

**FERRY COUNTY
ORDINANCE #2013-03
AMENDING ORDINANCE #2012-04**

**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 Ninth Compliance Order dated February 8, 2013 has ordered Ferry County to come into compliance with the Growth Management Act regarding Agricultural Lands of Long-Term Commercial Significance;

WHEREAS, the Eastern Washington Growth Management Hearings Board has reviewed this appeal Case 11-1-0003 and through the Final Decision and Order dated December 17, 2012 has ordered Ferry County to come into compliance with the Growth Management Act regarding Resource Lands 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 Natural Resource Lands, 7.4.30, 7.4.31, 7.4.33, 7.4.35, 7.4.36, 7.4.37, 7.4.41, 7.4.42, 7.7.4, 7.7.5, and 7.7.6 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 28th day of October, 2013.

BOARD OF COUNTY COMMISSIONERS
FERRY COUNTY, WASHINGTON



Brad L. Miller, Chairman

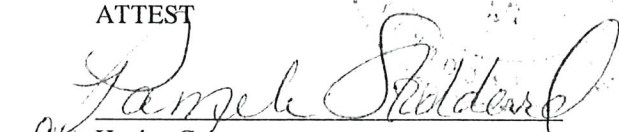


Brian Dansel, Member

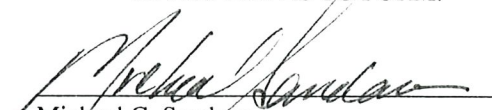


Michael L. Blankenship, Member

ATTEST


Hayley Cohen
Clerk of the Board

APPROVED AS TO FORM:


Michael G. Sandona
Prosecuting Attorney

Ferry County 10/28/13 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.

Designated Resource Lands

Resource Land Designation	Total Acres
Agriculture	479,373
Forest	630,418
Mineral	Approx. 1.4 million*

* This includes the entire land area of Ferry County except lands within the Urban Growth Area of Republic.

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. Access to private properties through Agricultural Lands of Long-Term Commercial Significance, Forest Lands of Long-Term Commercial Significance, and Mineral Lands of Long-Term Commercial Significance shall not traverse through such lands unless subject to an easement, or shown on maps of the Ferry County Public Works Department or Forest Service Maps of the Colville National Forest, dated 1992.
6. 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.
7. In determining which lands to designate for long-term commercial agricultural use, the County will comply with the requirements of the Growth Management Act by classifying and designating agricultural land by an area wide process. Lands to be considered for possible designation will include lands not already characterized by urban growth, lands used or capable of being used for agricultural production, and land that has long-term commercial significance for agriculture. The process shall be an objective analytical process to assess lands potentially suitable for agricultural uses applied equally to all lands subject to possible designation.
8. In determining which lands to designate for long-term commercial forest use, comply with the requirements of the Growth Management Act, including the requirements that the lands to be considered for possible designation will include lands not already characterized by urban growth, lands used or capable of being used for timber production, and land that has long-term commercial significance for forest use 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.
9. 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
10. In determining which lands to designate for long-term mineral use, comply with the requirements of the GMA, including the requirements that the land so designated be outside designated urban growth areas, not be already characterized by urban growth, be primarily devoted to production of mineral resources and have long-term

commercial significance and including the guidelines. Identify areas with existing mining operations subject to DNR permits on the County's future land use maps. Identification 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. Identification on the land use map shall not be a pre-condition to mining.

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 plats, short plats, development permits and building permits issued for development activities on any land within one thousand three hundred twenty feet (1320') of lands designated as agricultural, forest or mineral resource lands of long-term commercial significance shall contain a notice that the subject property may be on/or within one thousand three hundred twenty feet (1320') of lands designated agricultural, forest or mineral resource lands of long-term commercial significance on which a variety of commercial activities may occur that are not compatible with residential development. In the case of mineral resource lands, mining related activities might include mining, extraction, washing, crushing, stockpiling, blasting, transporting, and recycling of minerals.

7.4.31 AGRICULTURAL LANDS OF LONG-TERM COMMERCIAL SIGNIFICANCE

Agriculture in Ferry County today consists primarily of subsistence farming in conjunction with ranching and hay production. Most of the agricultural activities centers around providing additional food resources for the farmer with possibly a small income from sales of excess production. Cattle ranches comprise Ferry County's major agricultural industry which is dependent upon federal and state grazing leases for summer grazing. The grazing leases allow grazing on Federal and State forest lands for only six months each year. During the six month grazing season, hay is produced on private lands to sustain livestock through the balance of the year. Some ranchers sell small quantities of hay to local subsistence farmers.

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. To be included in this designation, lands also must not be already characterized by urban growth and must be primarily devoted to the commercial production of agricultural products enumerated in RCW 36.70A.030(2). 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 excluding Agricultural Lands of Long-Term Commercial Significance when considering urban growth area boundaries.
5. All plats, short plats, development permits and building permits issued for development activities on any land within one thousand three hundred twenty feet (1320') of lands designated as agricultural, forest or mineral resource lands of long-term commercial significance shall contain a notice that the subject property may be on/or within one thousand three hundred twenty feet (1320') of lands designated agricultural, forest or mineral resource lands of long-term commercial significance on which a variety of commercial activities may occur that are not compatible with residential development. In the case of mineral resource lands, mining related activities might include mining, extraction, washing, crushing, stockpiling, blasting, transporting, and recycling of minerals.

