and Economic Development:

Table 4-1

Guidelines for Classification of Forest Resource Lands in Jefferson County

Indicator	Comments
1. Availability of public services and facilities conducive to the conversion of forest lands.	Since lands within Urban Growth Areas (UGAs) are intended to be served by public facilities and services within a twenty-year period, forest lands of long-term commercial significance should be located outside of UGA boundaries.
2. Proximity of forest land to urban and suburban areas and rural settlements.	To protect forest lands of long-term commercial significance from encroachment by incompatible uses, they should be located outside the urban and suburban areas and rural settlements.
3. Size of the parcels.	Forest lands of long-term commercial significance should consist of predominantly large parcels.
4. Compatibility and intensity of neighboring land uses and settlement patterns with forest lands of long-term significance.	Forest lands of long-term commercial significance should be adjacent to large parcels to allow for adequate buffering and setbacks from potential incompatible uses and settlement patterns.
5. Property tax classification.	Forest lands of long-term commercial significance should be eligible for assessment as open space or forest land pursuant to RCW 84.33 or 84.34.
6. History of land development permits issued nearby.	Forest lands of long-term commercial significance should not be designated in areas under development pressure that are likely to convert to higher intensity land uses.

In order to conserve the forest resource land base in Jefferson County and maintain the forestry industry while recognizing the diversity of forest landowners, it was determined that Forest Lands would consist of three classes:

- Commercial Forest Lands (CF-80);
- Rural Forest Lands (RF-40); and,
- Inholding Forest Lands (IF) for parcels entirely surrounded by Commercial or Rural Forest Lands unless the parcel is less than twenty (20) acres in size or if the a development application for the parcel is vested. The landowner must submit a written request to have the parcel removed from Forest Resource Inholding designation.

Any parcel that meets the following criteria will be classified as Forest Land and designated as Forest Land of Long-Term Commercial Significance:

- The land should consist primarily of Forest Land Grades one (1) through four (4) as mapped by the Department of Natural Resources.
- Minimum parcel size should be a minimum of nominally eighty (80) acres for Commercial Forest Lands forty (40) acres for Rural Forest Land, with parcels smaller than the minimum included when the acres of at least the minimum size are contiguously owned and the land is in a deferred forest or exempt tax status.
- The parcel should be part of a Forest Land Block at least three hundred twenty (320) acres in size that meets the designation criteria. The Forest Land Blocks will continue to exist even though individual parcels may be removed in the future because they no longer meet the established designation criteria. The Forest Land Block shall apply if the amount of designated Forest Land in the block falls below three hundred twenty (320) acres, but not if the acreage of the block falls to zero (0).

- No part of the parcel lies within one half (1/2) mile of an Urban Growth Area or within one half (1/2) mile of the three designated Rural Village Centers or within approximately one half (1/2) mile of the urbanized boundary of the Port Ludlow Master Planned Resort.
- The parcel is currently in a deferred forest tax status pursuant to RCW 84.33 or RCW 84.34 or classified or designated Timber Tax land, or State or Federal land outside the National Forest Service boundary; and
- A majority of the parcel should be located outside any community water system service area.

The Regulatory Framework for Forest Lands

Jefferson County is currently regulating forest lands under the 1997 Interim Forest Lands Ordinance, #01-0121-97. The interim ordinance was developed through a mediation process between the County, the Washington Department of Natural Resources, the Washington Environmental Council, and the Olympic Environmental Council to resolve issues raised in litigation. The Memorandum of Understanding of December, 1996 signed by the above parties included a provision requiring the County to readopt the interim ordinance as part of the comprehensive Plan and the implementing development regulations of the Comprehensive Plan. A discussion of the history of the Interim Forest Lands Ordinance is located in Appendix E of Background Information.

In order to comply with the requirements of the Growth Management Act, the interim ordinance will be reviewed for consistency with the Comprehensive Plan, prior to adoption as a permanent Forest Lands Ordinance. The purpose of the ordinance is to establish criteria for the classification, designation, conservation, and regulation of Forest Lands. The ordinance also includes permitted and conditional uses in designated Forest Lands.

Final development regulations will be adopted based on the Interim Forest Land Ordinance that recognize the diversity of forest land uses and allows compatible, non-forestry uses while protecting forest lands from conflicting uses. Criteria will be developed to assess the compatibility of non-forest uses on Forest Lands, which should include, but not be limited to:

- Creation of fire or safety hazards on adjacent Forest Lands;
- Removal of a significant portion of a parcel from productive forest use;
- Imposition of significant financial hardships to adjacent forest landowners; and,
- Potential for land use conflicts with adjacent forest landowners.

In order to protect the property rights of forest landowners and maintain the forestry industry, a Right to Practice Forestry provision in the interim ordinance will be adopted in the final ordinance. These protections apply to all designated forest land that complies with best forestry management practices as described in the ordinance.

The best opportunity to manage forest land uses occurs at the state and local permitting stages. Landowners must apply for a Forest Practices Permit when conducting forest practices that have the potential for adverse impacts on public resources as described in WAC 222-16-050. Landowners choosing to maintain their land in forestry uses must state their intent to do so on the Forest Practice Application.

Since the adoption of the Interim Forest Lands Ordinance in January, 1997, the County has heard from both timber owners and adjacent landowners regarding conflicts over forest lands activities adjacent to residential lots that were previously platted in sizes too small to provide an adequate buffer from effects of activities such as noise and the spraying of herbicides. In 2002, a *Forest Transition Overlay* district was established to address potential conflict between forest resource lands and pre-platted high density residential

parcels of one acre or less in size. However, this *Forest Transition Overlay* was limited in scope and does not preclude the necessity of convening a task force to explore potential incompatibility issues. These issues regarding limited and distinct areas raised in the public planning process will be addressed by reconvening the parties that negotiated the Interim Forest Lands Ordinance, including timber owners, environmental groups, landowners, and other interested parties to discuss measures to mitigate these effects. This public process is intended to result in recommendations that may include mitigative measures the timber owners can implement, as well as site-specific solutions. Any change in the Forest Lands Ordinance or Forest Lands designations would require full public review and should be based on agreement of the parties involved. Policy NRP 4.8 provides for convening the group of parties to initiate discussions.

All forest practices in Jefferson County must comply with the Washington State Forest Practices Act (RCW 76.09), administered by the Department of Natural Resources. Additionally, forest practices in designated Shoreline Environments must comply with the requirements of Jefferson County's Shoreline Management Master Program. These laws are designed to protect water quality, shorelines, fish and wildlife habitat and the public's opportunity to enjoy these resources. Regulations will also be developed and applied to incorporate the recommendations of agreed-upon watershed and salmon recovery plans related to land and resource management, which is further discussed in the Environment Element of the Comprehensive Plan.

