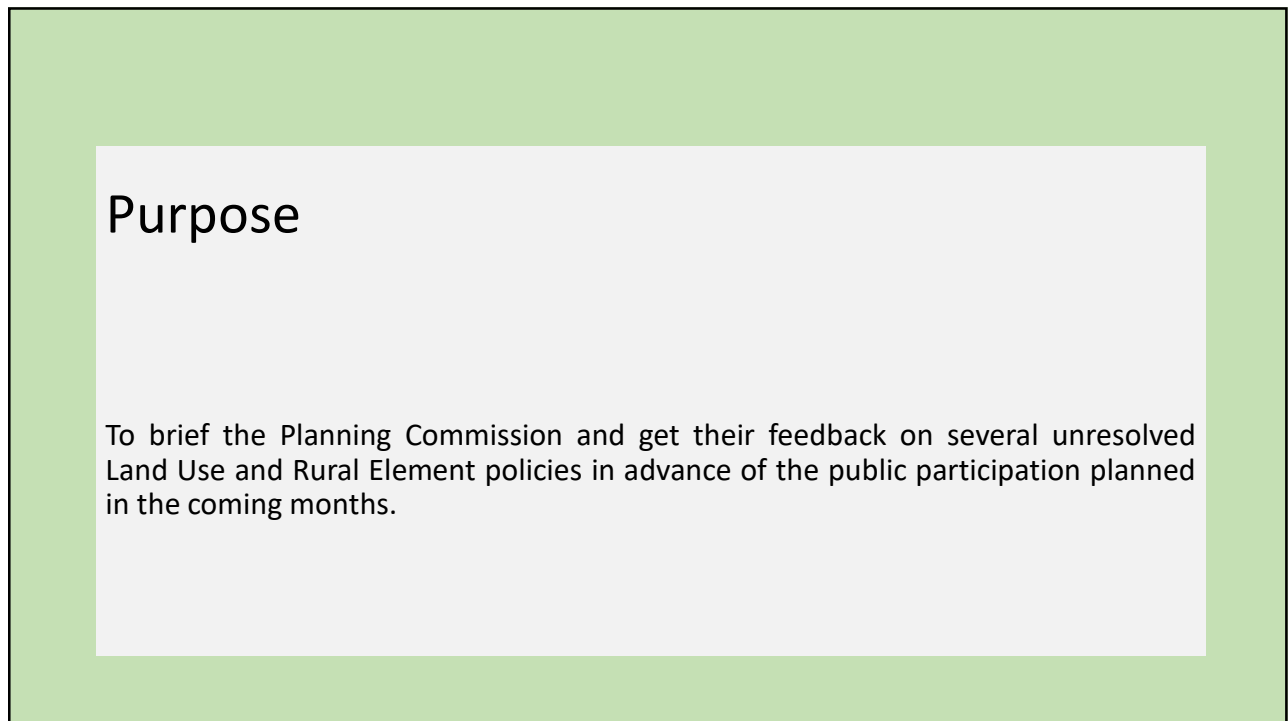


Element B.2 Land Use and Rural Element

Land Use Loose Ends

San Juan County Planning Commission
September 17, 2021
Adam Zack, Planner III
Department of Community Development

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Purpose

To brief the Planning Commission and get their feedback on several unresolved Land Use and Rural Element policies in advance of the public participation planned in the coming months.

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Loose Ends

- Forest Resource Land Policy 2.4.5.b.5;
- Mineral Resource Land Policy 2.4.5.c.5; and
- Agricultural and Forest Resource Land Designation criteria policies.

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Forest Resource Land Policy 2.4.5.b.5 Page 35 of Attachment A

Policy: “Create land use incentives to preserve large parcels and open space in forest resource lands without converting the land to permanent incompatible non-forest uses.”

- Could give property owners in the forest resource land designation a way to use their land in the years between timber harvests in exchange for public benefits such as keeping larger parcels from being subdivided or maintaining open space
- Performance standards can establish conditions for preserving parcel size or open space
- Development regulations will be adopted with a code project following the *Plan* update

4

MINERAL RESOURCE LAND POLICY 2.4.5.c.5

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Policy: “Require a reclamation plan for new mining activities. An approved Washington Department of Natural Resources (WADNR) Surface Mine Reclamation Permit can satisfy this requirement.”

- Planning Commission asked for a mine reclamation policy, this is the staff proposed policy
- In most cases, a WADNR Surface Mine Reclamation Permit is required and sufficiently addresses reclamation
- If a mine does not require a WADNR permit, the County can require a reclamation plan

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Agricultural Resource Land Designation Criteria

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- The existing *Plan* designation criteria are too general;
- Many lands that are not commercially significant meet the *Plan* designation criteria; and
- Existing criteria do not provide useful framework for making designation decisions.

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Agricultural Resource Land Designation Criteria

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(1) Lands that are not characterized by urban growth, that are used or capable of being used for agricultural production, have long-term commercial significance based on WAC 365-190-050(3), and meet one or more of the following criteria may be designated as Agricultural Resource Lands:

- i. The land is enrolled in the current-use farm- agriculture or open space tax program as it pertains to agriculture.
- ii. The land is either currently used or has been used in the preceding ten years for agriculture.