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.

7.4.35 FOREST LAND SOILS

In designating forest land, the Private Forest Land Grades of the Department of Revenue (WAC 458-40-193) were used as per the Department of Commerce Minimum Guidelines. This system incorporates consideration of growing capacity, productivity and soil composition of the land.

Forest lands are to be classified to determine those lands in Ferry County that are "lands of long-term commercial significance". "Lands of long-term commercial

significance will be classified by growing capacity, productivity, and soil composition of the land for long-term commercial production, in consideration with the land's proximity to population areas, and the possibility of more intense uses of the lands".

Forest practices are under the jurisdiction of the Department of Natural Resource under the auspices of the Washington Forest Practices Act. Ferry County has no authority to regulate forest practices. However, Ferry County has authority over current conversions with DNR. Ferry County will review forest practices within designated shorelines.

Ferry County strives to preserve and protect Forest Lands from activities that would adversely affect the primary use of forest land for commercial forest management. Also, the County wants to minimize the loss of Forest Land acreage, functions, and values through a combination of land use and development regulation and non-regulatory means such as public education, technical assistance to land owners and tax incentives. Finally, the County will encourage and promote the restoration and enhancement of degraded forest lands.

Forest lands of long-term commercial significance are those lands outside of designated urban growth areas classified as Private Forest Lands Grades 1 through 6, within a majority of acreage and in parcels of twenty acres or greater, or of contiguous ownership totaling 20 acres.

The following lands are those designated under current use taxation programs as either: Designated Forest, Classified Forest or open space forest.

Class I Forest Lands

1. Existing use demonstrated as commercial resource management; and
2. In any one section of land (640 acres), where 100% of the land is for resource use only; and
3. Lands that fall within grades 1 through 6 of the Private Forest Lands grades; and
4. Minimum area meeting the criteria in sections 1 through 3 above is 640 acres in size.

Class II Forest Lands

1. Existing use demonstrated as commercial resource management; and
2. No more than 10% of the land is non-resource use; and
3. Lands that fall within grades 1 through 6 of the Private Forest Lands Grades; and
4. Minimum area meeting criteria in sections 1 through 3 above is 320 acres in size.

Class III Forest Lands

1. Existing use demonstrated as commercial resource management; and
2. No more than 25% of the land is non-resource use; and
3. Lands that fall within grades 1 through 6 of the Private Forest Lands Grades; and
4. Minimum area meeting criteria in sections 1 through 3 above is 80 acres.

Class IV Forest Lands

1. Existing use demonstrated as commercial resource management; and
2. Timber lands of any grade, greater than or equal to 20 acres, where the best use is for timber production.

7.4.36 GOALS OF FOREST LANDS

Preserve and protect forest lands, particularly forest lands of long-term commercial significance from activities that would adversely affect the primary use of forest land from commercial forest management.

Minimize the loss of forest land acreage, functions, and values through a combination of land use and development regulation and non-regulatory means such as public education, technical assistance to land owners and tax incentives.

Encourage and promote the restoration and enhancement of degraded forest lands.

7.4.37 FOREST LAND OF LONG-TERM COMMERCIAL SIGNIFICANCE

Forest Land of Long-Term Commercial Significance are lands classified as forest lands under the open space tax program that is greater than or equal to 20 acres in size where a predominance of the land area is made up of grade 6 or better as determined by the Department of Revenue maps and is characterized by current resource use, and is located outside of urban growth boundaries, rural service areas and rural lands.

Forest lands are to be classified to determine those lands in Ferry County that are "lands of long-term commercial significance". "Lands of long-term commercial significance will be classified by growing capacity, productivity, and soil composition of the land for long-term commercial production, in consideration with the land's proximity to population areas, and the possibility of more intense uses of the lands".

All plats, short plats, development permits and building permits issued for development activities on any land within one thousand three hundred twenty feet (1320') of lands designated as agricultural, forest or mineral resource lands of long-term commercial significance shall contain a notice that the subject property may be on/or within one thousand three hundred twenty feet (1320') of lands designated agricultural, forest or mineral resource lands of long-term commercial significance on which a variety of commercial activities may occur that are not compatible with residential development. In the case of mineral resource lands, mining related activities might include mining, extraction, washing, crushing, stockpiling, blasting, transporting, and recycling of minerals.

7.4.38 DESIGNATION OF FOREST LANDS

In designating forest land, Ferry County shall use the current Private Forest Land Grades of the Department of Revenue along with the Orthophoto Maps filed at the Ferry County Assessors Office. These definitions and classification shall designate Forest Lands of long-term commercial significance.

Forest practices on private lands are managed under the jurisdiction of the Department of Natural Resource under the auspices of the Washington Forest Practices Act. Ferry County has no authority to regulate forest practices. However, Ferry County has authority over current land use conversions with DNR. Ferry County shall review forest practices within designated shorelines.