Landowners choosing to convert their land to non-forest uses also must state their intent on the Forest Practices Application. As provided in the Forest Practices Act, these landowners must conduct their forest practices in accordance with applicable local government regulations, which may include, but are not limited to, the Critical Areas Ordinance and the State Environmental Policy Act.

Forest lands being converted to non-forest uses should be managed to guide the manner and extent of alteration and to minimize adverse environmental impacts. The 1997 State Legislature enacted Substitute Senate Bill 5714, requiring local governments to issue forest practice permits for harvest sites which will be converted to non-forestry purposes (Class IV – General). The bill also mandates that local governments develop a public process for lifting the six-year moratorium on conversion required when the landowner does not state an intent to convert or when a harvest project occurs without obtaining the appropriate Forest Practice application. This law expands the County's regulatory role in forest practices, and will require closer coordination with the State Department of Natural Resources. The County will revise the Interim Forest Lands Ordinance to address these new requirements and, where necessary, will establish standards which meet or exceed current Forest Practice requirements based on the goals and policies of this plan.

In addition, a County clearing and grading ordinance with more comprehensive standards than those that apply under the Forest Practices Act will be developed to protect surface and ground water quality and quantity, control storm water runoff, and minimize damage to fish and wildlife habitat. More information on the clearing and grading ordinance is provided in the Environment Element of the Comprehensive Plan.

Mineral Lands

Classification and Designation of Mineral Lands

Based upon the criteria provided by the Department of Natural Resources, there are three key issues that need to be addressed in the designation and conservation of mineral resource lands:

1. Classifying the types of mineral resources that are potentially significant in Jefferson County;
2. Defining the amount and long-term significance of aggregate that is needed to meet the demand of Jefferson County's projected population; and,
3. Determining how to balance a variety of land uses within mineral resource areas.

Future mineral resource lands consist of areas identified with the potential for the existence of mineral resources. These areas:

- appear to contain the resource, based upon the information supplied by Department of Natural Resources;
- are not primarily within critical areas, for example, the 100-year flood plain or high quality wetland areas; and,
- are at least 80 acres in size, of which one forty (40) acre parcel or two twenty (20) acre parcels are currently vacant.

The criteria used to classify mineral resource lands in Jefferson County were based on the guidelines provided by the state and an analysis of local conditions. Limited geological information is available to accurately identify, evaluate, and designate mineral resources of long-term commercial significance. U.S. Geological Survey Maps and Department of Natural Resources surface mining data were reviewed by the Mineral Lands Work Group for the County to determine current and potential mineral resource lands of long-term commercial significance.

Based upon this evaluation, and in conjunction with the analysis and assessment of forest resource lands, a high degree of overlap between lands devoted to growing timber and land potentially containing commercial mineral deposits was identified. Because of the amount of forest cover and geology of Jefferson County, most mineral resources are located in forest resource lands.

Therefore, the inclusion of mineral extraction and primary processing as a permitted use on designated forest land will protect mineral resource lands from the encroachment of incompatible development, conserve the mineral resource land base of Jefferson County, and allow for its future utilization by the mining industry. In addition, the County has included in this strategy an action item to perform an analysis to determine the 50-year construction aggregate supply, so as to ensure that the lands to be protected will meet the 50-year projected demand within an economically feasible distance to the market area or areas within County jurisdiction. This satisfies the GMA requirements to not knowingly preclude opportunities for future mining and, as the lands are identified, to inform nearby property owners of the potential for future mining use of these areas in order to prevent or minimize potential conflicts.

The Natural Resource Lands Element and the Interim Mineral Lands Ordinance (#09-0525-95) identify the extraction of sand, gravel, rock, and minerals as a permitted use. However, a conditional use permit through the public hearing process will be required for related activities such as rock crushing, asphalt mixing and concrete batching. Uses legally established prior to ordinance adoption (i.e., May 25, 1995) are "grandfathered" with the right to continue as existing uses.

In order to conserve the mineral resource land base that is currently being operated by the mining industry, any parcel that meets both of the following criteria has been designated as Commercial Mineral Land of Long-Term Significance in the Interim Mineral Lands Ordinance:

- Is currently operating under a surface mining permit issued by the Washington State Department of Natural Resources; and,
- No part of the parcel lies within one half (1/2) mile of an Interim Urban Growth Area.

In this Plan, Jefferson County has designated these mineral lands as an overlay to the underlying land use designation. An overlay is used because mining operations are eventually depleted and sites are converted to other uses, and thus the Mineral Lands designation is not permanent. Upon completion of mining operations and following the reclamation of the site, it will be removed from the Mineral Land designation and will be subject to the underlying land use designation depicted on the Land Use map.

The Land Use map of this Plan depicts the location of existing mining operations which currently operate under a Department of Natural Resources Surface Mining Reclamation Permit, and provides an underlying land use designation. The Mineral Lands map accompanying this element shows the parcels regulated under DNR permits, although it should be noted that the mining operations for a number of the sites do not occupy the entire parcel.

The Regulatory Framework for Mineral Lands

The Interim Mineral Lands Ordinance, adopted on May 25, 1995, is the current regulatory ordinance for Mineral Lands. Following Comprehensive Plan adoption, the interim ordinance will be reviewed and revised as necessary for consistency with this Plan. A final Mineral Lands Ordinance will be adopted that includes the criteria for the designation of Mineral Lands as Long-Term Commercially Significant and the process for landowners to opt-in to the designation that are contained in the interim ordinance.

Once identified, lands under consideration for commercial mineral extraction must also be evaluated to assess land use compatibility, economic issues, and environmental impacts. A matrix (Table 4-3) accompanying NRP 6.2 is provided as a reference point for both the County and applicant to assess the feasibility of designating and protecting the mineral resource and should be linked to future land use decisions. Specific areas of review will include, at a minimum, the following: compatibility with neighboring land uses; noise; traffic; visual impacts; water resources, including surface water, ground water, and wetlands; soil, including erosion, slopes, flooding, and contamination; and fish and wildlife habitat.

Eventually, as the mineral resource is depleted, mining sites are abandoned, or the operations discontinued for long periods of time. Reclamation of abandoned, depleted, or discontinued mines creates opportunities for new uses compatible with adjacent land uses. Reclamation reduces the dangers associated with some types of abandoned mines, improves the aesthetics of the site, and can create environmental amenities, such as lakes, ponds, wetlands, and forests.

