

FILE UNDER AB 2019 148
 Chapter 8 - Resource Lands 3/12/2019
 SUBMITTED BY: Joshua Fleishman
 (Planning)
 COUNCIL MEETING
 Planning Special COMMITTEE
 EXHIBIT: COTW

Mineral Resource Lands (MRL) – Designation Criteria

Non-Metallic Mineral Deposits

General Criteria

1. Non-metallic deposits must contain at least 1,000,000 cubic yards of proven and extractable sand, gravel, or rock material per new MRL Designation.
2. Minimum MRL Designation size is twenty acres.
3. Expansion of an existing MRL does not need to meet criteria 1 or 2.
4. MRL Designation status does not apply to surface mines permitted as an accessory or conditional use for the purpose of enhancing agriculture or facilitating forestry resource operations.
5. All pre-existing legal permitted sites meeting the above criteria will be designated.
6. The site shall have a proven resource that meets the following criteria:
 - Construction material must meet current WSDOT Standard Specifications for common borrow criteria for road, bridge and municipal construction, or Whatcom County standards for other uses.
 - Sand and gravel deposits must have a net to gross ratio greater than 80% (1290 cy/acre/foot).
7. MRL Designations must not be within nor abut developed residential zones or subdivisions platted at urban densities.
8. MRL Designations must not occur within the 10 year zone of contribution for designated wellhead protection areas, as approved by the State Department of Health for Group A systems, and by the Whatcom County Health Department for Group B systems, in accordance with source control provisions of the regulations on water system comprehensive planning. MRL designations may be modified if a wellhead protection area delineated subsequent to MRL designation encompasses areas within a designated MRL. If a fixed radii method is used to delineate a wellhead protection area, the applicant may elect to more precisely delineate the wellhead protection boundary using an analytical model; provided, that the delineated boundary proposed by the applicant is prepared by a professional hydrogeologist; and further provided, that the delineated boundary has been reviewed and approved by the Washington State Department of Health for Group A systems, and by the Whatcom County Health Department for Group B systems. The hydrogeologist shall be selected by mutual agreement of the county, water purveyor, and applicant; provided, if agreement cannot be reached the applicant shall select a consultant from a list of no less than three qualified consultants supplied by the county and water purveyor.
9. MRL Designation should not enclose by more than 50% non-designated parcels.
10. Site-specific MRL designations shall only be approved after mineral extraction impacts have been anticipated and evaluated, and potential adverse

environmental impacts have been addressed through appropriate mitigation and/or reasonable alternatives.

11. MRL Designations must be reviewed for internal consistency with other parts of the comprehensive plan so that the MRL designation does not preclude achievement of other parts of the comprehensive plan.
12. Expansion of MRL Designations to parcels contiguous to, and held by more than 1% common beneficial ownership or beneficial interest with an existing mine is allowed, but before extraction of the additional area may commence the existing mine must be in complete compliance with all operating permits and regulations.

Additional Criteria for Designated Urban and Rural Areas

13. Abutting parcel size density must not exceed one unit per nominal five acres for more than 25% of the perimeter of the site unless project specific mitigation is created.

Additional Criteria for Designated Forestry Areas

14. Must demonstrate higher value as mineral resource than forestry resource based upon:
 - soil conditions.
 - quality of mineral resource.
 - sustainable productivity of forest resource.

Additional Criteria for Designated Agricultural Areas

15. Prohibit MRL designations in areas designated Agriculture by the Whatcom County Comprehensive Plan that contain "Prime Farmland Soils" determined by the Natural Resource Conservation Service.