Commercial forest lands will be identified and designated based on operational factor; surrounding land use; parcel size and public service levels that are conducive to long-term continuance in forest management.

The primary land use activities in forest areas are commercial forest management, agriculture, underground mineral extraction, recreation and those subordinate uses that maintain, enhance or have no impact on the long-term management of designated commercial forest lands.

Ferry County supports and encourages the maintenance of forest lands in timber and current use property tax classifications consistent with RCW 84.28, 84.33 and 84.34.

Ferry County encourages the continuation of commercial forest management by working with forest managers to identify and develop other incentives for continued forestry.

7.4.39 MINERAL RESOURCE LANDS

Ferry County has a unique geologic history. Epithermal precious-metal deposits in the Eocene Sanpoil Volcanics in the Republic graben have been targeted by several mineral exploration companies. More than 2.5 million ounces of gold have been produced from epithermal deposits in the Republic area since 1896. Exploration continues and new ore deposits continue to be discovered.

The ancient lake beds of the Eocene Klondike Mt. Formation overlie the heavily mineralized Sanpoil Volcanics. These sediments have yielded many fossils of plants, fish, and insects and are known as the world's richest source of Eocene temperate climate plant fossils. Outcrops in Republic have produced many previously unknown plant taxa and contain valuable evidence of past environmental conditions and plant adaptations.

Since the fossil bearing lake sediments were deposited in the Republic Graben's lowlands, it is reasonable to assume that additional fossils exist in graben. It is likely

that increased exposure of the Klondike Mt. formation by development and mineral exploration will reveal new fossil locations.

7.4.40 GOALS OF MINERAL LANDS

To conserve mineral lands, and protect mineral lands of long-term commercial significance for economic production, and to minimize loss of paleontological information.

7.4.41 MINERAL LAND OF LONG-TERM COMMERCIAL SIGNIFICANCE

Lands from which the extraction of aggregate and mineral resources can be anticipated, based on geologic, environmental, and economic factors, existing land uses, and land ownership. To be included are lands with long-term commercial significance for extraction of at least the following: sands, gravel, building stone, fossils, valuable metals, gemstones and other naturally occurring inorganic substances that are crystalline, or composed of crystalline materials, that are of value: and any areas for which permits for mining activity have been issued.

All plats, short plats, development permits and building permits issued for development activities on any land within one thousand three hundred twenty feet (1320') of lands designated as agricultural, forest or mineral resource lands of long-term commercial significance shall contain a notice that the subject property may be on/or within one thousand three hundred twenty feet (1320') of lands designated agricultural, forest or mineral resource lands of long-term commercial significance on which a variety of commercial activities may occur that are not compatible with residential development. In the case of mineral resource lands, mining related activities might include mining, extraction, washing, crushing, stockpiling, blasting, transporting, and recycling of minerals.

7.4.42 DESIGNATION OF MINERAL LANDS

The designation of Mineral Land of Long-Term Commercial Significance includes the entire land area of Ferry County except lands within the Urban Growth Area of Republic, as shown on the Future Land Use Map.

Ferry County shall designate mineral resource lands of long-term commercial significance based on the Washington Department of Natural Resources geological maps, the Eastern Washington University Mineral Resource Overlay as drafted by Prof. Cheney, and USGS Quadrangle Geological Survey Bulletins.

In order to minimize loss of important scientific information, Ferry County strongly encourages property owners and developers to submit all fossils found to the

Stonerose Interpretive Center in Republic, The Thomas Burke Washington State Museum, at the University of Washington in Seattle, or other qualified paleontological facilities for evaluation.

All exploration, extraction, mining reclamation, and processing operations in Ferry County shall comply with Ferry County mining ordinance #90-02, and State and Federal mining reclamation laws.

Property owners who intend to use off-site water supply from adjacent Mineral Lands, will be required to show legal access (i.e., easement/water rights) from the mineral land owner, prior to platting or upon application for a building permit.

Access to private properties through Mineral Lands of Long-Term Commercial Significance shall not traverse through any mineral resource lands unless subject to an easement, or shown on maps of the Ferry County Public Works Department or Forest Service Maps of the Colville National Forest, dated 1992.

7.7.4 AGRICULTURAL LANDS

Some of the goals of this Comprehensive Plan are to preserve and protect agricultural customs and cultures to encourage the continuation of present agricultural practices and continue all available tax incentives for those who may contemplate and practice agriculture in the future.

Other counties have utilized the U.S. Agricultural Census for information to aid in determining designation of Agricultural Lands of Long-Term Commercial Significance. However, due to the effects of Title 7 of the United States Code, most tabulated items for Ferry County are suppressed and coded with a 'D' to protect confidentiality; thereby, diminishing the usefulness of the U.S. Agricultural Census for Ferry County.