Reclamation plans are required by the Department of Natural Resources and will be considered by Jefferson County during environmental assessment of proposed mining operations. Policies in this Plan encouraging reclamation plans will be addressed through SEPA review of mining operations regulated by the Department of Natural Resources. The State Department of Natural Resources regulates mining sites of three (3) acres in size or larger. Jefferson County will establish a minimum size threshold for regulation of mineral extraction sites less than three (3) acres in size, and will consider regulations for protection of the environment from activities at these small sites.

Agricultural Lands

Classification and Designation of Agricultural Land

It is Jefferson County’s intent to protect and foster opportunities for the successful practice of agriculture. The land in Jefferson County was examined to assess the long-term commercial viability of parcels considered for agriculture zoning. While undeveloped land with prime agricultural soils as identified in the Natural Resources Conservation Service’s *Soil Survey of Jefferson County, Washington*, clearly must be preserved, additional parcels also have long term commercial significance for agriculture at the local level. Successful, commercial agriculture can be practiced on many types of soils, through a variety of environmentally sound means on small parcels as well as large. Economically valuable agriculture does not have to be the exclusive support of a family. Small ventures that simply augment family income are valuable to the land owner and the community as a whole. The guidelines, listed below, taken as a whole and interpreted on a parcel by parcel basis, direct which parcels of land are suitable for designation as Agricultural Lands of Long Term Significance. No single guideline is considered essential for agricultural designation nor is there a minimum lot size threshold.

**Table 4-2
Guidelines for Classification of Agricultural Resource Lands in Jefferson County**

1. Presence of prime agricultural soil as the Natural Resources Conservation Service’s <i>Soil Survey of Jefferson County, Washington</i> on a significant portion of the parcel.	A significant portion of prime agricultural soils should be approximately one third or more of the parcel.
2. Historic usage for agriculture.	Land which has been used for agriculture for a number of years or can be converted back to active agriculture, even if it is currently lying fallow, should be given high priority for agricultural designation.
3. Parcels of land 10 acres or larger in size should be given strong consideration however smaller parcels may also be highly suitable for agricultural designation.	Some types of agriculture are best practiced on parcels ten acres and larger and they should be given high priority for agricultural designation. Smaller parcels considered suitable for agriculture designation, which are adjacent to residentially designated land, may be subject to increased regulatory oversight for some types of agricultural practices.
4. Participation by parcel owner in the Open Space Tax Program for Agricultural Land.	Participation in the Open Space Tax Program is not a requirement for agricultural designation; however, it is a good indication of qualifying land.
5. Located away from existing land uses that would interfere with agricultural practices.	Some existing land uses would interfere with agricultural activities such as uses, which pollute. Residential uses are not considered uses, which would interfere with agricultural practices. The possibility that agricultural uses practiced according to Best Management Practices, may interfere with residential uses shall not be a reason to deny agricultural designation of a parcel.

6. Located outside of areas already served with “urban governmental services” which are typically provided in cities.	Areas where the public has already made a significant investment in services suited to urban levels of development such as storm and sanitary sewers, street cleaning services, urban levels of fire and police protection, etc. are no longer suitable to be classified as a natural resource to be protected from more intense development.
7. Location outside of existing Master Planned Resort (MPR) or Urban Growth Area (UGA) land use designations.	Undeveloped land with prime agricultural soils was not included in Jefferson County’s designated UGA or MPR areas, therefore any additional undeveloped parcels in those areas should be preserved for more intensive development and not designated as agricultural lands of long term commercial significance.
8. Currently in commercial agricultural use.	Land currently being used for any type or scale of commercial agriculture should be given high priority for agricultural designation.
9. Physically and topographically suitable for the practice of commercial agriculture.	Some land which is excessively steep, wet, unstable, prone to frequent flooding, primarily rock cliffs, etc. is clearly not suitable for designation as agricultural land of long term commercial significance.
10. If currently designated as Rural Forest (RF-40) land has already been platted into 20 acre or smaller parcels.	A rezone from Rural Forest designation to Agricultural designation must not result in creating an increase in allowable residential density. Therefore only those Rural Forest parcels already platted in 20 acres or smaller lot sizes may be considered for reclassification to Agricultural designation.
11. Is not currently designated as Commercial Forest (CF-80).	Commercial Forest land has been designated based on soil suitability for forestry and should not be converted to agricultural designation.
12. Is not currently designated as Inholding Forest (IF).	This land is located within Commercial Forest designation areas and it has poor soils for agriculture and is not suitable for agricultural designation.

In order to conserve the agricultural resource land base in Jefferson County and maintain the farming industry while recognizing the diversity of agricultural land owners, Agricultural Lands of Long-Term Commercial Significance consist of two designations:

- Prime Agricultural Lands (AP-20)
- Agricultural Lands of Local Importance (AL-20)

**Table 4-2a
Summary of Agricultural Land Designations**

Land Use Designation	Criteria for Designation	Principal Land Use
Prime Agricultural Land (AP-20)	Land designated as Prime Agricultural Land shall meet the following criteria: <ul style="list-style-type: none"> • consist, in substantial proportion, of land with prime agricultural soils as defined by the Natural Resources Conservation Service’s <i>Soil Survey of</i> 	Agricultural activities and single family residential

	<p><i>Jefferson County, Washington</i>; and</p> <ul style="list-style-type: none"> • be in regions of the county where commercial agriculture is the current and historically predominant use including but not limited to the following areas: <ul style="list-style-type: none"> ○ Quimper Peninsula ○ Beaver Valley ○ Chimacum Valley ○ Discovery Bay Valley ○ Quilcene River Valley ○ Tarboo Valley ○ Dosewallips Valley ○ West Jefferson County valleys; and • is not currently served by “urban governmental services”; and • is in an area characterized by a substantial proportion of undeveloped parcels of land 20 acres or greater in size; and • is outside of any area designated as Master Planned Resort (MPR) or Urban Growth Area (UGA); and • is in an area where no existing land uses are present, which will seriously interfere with the successful long term practice of a range of agricultural activities; and • does not include land currently designated Rural Forest (RF-40) presently in a parcel size 40 acres or larger, or Commercial Forest (CF-80) or Inholding Forest (IF). 	
<p>Agricultural Land of Local Importance (AL-20)</p>	<p>In order to preserve and stimulate agricultural diversity and to maintain an undeveloped land base for future agricultural use, the owner of a parcel may petition the County for designation as Agricultural Land of Local Importance. When the owner of a parcel or an aggregate of parcels petitions successfully for rezone to agriculture the land shall be considered an Agricultural Land of Long Term Commercial Significance and as such, it shall be afforded the rights and protections of natural resource land. Land designated as Agricultural Land of Local Importance shall meet the following criteria:</p> <ul style="list-style-type: none"> • the owner of the parcel currently utilizes or intends to utilize the land for long term commercial agricultural purposes; and • the land is located away from existing land uses that would interfere with agricultural practices; and • the land is located outside of areas already served with “urban governmental services” which are typically provided in cities; and 	<p>Agricultural uses and single family residential</p>

