

FERRY COUNTY  
ORDINANCE #2011-04  
AMENDING ORDINANCE #2011-01

AN ORDINANCE TO ADOPT THE FERRY COUNTY COMPREHENSIVE PLAN AND THE  
CURLEW LAKE SUB AREA PLAN

WHEREAS, Ferry County's Comprehensive Land Use Plan adopted by Ordinance 95-06 was appealed and challenged by Concerned Friends of Ferry County to the Eastern Washington Growth Management Hearings Board; and

WHEREAS, the Eastern Washington Growth Management Hearings Board has reviewed this appeal Case 01-1-0019 and through the Sixth Compliance Order dated March 23, 2010 has ordered Ferry County to come into compliance with the Growth Management Act regarding Agricultural Land of Long-Term Commercial Significance;

WHEREAS, Ferry County is required to adopt a Comprehensive Land Use Plan and Sub Area Plans as required under RCW 36.70A.040(2) to fulfill the goals of the State of Washington Growth Management Act and the Goals and Land Use Policies of Ferry County; and

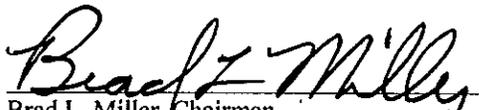
WHEREAS, the Board of Ferry County Commissioners has and will continue to extensively involve the public in the planning process under the Growth Management Act; and

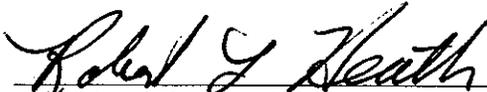
WHEREAS, Sections 7.4.29, 7.4.30, 7.4.31, 7.4.32, 7.4.33, 7.4.34, and 7.7.4 regarding agricultural lands have been updated.

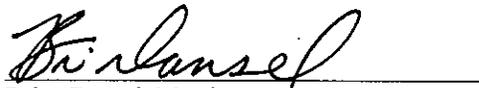
THEREFORE, BE IT RESOLVED by the Board of Ferry County Commissioners, that the "Ferry County Comprehensive Plan" and the "Curlew Lake Sub-Area Plan" is hereby adopted with the following amendments.

DATED this 8<sup>th</sup> day of August, 2011.

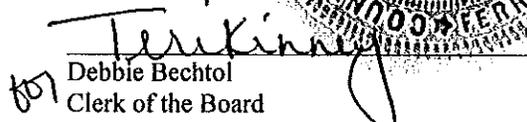
BOARD OF COUNTY COMMISSIONERS  
FERRY COUNTY, WASHINGTON

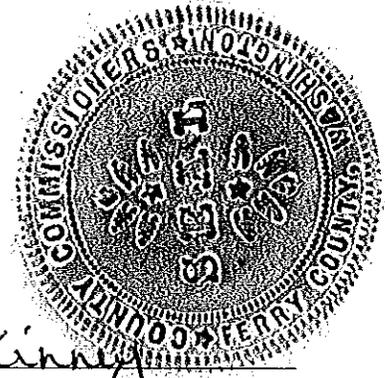
  
Brad L. Miller, Chairman

  
Robert L. Heath, Vice Chairman

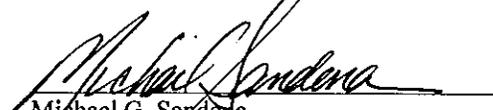
  
Brian Dansel, Member

ATTEST

  
Debbie Bechtol  
Clerk of the Board



APPROVED AS TO FORM:

  
Michael G. Sandona  
Prosecuting Attorney

## Ferry County 8/8/11 Comprehensive Plan Update

### NATURAL RESOURCE LANDS

The Comprehensive Plan Future Land Use Map designates Agriculture, Forest and Mineral Resource Lands of Long Term Commercial Significance. The Natural Resource Lands Policies reflects the guidance provided by the GMA statute and rules, and includes criteria used by the County to identify and to designate agricultural, forest and mineral lands of long term commercial significance which are not already characterized by urban growth. The following table shows the area (in acres) designated for each resource lands category.

Resource Land Designation	Total Acres
Agriculture	478,968
Forest	630,418
Mineral	1.4 million

#### 7.4.29 NATURAL RESOURCE GOAL

Maintain and enhance natural resource-based industries in the county and provide for the stewardship and productive use of agricultural, forest and mineral resource lands of long term commercial significance.