The "land in farms" figures from the U.S. Agricultural Census report there are 749,452 acres in farms in Ferry County, of which 589,738 acres is reported as "land in farms" within the Colville Indian Reservation. This leaves 159,714 acres in "land in farms" outside the Colville Indian Reservation. Of that amount, 134,499 acres are in timber tax classification. This leaves 25,215 acres as privately held "land in farms" under non-timber agricultural use.

Pastured woodland and woodland not pastured (woodlots, timber tracts and sugarbush) are included as "land in farms" reported in the U.S. Agricultural Census. All state and federally managed forest lands or lands under current use taxation programs as either designated forest or current use timber are designated as Forest Lands of Long-Term Commercial Significance in Ferry County, and protected in Section 8 of this document. The Assessor's office reports 630,418 acres in these programs.

The Natural Resources Conservation Service soil surveys report 18 prime soil types in Northern Ferry County and 49 prime soil types on the Colville Reservation located within Ferry County.

As the 21,360 acres of prime soils found in Northern Ferry County include lands in the Urban Growth Area as well as platted lots, timber lands, and isolated pockets, it is clear that this figure of prime soil acreage is not useful in substantiating acres used for agricultural activity.

Ferry County's primary agricultural product is livestock (cattle) and is entirely dependent upon public rangeland for grazing. The 1934 Taylor Grazing Act, the 1976 Federal Land Policy and Management Act and the 1978 Public Rangeland Improvement Act provides leased grazing which stabilizes the livestock industry dependent upon the public range, prevents economic disruption, saves open space and western wildlife and has been the mainstay of the rural western economy.

There are 459,545 acres of Colville National Forest grazing leases and 19,423 acres of Washington State grazing leases within Ferry County.

Ferry County has a Range Law and a Right to Farm, Ranch and Practice Forestry Ordinance. Agricultural activities are not limited to specific areas but take place on a county-wide basis.

The tax status of Open Space/agriculture is applied to lands in Ferry County that are above 20 acres and show income from agricultural practices. There are exceptions to the 20 acre minimum, if substantial income can be shown from less acreage. This provides substantial incentive to the land owner to keep land in Open Space/agriculture.

The type of farming performed in Ferry County has typically been non-aggressive (low usage of pesticides and fertilizers). For this reason Ferry County has decided against requiring buffers between agricultural lands and new development. If the type of farming should change in the future, the decision against buffers shall be reviewed through administrative and public process.

Access to private properties through Agricultural Lands of Long-Term Commercial Significance shall not traverse any agricultural resource lands unless subject to an easement, or shown on maps of the Ferry County Public Works Department or Forest Service Maps of the Colville National Forest, dated 1992.

The County strives to preserve agricultural lands in Ferry County. There are lands in Ferry County which do not meet Prime Farmland and Unique farmland, but are useful and necessary to Ferry County which therefore need to be protected and promoted. Also, the County promotes development on non-prime farmlands and preserves prime farmlands for open space, continued agricultural use, or available for lease for agricultural use.

All plats, short plats, development permits and building permits issued for development activities on any land within one thousand three hundred twenty feet (1320') of lands designated as agricultural, forest or mineral resource lands of long-term commercial significance shall contain a notice that the subject property may be on/or within one thousand three hundred twenty feet (1320') of lands designated agricultural, forest or mineral resource lands of long-term commercial significance on which a variety of commercial activities may occur that are not compatible with residential development. In the case of mineral resource lands, mining related activities might include mining, extraction, washing, crushing, stockpiling, blasting, transporting, and recycling of minerals.

7.7.5 TIMBER LAND

Ferry County has a total of approximately 700,000 acres of different classes of timber land. This is approximately 1/2 of the total land mass of the county (approx. 1.41 Million acres). There are approximately 50,000 acres in class 4 timber lands, and approximately 50,000 acres of timber land in classes 5 & 6, and finally 600,000 acres in non-commercial timber lands.

Private commercial timber stocks comprise of approximately 50,000 acres, and 90,000 acres are considered as marginal forest / non-commercial. The total private acreage in Ferry County for timber land is approximately 140,000. Of this, approximately 91,000 acres are being held by lumber producing companies, and approximately 49,000 are in private non-industrial ownership. Because of the U.S. Forest Service reorganization, many timber sales have been held up or appealed by environmental groups. The result of this has either caused the price of lumber to increase, changed methods of forest practices, or caused operators to focus on logging private timber lands in order to maintain a stable economy. Logging has basically shifted from the 560,000 acres of public owned timber land to the remaining 140,000 acres of privately owned timber land. This increased activity will only last for a finite period. Either the logging operator will be forced to shut down, or the timber economy will have to change to meet the demands for lumber and new construction.

As these tracts of private timber lands are logged, many are divided and sold or leased with the option to purchase as 20 acre tracts. This activity has established the land use pattern for Ferry County in the last 10 - 20 years. The 20 acre tract was established as a means to divide land while meeting the exemptions of the County Platting Ordinance.

Property owners who intend to use off-site water supply from adjacent Forest Lands, will be required to show legal access (i.e. easement/water rights) from the forest land owner, prior to platting or upon application for a building permit.