	<ul style="list-style-type: none"> • the land is located outside of existing Master Planned Resort (PR) or Urban Growth Area (UGA) land use designations; and • the land is physically and topographically suitable for the practice of commercial agriculture. • if currently designated as Rural Forest (RF-40), the land is already platted into 20 acre or smaller parcels; and • the land is not currently designated as Commercial Forest (CF-80) or Inholding Forest (IF). 	
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The Regulatory Framework for Agriculture

Jefferson County currently designates and regulates agricultural lands in compliance with the provisions of the State Growth Management Act section 36.70A of the Revised Code of Washington and the Washington Administrative Code 365-190-050 by means of this Comprehensive Plan and the Unified Development Code for Jefferson County adopted on December 18, 2000, together with its subsequent amendments. The UDC replaced the Jefferson County Agricultural Land Ordinance #08-0525-95 adopted effective June 5, 1995.

The Unified Development Code sets forth and regulates definitions, land use districts, performance and use-specific standards, development standards, land divisions, permit application and review procedures, State Environmental Policy Act implementation, Comprehensive Plan and Growth Management Act implementing regulations and amendment processes and enforcement. Agricultural resource lands are primarily addressed in sections 3.1.3 and 3.3.2. Allowable and prohibited uses are established for agricultural lands on Table 3.1.

The Shoreline Management Act, RCW 98.58 and the Jefferson County Shoreline Master Program adopted in March 7, 1989 with minor revisions, also regulate agricultural lands which fall within their specified shoreline jurisdiction.

Aquaculture Resources

Classification and Designation of Aquaculture Resources

The Department of Community, Trade, and Economic Development does not issue guidelines for the classification of aquaculture resource lands. Although the Growth Management Act does not specifically include aquaculture lands as natural resource lands requiring protection and conservation, Jefferson County has elected to do so in recognition of the importance of commercial aquaculture to the local and regional economy. The statutory basis for designation of aquaculture land as Agricultural Lands of Long-Term Commercial Significance is RCW 36.70A.030(2), the definition of agricultural land as: "...land primarily devoted to the commercial production of horticultural, viticultural, floricultural, dairy, apiary, vegetable, or animal products or berries, grain, hay, straw, turf, seed, Christmas trees not subject to the excise tax imposed by RCW 84.33.100 through 84.33.140, finfish in upland hatcheries, or livestock, and that has long-term commercial significance for agricultural production." Shellfish are included under animal products, while finfish in upland hatcheries were amended to the definition under ESSB 6228 in 1994.

The following aquaculture resources are designated as Agricultural Lands of Long-Term Commercial Significance in accordance with the classification and designation of Agricultural Land as discussed above:

- Upland finfish hatcheries; and,
- Commercial shellfish beds and their upland facilities.

The owners of shellfish beds that are not designated as Long-Term Commercially Significant may petition the County for classification as Agricultural Land of Local Significance in order to gain the protections and benefits provided by the designation.

The Regulatory Framework for Aquaculture Lands

Aquaculture Resources will be included in the final Agricultural Lands Ordinance. The Interim Agricultural Lands Ordinance will be reviewed for consistency with the Comprehensive Plan prior to adoption as a final ordinance in order to establish criteria and processes for the designation of upland finfish hatcheries and commercial shellfish beds as Agricultural Lands of Long-Term Commercial Significance. The interim ordinance includes an opt-in process for owners of shellfish beds to petition to be designated as Agricultural Lands of Local Significance.

The regulations for aquaculture lands as designated in the final Agricultural Lands Ordinance must be consistent with the Comprehensive Plan and with the Jefferson County Shoreline Management Master Program (SMMP). The Shoreline Management Master Program will be revised following adoption of the Comprehensive Plan to be consistent with the goals and policies of the Plan. Aquaculture development, including but not limited to the construction of structures or bulkheads, dredging, filling, driving piles, or any project that interferes with the normal public use of surface waters overlying tidelands, is currently regulated under the Shoreline Management Master Program within shoreline areas. Shoreline jurisdiction generally extends from the Ordinary High Water Mark (OHWM) to approximately 200 feet landward and from the OHWM seaward to the offshore County line. During the revision of the SMMP, conflicts between inconsistent provisions of the Agricultural Lands Ordinance and the SMMP will be resolved by relying on the more restrictive provision.

Development regulations will be adopted that recognize the diversity of aquaculture practices and uses of aquaculture resources. These regulations should consider allowing compatible, non-aquaculture uses while protecting aquaculture resources from conflicting uses. Criteria should be developed to assess the compatibility of non-aquaculture uses on Aquaculture Lands.

Land-based fish rearing and marine-based shellfish facilities require high quality water to operate. As described in the Environment Element of the Comprehensive Plan, Jefferson County should identify potential gaps in existing environmental protections and develop comprehensive regulations to further enhance and protect water quality, based on a watershed management approach. A comprehensive land clearing and grading ordinance will be developed to protect surface and ground water quality and quantity, control storm water runoff, and minimize potential damage to fish and wildlife habitat. For more information on a clearing and grading ordinance, please refer to the Environment Element of the Comprehensive Plan.

FOREST RESOURCE LANDS, EASTERN JEFFERSON COUNTY

FOREST RESOURCE LANDS , WESTERN JEFFERSON COUNTY

FOREST LAND GRADES, EASTERN JEFFERSON COUNTY

FOREST LAND GRADES, WESTERN JEFFERSON COUNTY

INTERIM MINERAL RESOURCE LANDS MAP

GEOLOGY MAP, EASTERN JEFFERSON COUNTY

PRIME FARMLAND SOILS, EASTERN JEFFERSON COUNTY

AGRICULTURAL LANDS OF LONG TERM COMMERCIAL SIGNIFICANCE

COMMERCIAL SHELLFISH HARVEST AREAS AND FISH HATCHERIES, EASTERN
JEFFERSON COUNTY

GOALS AND POLICIES

The goals outlined below provide a general direction for both the conservation of Jefferson County's natural resource lands and the enhancement of resource based industries. These goals are based on the requirements of the Growth Management Act, which outlines specific criteria for the conservation of natural resource lands element, and on the issues and opportunities identified by County residents.