River and Stream Gravel

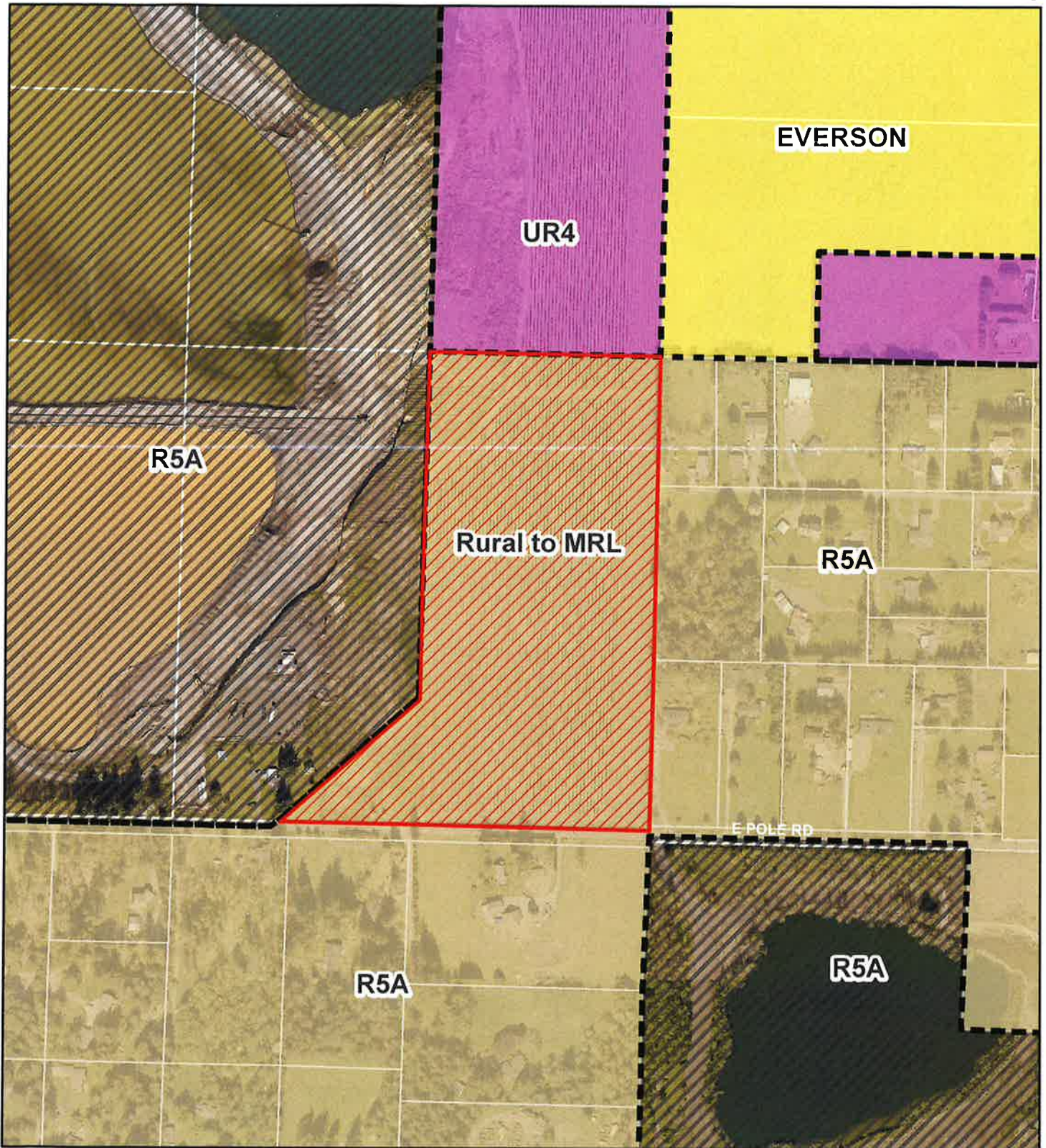
16. MRL Designation status applies to river gravel bars possessing necessary permits and containing significant quality reserves.
17. MRL Designation status may apply to those upland sites located in proximity to river gravel sources and used primarily for handling and processing significant amounts of river gravel.

Metallic and Industrial Mineral Deposits

18. For metallic and rare minerals, mineral designation status extends to all patented mining claims.
19. Mineral Resource Designation status extends to all currently permitted industrial mineral deposits of long-term commercial significance.
20. All other non-patented mineral deposits must meet the non-metallic MRL Designation criteria, numbers 6 through 15, as applicable.

Mineral Resources – Site Selection Method







1. Sites meeting Mineral Resources Designation Criteria 1-5 (and areas enclosed by these sites greater than 50%).
2. Sites requested by owner or operator meeting designation criteria.



PLN2019-00001

**Comprehensive Plan Designation - Rural to Mineral Resource Lands (MRL)
Amend Zoning Map - Expand the MRL overlay zone.**

The underlying zoning is Rural one dwelling/five acres (R5A).

