



ISLAND COUNTY PLANNING COMMISSION AGENDA  
April 03, 2024, at 6:00 p.m.  
BOCC HEARING ROOM, ROOM 102B, 1 NE 6<sup>TH</sup> ST COUPEVILLE, WA  
ONLINE VIA ZOOM

**Meeting to be held in the Board of Island County Commissioners Hearing Room,  
Room 102B, 1NE 6<sup>th</sup> St., Coupeville, WA and online. Interested parties can attend or join  
remotely at the link or via phone number listed below:**

Join Zoom Meeting

<https://zoom.us/j/93636892599?pwd=Y3NicFcrc203OVZBTjBUenJyc21MQT09>

Meeting ID: 936 3689 2599

Passcode: 122086

**+1 253 215 8782 US (Tacoma, WA)**

Meeting ID: 936 3689 2599

Passcode: 122086

1. CALL TO ORDER
2. ROLL CALL
3. APPROVAL OF MINUTES –
4. PUBLIC COMMENT – *Submittal of written comments are encouraged prior to the day of the meeting. Public Comment may be submitted via email to [PlanningCommission@IslandCountyWA.gov](mailto:PlanningCommission@IslandCountyWA.gov). Please state your name and address when giving public testimony. Public comments are limited to 3 minutes per person.*
5. DIRECTOR'S REPORT
6. Review Board of Island County Commissioners feedback on Planning Commission input on the Land Use Goals and Policies
7. WORKSHOP – Natural Resources Goals & Policies review and discussion
8. ADJOURN

Please visit our website for related documents: <https://www.islandcountywa.gov/235/Planning-Commission>  
The public may submit comments in writing to Planning & Community Development at 1 NE 7<sup>th</sup> St., Coupeville, WA 98239 or [PlanningCommission@IslandCountyWA.gov](mailto:PlanningCommission@IslandCountyWA.gov).



## Island County Planning and Community Development

*Mary Engle, Director*

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Physical Address: 1 NE 6<sup>th</sup> St, Coupeville, WA 98239 Mailing Address: 1 NE 7<sup>th</sup> St, Coupeville, WA 98239

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~MEMORANDUM~

**TO:** **Island County Planning Commissioners**

**FROM:** **Emily Neff, Long Range Planning  
Island County Planning & Community Development**

**DATE:** **March 25, 2024**

**SUBJECT:** **Planning Commission Meeting April 03, 2024**

The Planning Commission meeting on April 03, 2024, will include the following workshop:

**Workshop:** Staff will lead a discussion and review of the 2016 Natural Resources Element Goals and Policies with the Planning Commission.

Please consider the following questions in your review:

1. Are the Goals or Policies still applicable?
2. Do the Goals and Policies need to be updated to reflect our current values or current reality?
3. Are we missing any Goals or Policies that need to be added?

Attachments:

- Excerpt from Island County Comprehensive Plan – 2016 Natural Resources Element

For more information, please contact:

Emily Neff (360) 678-7807 or [e.neff@islandcountywa.gov](mailto:e.neff@islandcountywa.gov)



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## EXCERPT FROM THE ISLAND COUNTY 2016 COMPREHENSIVE PLAN – NATURAL RESOURCES ELEMENT

### GENERAL ENVIRONMENTAL QUALITY

**Goal 1. Safeguard the natural environment as an integrated system where the land, water, and air resources interact creating a balanced environment for all life on the islands.**

**NR 1.1.** Include the best available science in developing policies and development regulations to protect the functions and values of critical areas and give special consideration to conservation or protection measures necessary to preserve or enhance anadromous fisheries.

**NR 1.2.** Preserve Island County's environmental quality through the careful use of land, water and air resources.

**NR 1.2.1.** Extraction of mineral resources must minimize detrimental effects to the environment. (Other policies related to the siting and conservation of mineral lands are located in the Land Use Element.)