As in all elements of this Plan, the goals are general statements while policies are more specific. Goals state the general growth management intentions of the County while the policies are the guidelines for implementation. Strategies and action items identify the specific projects or programs that will be used to implement the policies.

The Natural Resource Lands policies will provide the basis for a review of the development standards contained in the Jefferson County Forest, Mineral, and Agricultural Lands Interim Ordinances and other regulations prior to adoption as final ordinances.

NATURAL RESOURCE LANDS

GOAL:

NRG 1.0 **Encourage the conservation of resource lands and the long-term sustainable use of natural resource-based economic activities throughout Jefferson County.**

POLICIES:

NRP 1.1 Designate lands where the preferred and principal land uses are resource-based economic activities as Natural Resource lands.

NRP 1.2 Require land use activities adjacent to resource lands to be sited and designed so as to minimize conflicts with resource based economic activities.

NRP 1.3 Provide up-to-date and accurate information to the public concerning the location of resource lands and the nature of land uses and activities to be expected within such areas.

NRP 1.4 Protect resource industry activities that are performed in accordance with applicable regulations from being subject to legal action as public nuisances.

NRP 1.5 Support resource-based economic activities that comply with applicable federal, state, and local regulations.

NRP 1.6 Support cooperative resource management among natural resource landowners, environmental groups, state, federal and tribal governments.

NRP 1.7 Consider incentive programs to support resource-based economic activities in rural areas.

NRP 1.8 Locate natural resource-based economic activities throughout rural areas in close proximity to designated agricultural, forest or mineral resource lands upon which they are dependent.

GOAL:

NRG 2.0 Encourage resource-based economic activities which are compatible with environmental quality.

POLICIES:

NRP 2.1 Regulate resource-based economic activities so as to mitigate adverse impacts to the environment and adjacent properties.

NRP 2.2 Regulate resource management and harvest practices in a manner consistent with local, state, and federal regulations for the protection of environmental quality and critical areas. Work with stakeholders in cooperative processes to protect the long-term viability of resource lands consistent with watershed management and fisheries recovery plans developed in response to proposed listings of fish species under the Endangered Species Act.

NRP 2.3 Protect the environment from cumulative adverse impacts resulting from resource management practices.

NRP 2.4 Provide incentives to encourage compliance with "best management practices" by resource-based economic activities.

FOREST LANDS

GOAL:

NRG 3.0 Conserve and protect Forest Resource Lands for long-term economic use.

POLICIES:

NRP 3.1 Adopt a final Forest Lands Ordinance that includes criteria from the Growth Management Act and the Interim Forest Lands Ordinance for classifying and designating Forest Lands for long-term commercial significance based on the quality of the forest environment, the size of the parcel, the tax status, current use, and distance from populated areas.

NRP 3.2 Encourage the continued diversity of forestry by designating classes of long-term commercially significant forest land that allow the continued existence of a range of approaches to forest management.

NRP 3.3 Parcels designated as Forest Land in common ownership separated by a public right-of-way shall be considered as a single parcel.

NRP 3.4 Allow commercial forest management and harvest, mineral extraction, sand and gravel operations and those land uses which maintain, enhance, or have no impact on the long term management of designated commercial forest lands.

NRP 3.5 Support and facilitate the improvement of state and local environmental regulations affecting the forest products industry in order to improve operational predictability, minimize regulatory

costs to forest land owners, and encourage protection of the forest environment and surrounding watersheds.

GOAL:

NRG 4.0 Minimize potential conflicts between forest management activities and land use activities within or adjacent to designated forest lands.

POLICIES:

NRP 4.1 Prohibit the subdivision of designated Forest Lands for residential purposes except for land that have been designated as Forest Transition Overlay. Allow one dwelling unit on each legal lot of record in accordance with State law.

NRP 4.2 Adopt a final Forest Lands Ordinance that includes criteria from the Growth Management Act and the interim ordinance for conditional uses in Forest Lands.

NRP 4.3 Minimize conflicts with Forest Land activities by developing site and design requirements for land use activities adjacent to designated forest land.

NRP 4.4 Minimize dangers from natural disasters such as fire, through siting and design criteria for structures on designated Forest Lands.

NRP 4.5 Minimize conflict between primary and secondary forest production facilities and related developments and forest management activities through siting and design requirements.

NRP 4.6 Prohibit the extension of service areas of utility local improvement districts, fire districts, or sewer, water, or public utility districts into designated Forest Lands except for lands that have been designated as Forest Transition Overlay.

NRP 4.7 Address community concerns and land use conflicts which may arise as a result of forest practices in cooperation with the Washington State Department of Natural Resources, forest landowners, and the general public.

NRP 4.8 Facilitate a cooperative process bringing together timber company representatives, environmental groups, landowners, and other interested parties to address concerns related to incompatible land uses between parcels existing adjacent to forest lands at the time of adoption of Ordinance #01-0121-97, the interim Forest Lands Ordinance.

GOAL:

NRG 5.0 Encourage the continuation of forestry on lands which are not designated as commercial forest resource lands.

POLICIES:

NRP 5.1 Evaluate proposals for conversion of forest land through a public process to assess the long-term economic impact of decreasing the amount of land available for sustainable forest production and harvest.

NRP 5.2 Review forest land conversion applications based on an assessment of the cumulative impact on the environment.

- NRP 5.3** Regulate the development of forest lands which are converted to other uses in compliance with the Jefferson County Comprehensive Plan, the County-wide Planning Policy, the Growth Management Act, and the State Forest Practices Rules.
- NRP 5.4** Establish standards for conversions and Conversion Option Harvest Plans which carry out the provisions of the Washington State Forest Practices Act and the State Environmental Policy Act and are in compliance with the Critical Areas Ordinance, the Shoreline Management Master Program, the Storm Water Management Ordinance, and other County land use and development standards.
- NRP 5.5** Establish minimum standards in Conversion Option Harvest Plans which provide for reforestation and consider the health and long-term viability of the stand for tree retention.