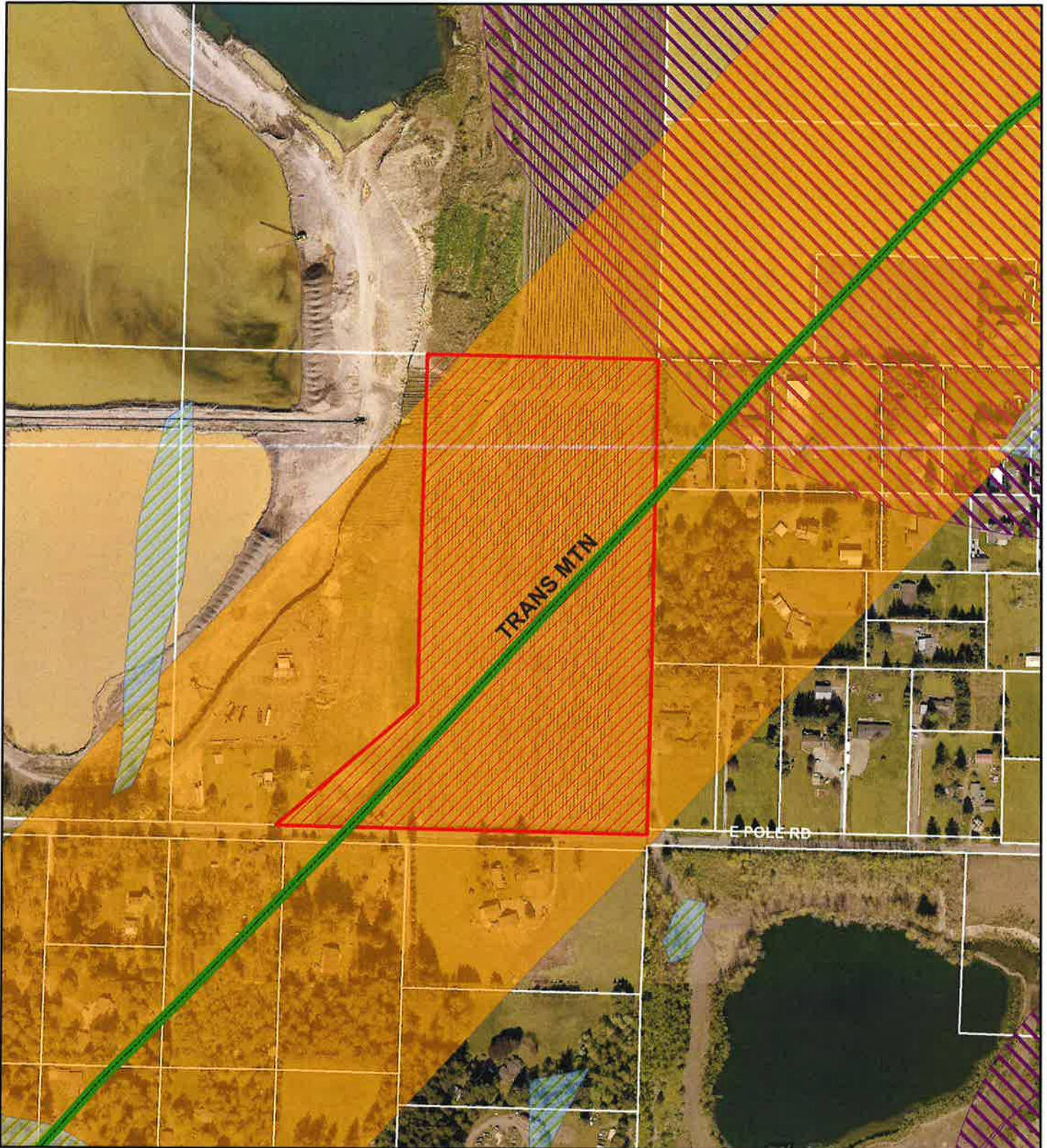
- | | | | |
|--|-----------------|---|-------|
|  | Subject Parcel |  | MRL |
|  | Existing Zoning |  | Rural |
|  | City of Everson |  | UGA |



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0 55 110 220 330 440 Feet

Pipelines, Wellhead Protection Areas, Water Resources









PLN2019-00001

Comprehensive Plan Designation - Rural to Mineral Resource Lands (MRL)

Amend Zoning Map - Expand the MRL overlay zone.

The underlying zoning is Rural one dwelling/five acres (R5A).

-  Subject Parcel
-  Major Pipeline
-  660' Pipeline Buffer
-  Wellhead Protection Area - 10 Yr. Time of Travel
-  Streams
-  Wetlands (Forested & Non-forested)



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0 55 110 220 330 440 Feet

Surrounding Parcels



PLN2019-00001

Comprehensive Plan Designation - Rural to Mineral Resource Lands (MRL)

Amend Zoning Map - Expand the MRL overlay zone.