Access to private properties through Forest Lands of Long-Term Commercial Significance shall not traverse through any forest resource lands unless subject to an

easement, or shown on maps of the Ferry County Public Works Department or Forest Service Maps of the Colville National Forest, dated 1992.

Property owners within or adjacent to Forest Lands will be notified at the time of platting, obtaining a building permit or a development permit that they will be liable for the cost of extinguishing any fires that they may cause.

All plats, short plats, development permits and building permits issued for development activities on any land within one thousand three hundred twenty feet (1320') of lands designated as agricultural, forest or mineral resource lands of long-term commercial significance shall contain a notice that the subject property may be on/or within one thousand three hundred and twenty feet (1320') of lands designated agricultural, forest or mineral resource lands of long-term commercial significance on which a variety of commercial activities may occur that are not compatible with residential development. In the case of mineral resource lands, mining related activities might include mining, extraction, washing, crushing, stockpiling, blasting, transporting, and recycling of minerals.

Class I and II Forest Lands:

1. Lands within or adjacent to Class I and II Forest Lands shall have no more than one single or multiple family dwelling per 20 acres.
2. Lands within or adjacent to Class I and II Forest Lands shall not be divided into parcels less than 20 acres.

Class III and IV Forest Lands:

1. Lands within or adjacent to Class III Forest lands shall have no more than one single or multiple family dwelling per 10 acres.
2. Lots will be designed to ensure that the residences or other occupied structures are constructed and controlled by the residents.
3. Lands within or adjacent to Class III Forest Lands shall not be divided into parcels less than 10 acres.

7.7.6 MINING

Gold mining has played an important role to Ferry County history and is still considered to be a major land use. Mining is the backbone of the county economy. Because of the geology of Ferry County, hard rock mining is the method of extracting ore. The mining is both open pit and underground. The land use pattern for development established 100 years ago was from mining claims as gold was discovered in Ferry County in 1896. The next major land use pattern was probably by Indian Allotments until 1916, and from homesteading until 1918. Mining is an everyday part of Ferry County and will probably be so in the future as long as the economy and gold prices maintain.

It is important to Ferry County to conserve mineral lands for productive economic use by identifying and designating mineral resource lands of long-term commercial significance and to minimize loss of paleontological information.

In order to minimize loss of important scientific information, Ferry County strongly encourages property owners and developers to submit all fossils found to the Stonerose Interpretive center in Republic, The Thomas Burke Washington State Museum, at the University of Washington in Seattle, or other qualified paleontological facilities for evaluation.

All exploration, extraction, mining reclamation, and processing operations in Ferry County shall comply with Ferry County Mining Ordinance #90-02, and State and Federal mining reclamation laws.

Property owners who intend to use off-site water supply from adjacent Mineral Lands, will be required to show legal access (i.e., easement/water rights) from the mineral land owner, prior to platting or upon application for a building permit.

Access to private properties through Mineral Lands of Long-Term Commercial Significance shall not traverse through any mineral resource lands unless subject to an easement, or shown on maps of the Ferry County Public Works Department or Forest Service Maps of the Colville National Forest, dated 1992.

All plats, short plats, development permits and building permits issued for development activities on any land within one thousand three hundred twenty feet (1320') of lands designated as agricultural, forest or mineral resource lands of long-term commercial significance shall contain a notice that the subject property may be on/or within one thousand three hundred twenty feet (1320') of lands designated agricultural, forest or mineral resource lands of long-term commercial significance on which a variety of commercial activities may occur that are not compatible with residential development. In the case of mineral resource lands, mining related activities might include mining, extraction, washing, crushing, stockpiling, blasting, transporting, and recycling of minerals.

MAPS

DISCLAIMER

These GIS Data is deemed reliable but provided 'as is' without warranty of any representation of accuracy, timelines, reliability or completeness. These map documents do not represent a legal survey of the land and are for graphical purposes only. Use of the Data for any purpose should be with acknowledgment of the limitations of the Data, including the fact that the Data is dynamic and is in a constant state of maintenance, correction, and update.