MINERAL RESOURCE LANDS

GOAL:

- NRG 6.0** **Conserve and protect Mineral Resource Lands for long-term economic use.**

POLICIES:

- NRP 6.1** Adopt a final Mineral Lands Ordinance that includes criteria from the Interim Mineral Lands Ordinance for classifying and designating Mineral Resource Lands of commercial significance based on physical and topographic characteristics, distance from populated areas, and the quality of the resource.
- NRP 6.2** Adopt a final Mineral Lands Ordinance that includes a process for reviewing mineral lands designation petitions which assesses the feasibility of designating mineral resource lands according to Table 4.3, and considers compatibility with adjacent land uses, economic issues and environmental impacts.
- NRP 6.3** Adopt a final Forest Lands Ordinance that includes criteria from the interim ordinance allowing mineral extraction and the primary processing of materials on designated Forest Lands, provided that the extraction is conducted under a Washington State Department of Natural Resources Surface Mining Permit and/or other applicable permit and is performed in accordance with the guidelines for best management practices established by Jefferson County.
- NRP 6.4** Mitigate conflicts with adjacent land uses by zoning and regulations including operation, siting, buffering and design requirements which minimize conflicts between mineral extraction/primary processing activities and land use activities located adjacent to designated mineral lands.

**Table 4-3
Matrix for Assessing Lands for designation as Mineral Resource Lands**

	NOT SUITABLE FOR DESIGNATION	CONSIDER FOR DESIGNATION	DESIGNATION DESIRABLE	DESIGNATION HIGHLY DESIRABLE	DESIGNATION CRITICAL
QUALITY OF DEPOSIT	Low grade deposit.	Variable but located near use area or processing plant.	Deposit made economical to mine by upgrading material.	Grade meets the requirements for road construction or can be upgraded.	Concrete quality.
SIZE OF DEPOSIT	Small deposit.	Small deposit (less than 2,000 tons).	Medium-size deposit.	Large deposit (7.5 million tons).	Very large deposit (10 million tons).
ACCESS DISTANCE FROM MARKET	More than 20 miles from use area.	Distance from use area is minimized due to access to interstate.	Less than 10 miles of the use area; alternative access route available.	Large deposit presently beyond economical hauling distance to present use areas. Near highways: access can be provided.	Within 5 miles of uses area. Adjacent to highway with access for trucks.
COMPATIBLE WITH NEARBY AREAS	Adjacent land use presently incompatible with mining (appreciable residential development within range of excessive noise, dust, blasting, vibrations, etc.).	Scattered development within outer range of impacts of mining; owners may not object to mining.	Adjacent land suitable for development and within commuting distance of use area.	Imminent incompatible development on adjacent lands.	No incompatible land uses existing or likely in the foreseeable future (adjacent land in national forest, operator's ownership, agricultural land use.)
IMPACT OF NOISE	Noise level in adjacent presently developed areas would clearly exceed standards if mining occurred.		Noise level in adjacent undeveloped areas would exceed standards for likely use, but use of these areas can be easily delayed or economical mitigation can be provided by barriers.		Noise at adjacent residential areas less than 50 dB(A) due to distance or topographical barrier, berm can be constructed easily.
IMPACT OF BLASTING	Too close to existing subdivision.				Blasting not required; permanent open space between quarry and other uses; topographical barrier between quarry and other land uses; only occasional light blasting; blasting compatible with adjacent uses.

	NOT SUITABLE FOR DESIGNATION	CONSIDER FOR DESIGNATION	DESIGNATION DESIRABLE	DESIGNATION HIGHLY DESIRABLE	DESIGNATION CRITICAL
IMPACT OF TRUCK TRAFFIC	Only access is local road through residential area.	Slightly longer alternative route exists.	Alternative truck route can be built at reasonable expense; alternative transportation (conveyor, etc., can be used past residential streets).		Adjacent to freeway with access to site.
VISUAL IMPACT	Mining would destroy or create.	Mining activity cannot be screened and would permanently alter landscape.	Some activity visible from residential areas, but no permanent deterioration of landscape.	Mining activity can be easily screened by berms and/or vegetation.	Activity screened by topography or vegetation, or appreciably reduced by distance.
SURFACE & GROUND WATER IMPACTS	Potential adverse impacts to water resources on site	Water resources on site and can be avoided.	Limited water resources on site and can be mitigated.		No water resources on site.
WETLANDS IMPACT	High quality wetlands throughout the site	High quality wetlands only on a portion of site and can be avoided.	Lower quality wetlands on site and can be mitigated.	Wetlands can be avoided on site.	No or minimal wetlands on site and of low quality.
SLOPES	Site located in active unstable slope area.	Potential or historical unstable slopes.	Unstable slopes on site can be avoided.	Minimal slopes throughout the site.	Level grade mining site with minimal slopes.
BIOLOGICAL IMPACT	Rare and threatened/ endangered plants or animals on site.	Site includes priority wildlife habitat that would be permanently removed by mining.	Species of Special Concern habitat located on site.	Minor or temporary loss of fish and wildlife habitat.	No significant biological resources; rehabilitation of site would replace or create habitat.
IMPACT OF FLOODING	Mining would cause erosion of adjacent property; could be prevented only at great expense.		Mining would create erosion hazard for roads, bridges, and utility lines; however, these structures could be strengthened at reasonable costs.		Mining would create flood control channel and would not damage adjacent land.

GOAL:

NRG 7.0 Provide for mitigation of potential adverse impacts associated with mining extraction and processing operations.

POLICIES:

NRP 7.1 Require environmental review on all mineral lands designation requests and/or conditional use permits.

NRP 7.2 Provide for the following factors in mineral resource land use decisions:

- a. The range of environmental impacts, including short-term and long-term effects arising over the lifetime of the proposal;
- b. The ability of the site to confine or mitigate all operational impacts;
- c. The compatibility of operations with adjacent land uses when mitigating measures are applied;
- d. The capacity of transportation facilities to handle safely the transport of products from the site; and,
- e. The adequacy of plans for reclamation of the site for appropriate future use.

NRP 7.3 Develop standards and guidelines to identify and address the impact of mining operations on adjoining properties. Such conditioning should not have the intent of rendering mining operations economically unfeasible.

NRP 7.4 Evaluate small mining operations to determine when the cumulative impact of small operations becomes a significant adverse impact upon the land or upon adjacent lands.

GOAL:

NRG 8.0 **Ensure that County mineral resource lands are restored to safe and useful condition with enhancement and mitigation of damage to the function and aesthetics of the environment and subsequent land uses.**

POLICIES:

NRP 8.1 Develop requirements for reclamation plans for mineral extraction activities. These requirements may exceed minimum State requirements.