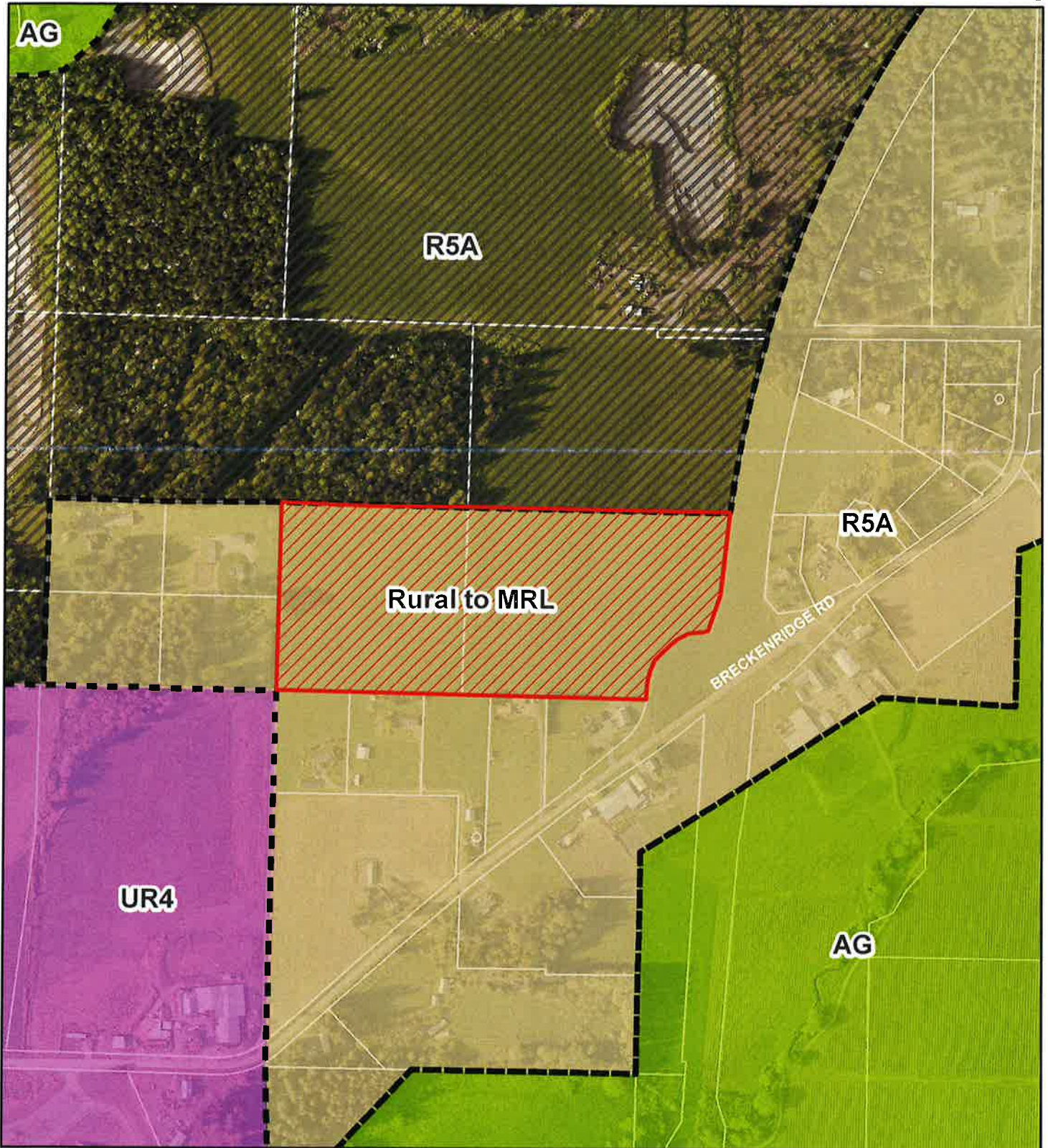
The underlying zoning is Rural one dwelling/five acres (R5A).

 Subject Parcel



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PLN2019-00002

**Comprehensive Plan Designation - Rural to Mineral Resource Lands (MRL)
Amend Zoning Map - Expand the MRL overlay zone.**

The underlying zoning is Rural one dwelling/five acres (R5A).

- | | | | |
|--|-----------------|---|-------|
|  | Subject Parcel |  | MRL |
|  | Existing Zoning |  | Rural |
|  | Agriculture |  | UGA |



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0 80 160 320 480 640 Feet

Surrounding Parcels



PLN2019-00002

Comprehensive Plan Designation - Rural to Mineral Resource Lands (MRL)

Amend Zoning Map - Expand the MRL overlay zone.