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Agricultural Resource Land Designation Criteria

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[...]

iii. Areas with at least 200 contiguous acres of agricultural land developed at a density less than one dwelling unit per ten acres.

iv. Adjacent lands are primarily in agricultural use.

v. Parcels that may not meet any of the criteria described in (i) and (iv) above can be included to provide logical boundaries to the Agricultural Resource Land designation and to avoid small areas of conflicting non-agricultural land uses amid resource lands. Similarly, parcels that meet some or all the criteria described in (i) and (iv) above may be excluded to provide logical boundaries to the Agricultural Resource Land designation and to avoid conflict with existing land uses.

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Forest Resource Land Designation Criteria

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- The existing *Plan* designation criteria are too specific;
- Many lands that are commercially significant do not meet the Plan designation criteria; and
- Existing criteria exclude lands that are commercially significant from being designated as forest resource lands.

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Forest Resource Land Designation Criteria

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(1) Lands which are not characterized by urban growth, are used or capable of being used for forestry production, and determined to have long-term commercial significance based on WAC 365-190-060(2) and meet one or more of the following criteria may be designated Forest Resource Lands:

- i. Lands enrolled in the designated forest land, current-use timber land, or open space-timber tax programs;
- ii. State trust lands managed for production of forest products;
- [...]

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Forest Resource Land Designation Criteria

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[...]

iii. Lands managed for the long-term production of forest products with few non-forest related uses present;

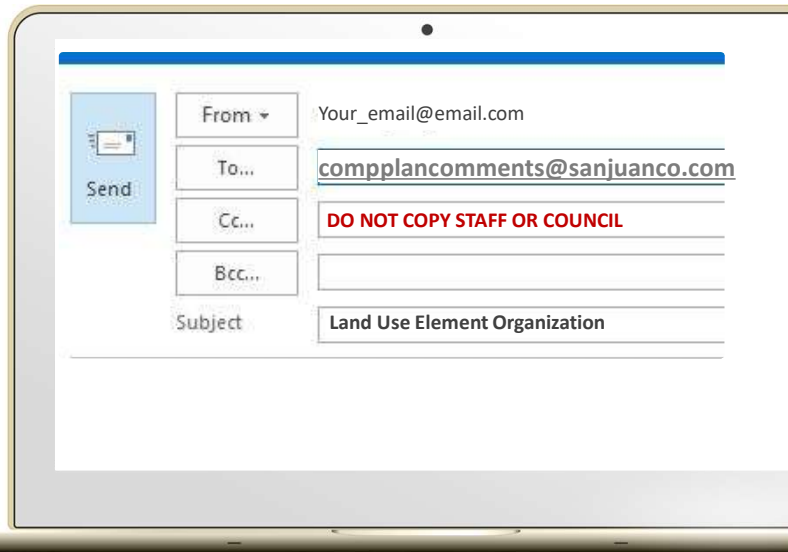
iv. Areas with at least 100 contiguous acres of forest land developed at a density less than one dwelling unit per fifteen acres. Lands in public ownership can count toward the 100 contiguous acre threshold, even if they are not managed for commercial production of forest products; or

v. Parcels that may not meet any of the criteria in i. through iv. above can be included to provide logical boundaries to the Forest Resource land designation and to avoid small areas of conflicting non-forestry land uses amid resource lands. Similarly, parcels that meet some or all of the criteria described in i. through iv. above can be excluded to provide logical boundaries to the Forest Resource Land designation and to avoid conflict with existing land uses.

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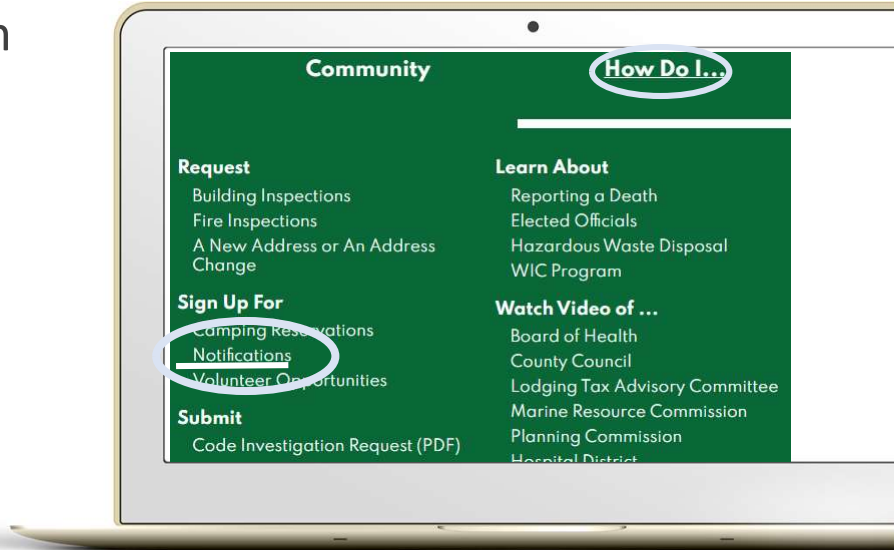
Public Comments

All comments are posted on the website and provided to the Planning Commission and County Council.



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Questions?

Adam Zack, Planner III
Adamz@sanjuanco.com
360-370-7850

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