NRP 8.2 Ensure that reclamation plans preserve the safety, function and value of adjacent lands including aesthetic and environmental and water resource values.

NRP 8.3 Encourage reclamation plans which provide enhanced public value such as parks, play-grounds, open space, trails, wetlands, and fish and wildlife habitat.

NRP 8.4 Encourage reclamation that occurs on an ongoing basis as mineral deposits are depleted.

NRP 8.5 Avoid the potential for aquifer contamination in importing material used for reclamation backfill or storage and in approving subsequent land use activities on reclaimed mining lands.

NRP 8.6 Establish standards for performance bonds unless otherwise required for reclamation activities to be provided prior to the initiation of mineral resource extraction land use activities.

GOAL:

NRG 9.0 **Preserve water resource quality and quantity in the regulation of mineral extraction activities.**

POLICIES:

- NRP 9.1** Regulate mining operations to prevent adverse impacts to ground or surface water quality.
- NRP 9.2** Establish a preference for the protection of aquifers and recharge zones from the effects of surface mining in the event that adverse impacts cannot be avoided through best management practices.

AGRICULTURE LANDSGOAL:

- NRG 10.0** **Conserve and protect the agricultural land base and its associated economy and lifestyle.**

POLICIES:

- NRP 10.1** Adopt a final Agricultural Lands Ordinance that includes the criteria from the Interim Agricultural Lands Ordinance for classifying and designating Agricultural Lands for long-term commercial significance based on the class of agricultural land, the size of the parcel, the tax status, current use, and distance from populated areas.
- NRP 10.2** Minimize conflicts with agricultural activities by developing site and design requirements for land use activities adjacent to designated agricultural land which insure that the adjacent activities shall not interfere with the continued use, in the accustomed manner and in accordance with best management practices, of these designated agricultural lands for the production of food and other agricultural products.
- NRP 10.3** Support the conservation of agricultural land through tax incentive programs, the purchase or transfer of development rights, and other methods developed in cooperation with agricultural landowners and managers.
- NRP 10.4** Coordinate with state and federal agencies to encourage conservation of productive agricultural land through best management practices, including soil and water conservation, drainage, and livestock waste management programs.
- NRP 10.5** Support the continuation of farming as the primary use of Agricultural Lands by allowing a maximum base density of one dwelling unit per twenty (20) acres.
- NRP 10.6** Encourage clustering based upon the characteristics of various types of agricultural areas and practices in the County, while preserving an overall base density on Agricultural Lands that does not exceed one dwelling unit per twenty (20) acres.
- NRP 10.7** Discourage the extension of service areas of utility local improvement districts, , or sewer, or public utility districts into designated Agricultural Lands.
- NRP 10.8** Support agricultural activities such as farmers' markets and roadside stands by permitting these uses outright on designated Agricultural Lands.
- NRP 10.9** Encourage the preservation of family owned farms by discouraging the conversion of these lands to other uses.

- NRP 10.10** Support the work of Washington State University Cooperative Extension for technical and marketing assistance for small-scale commercial farmers.

AQUACULTURE RESOURCES

GOAL:

- NRG 11.0** **Conserve and protect aquaculture lands and associated facilities in order to ensure a long-term commercial and recreational resource base.**

POLICIES:

- NRP 11.1** Establish criteria for designating commercial shellfish beds of long-term commercial significance.
- NRP 11.2** Encourage the conservation of aquaculture lands through the designation of long term commercially significant lands, tax incentive programs and the regulation of adjacent land uses.
- NRP 11.3** Minimize conflicts with adjacent land uses to protect continued productive aquaculture activities in marine waters associated with fish hatcheries and shellfish habitat.
- NRP 11.4** Address the cumulative impacts of land use activities on or adjacent to shellfish habitat through the Shoreline Management Master Program, Comprehensive Plan amendments, and County land use ordinances.
- NRP 11.5** Minimize adverse impacts on the quantity and quality of water resources by encouraging land based and marine aquaculture operations to utilize best management practices.
- NRP 11.6** Net pens, which are not designated resource lands, shall be regulated under the Shoreline Management Master Program under regulations for aquaculture activities. Such regulations will be updated during the SMMP revision for consistency with the Comprehensive Plan. The Plan will then be amended to incorporate the SMMP as an element of the Comprehensive Plan. Until the revised SMMP is adopted, where a regulatory provision is inconsistent with other County ordinances, the more restrictive provision shall apply.

STRATEGIES

A. DESIGNATION AND CONSERVATION STRATEGY

Jefferson County's strategy for designation and conservation of natural resource lands includes implementation of ordinances which designate and provide incentives for the conservation of lands for resource-based activities.

Action Items

1. Expedite permit review and exemptions to encourage compliance with Best Management Practices (BMPs). (Corresponding Goals: 2.0, 9.0)
2. Adopt a final Forest Lands Ordinance that implements the Forest Land Designation and Conservation Strategy and includes criteria established in the Interim Forest Lands Ordinance. (Corresponding Goals: 1.0, 2.0, 3.0, 4.0)
3. Support cooperative resource management by integrating cooperative agreements and plans into ordinances and regulations. (Corresponding Goals: 1.0, 9.0)
4. Continue to implement open space tax incentives for resource industries in rural areas. (Corresponding Goal: 1.0)
5. Adopt a clearing and grading ordinance to improve the process of managing Forest Land conversions. (Corresponding Goals: 1.0, 2.0, 3.0, 4.0, 9.0)
6. Adopt a final a Mineral Land Ordinance that is in compliance with the requirements of the Growth Management Act and includes criteria established in the Interim Mineral Lands Ordinance. (Corresponding Goals: 1.0, 2.0, 6.0, 8.0)
7. Develop thresholds in the final Mineral Land Ordinance for the regulation of mineral extraction sites not regulated by the Department of Natural Resources. (Corresponding Goals: 6.0, 7.0, 8.0, 9.0)
8. Perform an analysis to determine the 50-Year Construction Aggregate Supply in order to determine if there is a need for future mineral land designations. (Corresponding Goal: 6.0)
9. Adopt a final Agricultural Land Ordinance that is in compliance with the requirements of the Growth Management Act and includes criteria established in the Interim Agricultural Ordinance.. (Corresponding Goal: 10.0)
10. Designation criteria should consider parcel size, distance from an Urban Growth Area, the class of farmland as designated by the Natural Resources Conservation Service of the USDA, tax classification, current use and surrounding land uses. (Corresponding Goal: 10.0)
11. Develop a partnership with the Jefferson Land Trust and other organizations to encourage the preservation of family owned farms by discouraging the conversion of these lands to other uses. (Corresponding Goal: 10.0)