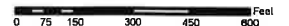
The underlying zoning is Rural one dwelling/five acres (R5A).

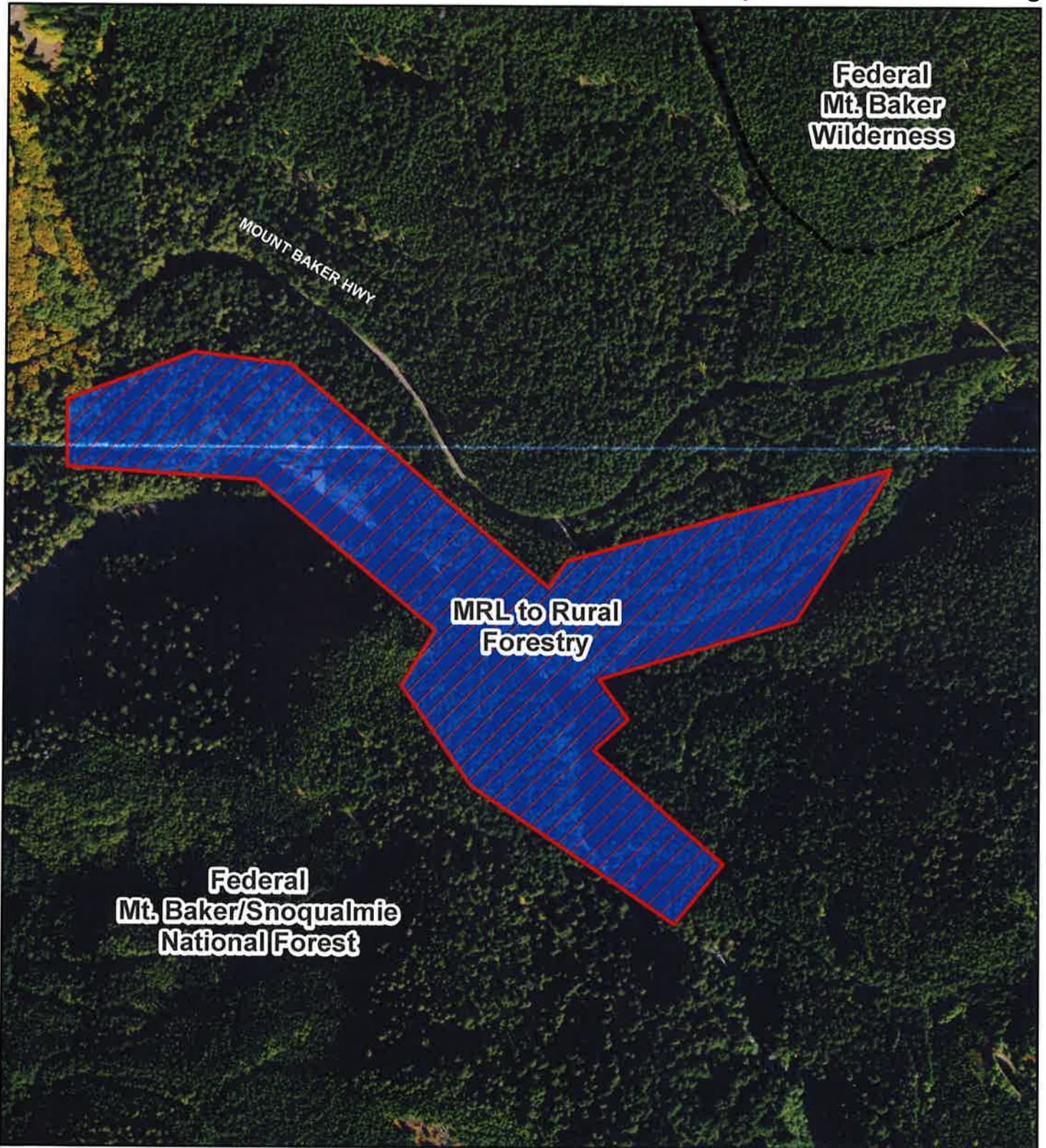
 Subject Parcel



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PLN2019-00003

Comprehensive Plan Designation - Mineral Resource Lands (MRL) to Rural Forestry

-  Subject Parcel
-  Existing Zoning
- Comprehensive Plan**
-  MRL



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