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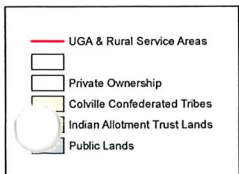
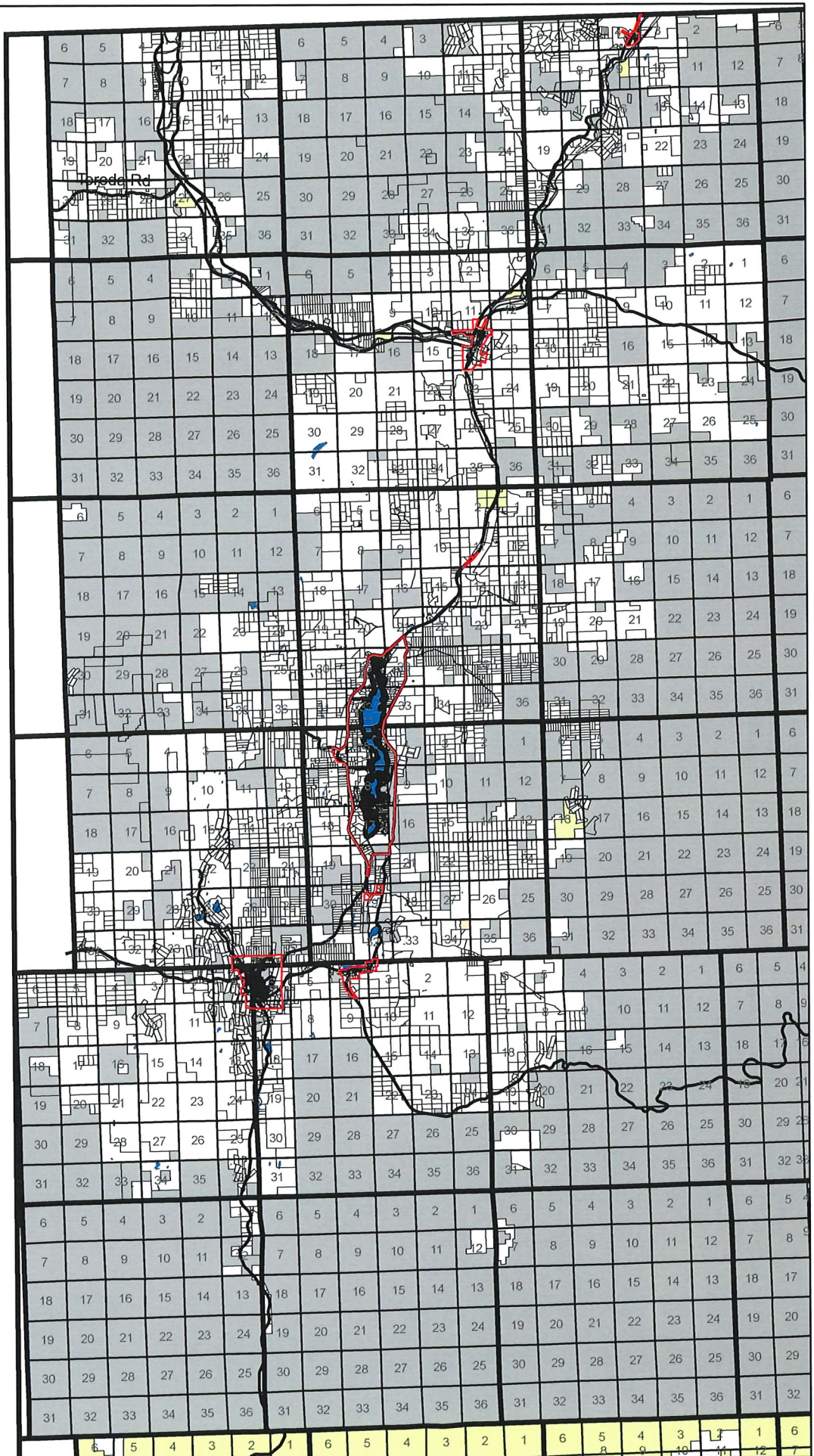
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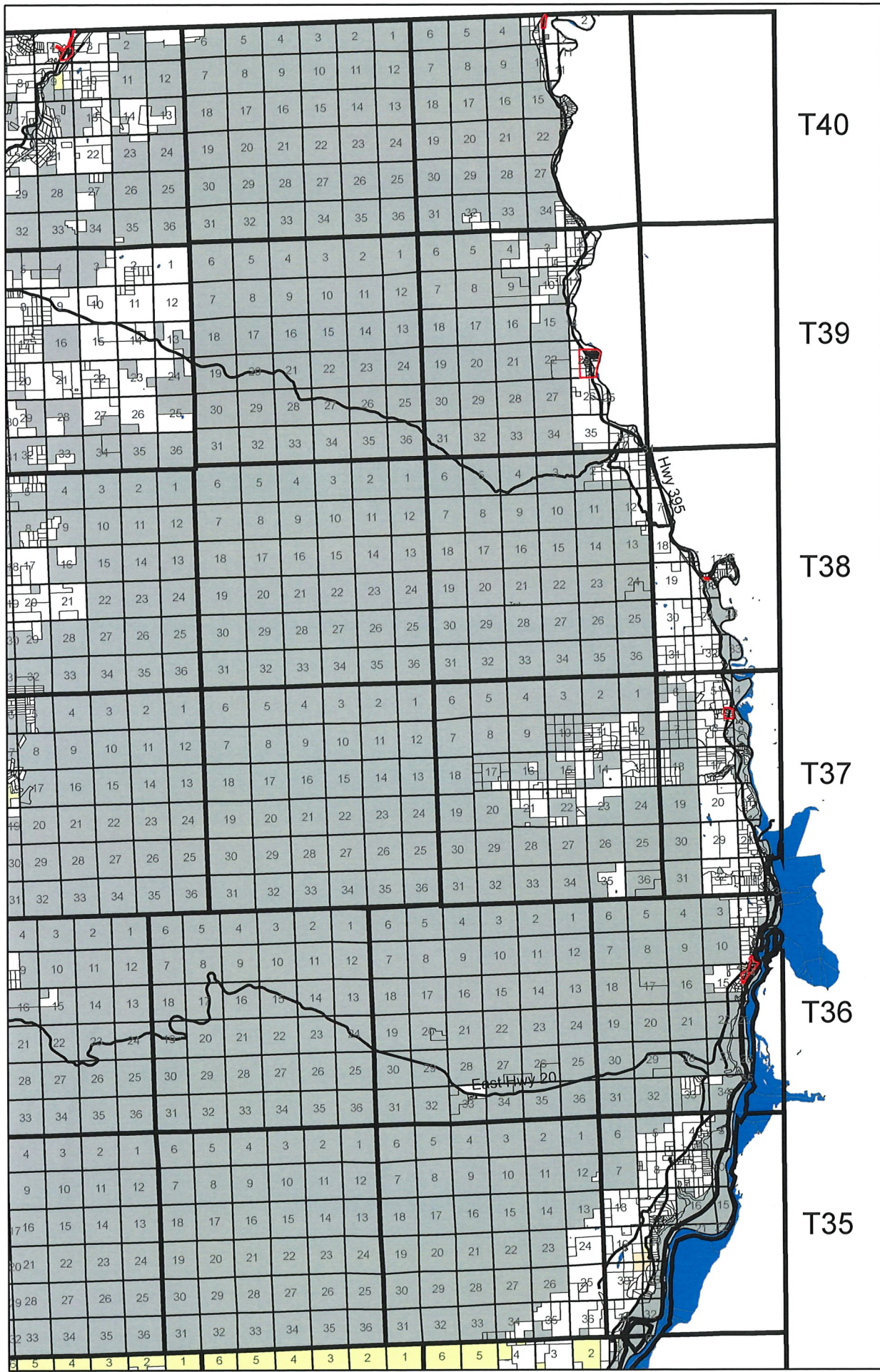
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- UGA & Rural Service Areas
- Private Ownership
- Colville Confederated Tribes
- Indian Allotment Trust Lands
- Public Lands