12. Achieve agricultural conservation through measures such as:
 - Encouraging agricultural landowners to participate in the Agricultural Lands of Local Significance Program;
 - Work with stakeholders in watershed and salmon recovery planning processes to resolve drainage, irrigation, and flooding issues so as to promote consistency with such processes while preserving designated agricultural lands;
 - Consider measures for the purchase of development rights;
 - Developing a system for transferring development rights within the County, including designating receiving zones for agricultural development rights by local agreement;
 - Retain right-to-practice farming provisions in the final ordinance to protect agricultural activities from being defined as a public nuisance;
 - Making preferential tax programs available;
 - Requiring the retention of land in resource production when a subdivision of property is proposed; and,
 - Other innovative techniques developed in association with agricultural landowners and managers.(Corresponding Goal: 10.0)
13. Include a designation and conservation process for Aquaculture Resources of Long-Term Commercial Significance in the final Agricultural Lands Ordinance which recognizes state-approved commercial shellfish beds. (Corresponding Goal: 11.0)
14. Minimize conflicts with land uses adjacent to natural resource lands through protection of water quality, storm water management and habitat mitigation and/or restoration.
(Corresponding Goals: 9.0, 11.0).

B. LAND USE COMPATIBILITY STRATEGY

Jefferson County's strategy for maintaining compatibility between activities on natural resource lands and adjacent land uses includes adopting final ordinances which continue to protect nearby land uses from adverse impacts and protect resource-based economic activities from actions to limit those activities.

Action Items

1. Adopt a final Forest Lands Ordinance that recognize the diversity of forest landowners and forest land uses and includes development standards from the Interim Forest Lands Ordinance protecting forest lands from conflicting uses. The regulations shall include buffering, setbacks, and other methods to prevent the encroachment of incompatible uses on Forest Land. Other measures which may be considered are:
 - Retaining right-to-practice forestry provisions to protect forestry activities from being defined as a public nuisance;
 - Making preferential tax programs available;
 - Reviewing requirements for setbacks and buffers;
 - Encouraging the retention of land in resource production when a subdivision of property is proposed; and,
 - Other innovative techniques developed in partnership with landowners, forest managers, Native American Tribes, the general public, and other affected agencies.(Corresponding Goals: 1.0, 2.0, 3.0, 4.0, 5.0)

2. Adopt guidelines and standards for Forestry Best Management Practices. Require best management practices that protect the environment from cumulative adverse impacts.
(Corresponding Goals: 1.0, 2.0, 3.0)
3. Support the Right-to-Practice provisions of the Interim Forest Lands Ordinance as adopted in the final ordinance through a process that includes notice to title for adjacent property owners. This process should include:
 - Review development regulations that establish large lot development densities and parcel sizes;
 - Continue to require setbacks and buffer strips;
 - Prohibit the establishment or expansion of local improvement districts, utility local improvement districts, or sewer, water, or public utility districts into areas designated as Natural Resource Lands;
 - Provide current mapped information to the public on the location of resource lands;
 - Provide notification on all plats, short plats, binding site plans, development permits, and building permits on or within 300 feet of designated resource lands per RCW 36.70.060 that the adjacent land is in resource-based use and subject to a variety of activities that may not be compatible with residential development; and,
 - Increase public education concerning resource activities.(Corresponding Goals: 1.0, 2.0, 4.0)
4. Adopt regulations setting minimum standards for Class IV-General forest practices permits in accordance with SSB 5714. (Corresponding Goal: 5.0)
5. Adopt guidelines and standards for Mining Best Management Practices.
(Corresponding Goals: 1.0, 2.0, 6.0, 7.0, 9.0)
6. Support the Right-to-Practice provision of the Interim Mineral Lands Ordinance as adopted in the final ordinance through a process that includes notice to title for adjacent property owners. This process should include:
 - Provide current mapped information to the public on the location of resource lands;
 - Provide notification on all plats, short plats, binding site plans, development permits, and building permits on or within 300 feet of designated resource lands per RCW 36.70.060 that the adjacent land is in resource-based use and subject to a variety of activities that may not be compatible with residential development; and,
 - Increase public education concerning resource activities.(Corresponding Goals: 1.0, 2.0, 6.0, 7.0)
7. Condition mining operations to address: noise levels, light pollution, dust, visual screening, transportation impacts, hours of operation, water quality, and reclamation activities so that the value of adjoining property is not reduced.
8. Adopt a final Agricultural Lands Ordinance that recognizes the diversity of agricultural landowners and farming uses and includes development standards from the Interim Agricultural Lands Ordinance protecting agricultural lands from conflicting uses. The regulations shall include buffering, setbacks, and other methods to prevent the encroachment of incompatible uses on Agricultural Land.
(Corresponding Goal: 10.0)
9. Adopt guidelines and standards for Agricultural Best Management Practices.

(Corresponding Goal: 10.0)

10. Support the Right-to-Farm provision of the Interim Agricultural Lands Ordinance as adopted in the final ordinance through a process that includes notice to title for adjacent property owners. This process should include measures such as:

- Provide current mapped information to the public on the location of resource lands;
- Provide notification on all plats, short plats, binding site plans, development permits, and building permits on or within 300 feet of designated resource lands per RCW 36.70.060 that the adjacent land is in resource-based use and subject to a variety of activities that may not be compatible with residential development; and,
- Increase public education concerning resource activities.

(Corresponding Goal: 10.0)

11. Adopt guidelines and standards for Aquaculture Best Management Practices.

(Corresponding Goal: 11.0)

12. Support the Right-to-Practice Aquaculture provision of the Interim Agricultural Lands Ordinance as adopted in the final ordinance through a process that includes notice to title for adjacent property owners. Other measures may include:

- Encouraging owners of shellfish beds not designated as long-term commercially significant to participate in the Agricultural Lands of Local Significance Program;
- Designating new upland finfish hatcheries as Agricultural Lands of Long-Term Commercial Significance;
- Classifying drainage basins of aquaculture lands where the landowners undertake conservation measures as providing a public benefit in the Open Space Tax program ; and,
- Protecting fish and shellfish habitat areas from incompatible adjacent uses.

(Corresponding Goal: 11.0)

13. Establish a cooperative process, as resources become available, among timber company representatives, landowners, environmental groups, and other interested parties to address concerns related to incompatible land uses between existing small parcels and adjacent forest lands.

(Corresponding Goal: 4.0)