#### 7.4.30 NATURAL RESOURCE POLICIES

In furtherance of the Natural Resources Goal and the overall goals of the GMA, it is the Natural Resources Policy of Ferry County to:

1. Ensure that the use of lands adjacent to agricultural, forest or mineral resource lands of long term commercial significance does not interfere with the continued use, in the accustomed manner and in accordance with best management practice, of the designated lands.
2. Designate sufficient commercially significant agricultural and forest land to ensure the County maintains a critical mass of such lands for present and future use.
3. Designations of agricultural, forest, and mineral resource lands should recognize that Ferry County overall has limited areas of high quality soils to support agricultural activities and that agricultural and mining uses will also occur on lands that are designated as forest lands of long term commercial significance.
4. Recognize the county-wide right to farm ordinance which protects both designated and non-designated lands.
5. Clustering or other innovative techniques applicable to agricultural lands of long term commercial significance should ensure that development is limited appropriately on the most valuable soils. The County will also investigate transfer of development rights and use of conservation easements to help conserve its agricultural resources.

6. In determining which lands to designate for long term commercial agricultural use, comply with the requirements of the GMA and consider the guidance provided at WAC 365-190 and the following:
  - a) NRCS Soils Classification;
  - b) the presence of nearby urban growth areas, limited areas of more intense rural development, or small communities that might impinge on or detract from the viability of long term agricultural use;
  - c) location in a flood plain;
  - d) current parcel sizes, ownership and use, to the degree known;
  - e) taxation as agricultural land or enrollment in an agricultural conservation program;
  - f) the overall size and shape of the potential area to be designated and the adjacent or surrounding geography or terrain.
7. In determining which lands to designate for long term commercial forest use, comply with the requirements of the GMA, and consider the guidance provided at WAC 365-190 and the following:
  - a) the DNR land grade and operability class;
  - b) the presence of nearby urban growth areas, limited areas of more intense rural development, or small communities that might impinge on or detract from the viability of the forestry use;
  - c) current parcel sizes, ownership and use, to the degree known;
  - d) taxation as forest land or timber land;
  - e) the overall size and shape of the potential area to be designated and the adjacent or surrounding geography or terrain.
8. In designating agricultural and forest lands of long term commercial significance, avoid whenever possible:
  - a) designating very small areas;
  - b) jagged or confusing boundaries;
  - c) splitting parcels
9. Designate areas with existing mining operations subject to DNR permits on the County's future land use maps. Designation of these sites is intended to ensure that they are protected from incompatible uses, and to raise public awareness of the potential for mining activities in an area. Designation on the land use map shall not be a pre-condition to mining.
10. Consult with DNR and local mining interests to identify potential geologic and market opportunities and constraints to mineral resource activities within Ferry County. Based on such information, conduct a comprehensive identification of the location of the mineral lands of long term commercial significance and designate such areas on the future land use map.
11. Ensure that the impacts of new or expanded mineral resource activities on adjacent properties and the environment are considered and adequately mitigated. Limit mining where it would conflict with identified shoreline resources and the location of extensive critical areas.
12. It is Ferry County's intention that the Federal and State agencies coordinate their land use planning for intermingled state and federal lands with Ferry County's planning.
13. All development permits and building permits issued for development activities on rural lands shall contain a notice that the subject property may be on/or within one thousand three hundred twenty feet (1320') of lands

designated agricultural lands on which a variety of commercial activities may occur that are not compatible with residential development. In the case of mineral resource lands, an application might be made for mining related activities including mining, extraction, washing, crushing, stockpiling, blasting, transporting, and recycling of minerals.

#### **7.4.31 AGRICULTURAL LANDS OF LONG-TERM COMMERCIAL SIGNIFICANCE**

Designated agricultural lands are lands that include the growing capacity, productivity, and soil composition of the land for long term commercial production, in consideration with the lands proximity to population areas, and the possibility of more intense uses of the land. Long term commercial significance means the land is capable of producing the specified natural resources at commercially sustainable levels for at least the twenty year planning period, if adequately conserved.

#### **7.4.32 GOALS**

1. Maintain and enhance the agricultural resource-based industries in the county and provide for the stewardship and productive use of agricultural resource lands of long term commercial significance.
2. To conserve agricultural lands for continued agricultural use, regardless of designation or soil types.

#### **7.4.33 POLICIES**

1. To encourage the continuation of present and future agricultural activities.
2. To encourage non-regulatory, educational and informational services.
3. To encourage agriculture on a county wide basis.
4. Priority will be given to Agricultural Lands of Long Term Commercial Significance when considering urban growth area boundaries.

#### **7.4.34 DESIGNATION OF AGRICULTURAL LANDS OF LONG-TERM COMMERCIAL SIGNIFICANCE**

The Comprehensive Plan Future Land Use Map designates Agricultural Lands of Long Term Commercial Significance.

#### **7.7.4 AGRICULTURAL LANDS**

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