**NR 1.2.2.** Infilling of developed lands, Urban Growth Areas and areas of more intensive rural development will be encouraged in order to provide public facilities and services in the most efficient manner, as laid out in the Land Use Element.

**NR 1.2.3.** Island County encourages low-impact development practices.

**NR 1.3.** Conserve energy by encouraging efficient consumption and proper land use management.

**NR 1.3.1.** Government must provide leadership and education in employing energy conservation practices and the use of renewable energy technologies.

**NR 1.3.1.1.** Recycling of wastes and use of recycled or reused materials will be encouraged.

**NR 1.3.1.2.** Use of gray and treated black water will be encouraged, provided treatment design meets public health standards.

**NR 1.3.2.** Transportation systems and land use patterns must be designed to consider conservation of energy. Primary employers, commercial users and population centers will be

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clustered where possible to minimize worker, service and consumer travel, as laid out in the Transportation Element.

**NR 1.3.3.** Government services will be sited to minimize consumer travel, as laid out in the Capital Facilities Element.

**NR 1.3.4.** Island County will encourage developments and structures with energy conservation technologies.

**NR 1.4.** High intensity lighting is discouraged, but where necessary will require that it must be shielded from adjacent properties and roads and shielded and directed down to reduce impacts to the dark sky.

### AIR QUALITY

#### **Goal 2. Preserve a high level of air quality.**

**NR 2.1.** Emphasis will be given to alternative forms of transportation (public transit, car pools, bicycle and pedestrian trails) decreasing dependency on the single occupant automobile.

**NR 2.2.** Promote non-polluting alternatives to wood burning, such as solar heating and chipping instead of burning slash.

### WETLANDS

#### **Goal 3. Protect wetlands from a net loss in functions.**

**NR 3.1.** Protect, preserve, and enhance wetlands to achieve no net loss of wetland functions.

**NR 3.1.1.** Avoid land development that causes loss of wetland functions. When there is no reasonable alternative, minimize and mitigate adverse impacts to wetland functions.

**NR 3.1.2.** Mitigation projects that add to existing wetlands or increase functions and values of degraded wetlands are preferred over efforts to create wetlands from non-wetland areas and should remain subject to wetlands protection regulations.

**NR 3.1.3.** Prohibit alteration of land that results in degradation of Category A wetlands, except for maintenance of existing public use or road or utility crossings that are the least environmentally damaging practical alternative or if necessary to permit reasonable use of the land. In such cases, minimize and mitigate the degradation.

**NR 3.1.4.** Implement non-regulatory wetlands protection measures such as acquisition and incentive programs and the public benefit ratings system.

**NR 3.1.5.** Provide continuity of natural systems by establishing

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protected corridors of native vegetation between wetlands systems using buffer averaging, density incentives, land acquisition, site design and other techniques.

- NR 3.2.** Consider economic, environmental, and cultural costs when evaluating proposals for wetland alterations, and recognize instances where development or alteration within or adjacent to wetlands is acceptable.
- NR 3.2.1.** Allow reasonable use of a property, provided all wetlands functions are evaluated, the least harmful alternative is pursued, and degraded functions are mitigated, on site as far as possible.
- NR 3.3.** Development will be located away from regulated wetlands by use of buffers and Planned Residential Developments.
- NR 3.4.** Maps, site-specific studies, and information collected by other agencies available for public review will be made readily accessible to potential and existing landowners, interested citizens, and development interests to aid in the protection of these areas.
- NR 3.5.** Alteration will occur only after careful consideration of the function of the area, the potential environmental costs of alterations, the sensitivity of the area to disturbance, and the intensity and potential risks associated with a proposed land use.
- NR 3.6.** When a violation of the policies and regulations of this area is identified, the enforcement action and severity of any penalty will be proportional to the nature and circumstances of the violation and the damage or risk to private and public resources.
- NR 3.7.** Overlay policies and development regulations shall be implemented in addition to those associated with the underlying land use designation. When there is a conflict in policy statements or development regulations, the more restrictive shall apply.