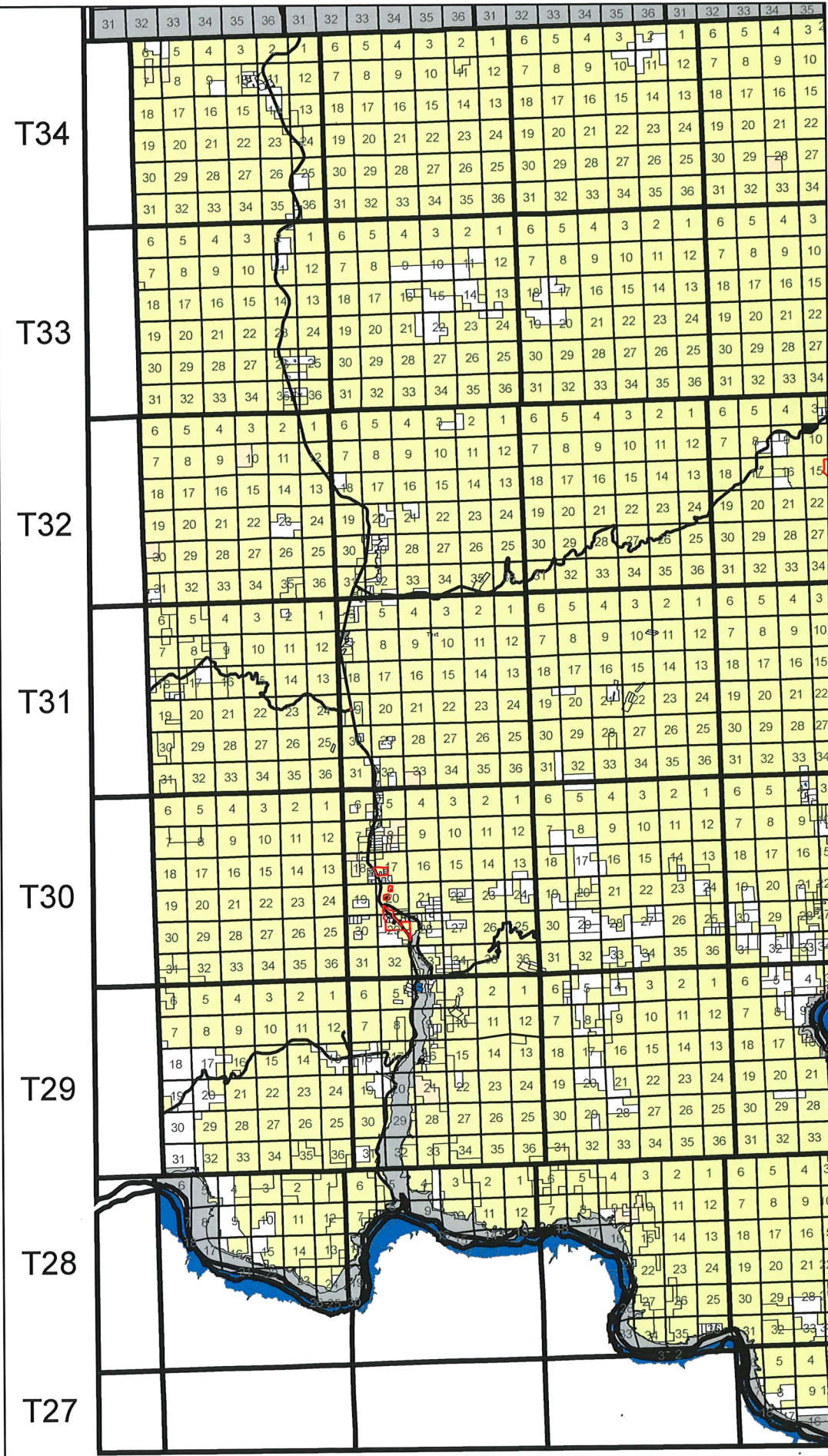
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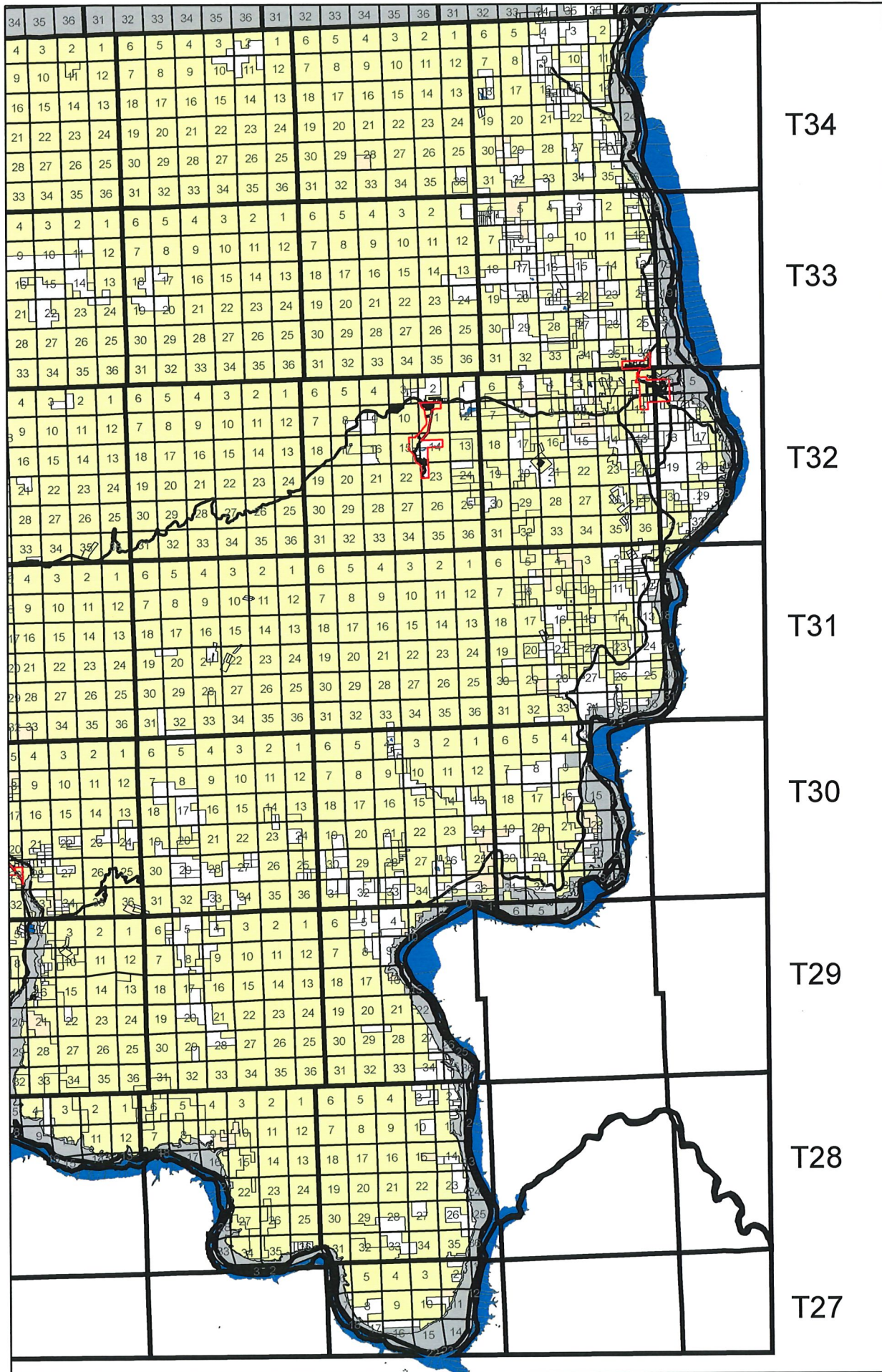
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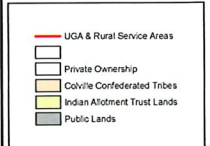
T31

T30

T29

T28

T27



1:295,000