**NR 3.8.** Wetlands regulations are contained in ICC 17.02B and where applicable, ICC 17.05A.

### **FISH AND WILDLIFE HABITAT CONSERVATION AREAS OVERLAY**

#### **Goal 4. Protect Fish and Wildlife Habitat Conservation Areas.**

- NR 4.1.** Develop specific criteria and processes to nominate, designate and classify habitats and species of local importance.
- NR 4.2.** Periodically review and update designations as new information on species viability and habitat needs becomes available.

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**NR 4.3.** Conserve habitats necessary for continued reproductive success of designated species.

**NR 4.3.1.** Protect elements necessary to the survival of designated species, including habitat areas such as nests, breeding areas, nurseries from disturbance during critical life cycle periods.

**NR 4.3.2.** Encourage enhancement of degraded habitat areas.

**NR 4.3.3.** Based on the recommendations of Biological Site Assessment or Habitat Management Plan, provide physical buffers or timing restrictions around specific habitat areas used by designated species commensurate to the seasonal use of the area (where that is the case), the sensitivity of the species and habitat, the relative importance of the species and habitat, and the intensity of proposed and actual uses.

**NR 4.3.4.** Landscaping, screening, or vegetated buffers required through development review should retain, salvage, or re-establish native vegetation.

**NR 4.3.5.** Limit the use of non-native and prohibit the use of invasive plant species in Fish and Wildlife Habitat Conservation Areas.

**NR 4.3.6.** Encourage the provision of corridors and networks of native vegetation between protected habitat areas to minimize isolating and fragmenting designated wildlife habitat. Incorporate natural resource lands supporting uses such as forestry and agriculture into wildlife corridors and networks.

**NR 4.3.7.** Consult with State and Federal agencies when making wildlife management and protection decisions.

**NR 4.3.8.** Develop and implement programs to restore, rehabilitate, and acquire important habitat areas.

**NR 4.4.** Protect all streams.

**NR 4.5.** Protect near shore habitats, including commercial and recreational shellfish areas; kelp and eelgrass beds; herring, sand lance and smelt spawning areas.

**NR 4.5.1.** The design of new and replacement on site sewage systems shall meet the minimum requirements outlined in ICC 8.07C and where applicable, meet the siting requirements in ICC 17.05A

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- NR 4.5.2. Require buffers for new development adjacent to streams and marine habitats.
- NR 4.5.3. Require preparation of farm plans for new agriculture uses in the Commercial Agriculture land use district.
- NR 4.5.4. Require implementation of best management practices for new and existing agricultural activities.
- NR 4.6.** Maps, site-specific studies, and information collected by other agencies available for public review will be made readily accessible to potential and existing landowners, interested citizens, and development interests to aid in the protection of these areas.
- NR 4.7.** Regulation of these areas will take into consideration the function of the area, the potential environmental costs of alterations, the sensitivity of the area to disturbance, and the intensity and potential risks associated with a proposed land use.
- NR 4.8.** When a violation of the policies and regulations of this area is identified, the enforcement action and severity of any penalty will be proportional to the nature and circumstances of the violation and the damage or risk to private and public resources.
- NR 4.9.** Overlay policies and development regulations shall be implemented in addition to those associated with the underlying land use designation. When there is a conflict in policy statements or development regulations, the more restrictive shall apply.
- NR 4.10.** Fish and Wildlife Habitat Conservation Areas regulations are contained in ICC 17.02B and where applicable, 17.05A.

### **FREQUENTLY FLOODED AREAS**

**Goal 5. Protect public health, safety, and welfare, to minimize public and private losses due to flood conditions in frequently flooded areas.**

- NR 5.1.** Reduce the potential for physical injury and damage to public and private property from flooding by minimizing impacts of upstream land uses.
  - NR 5.1.1.** Protect natural water storage areas and drainage systems, including wetlands, streams and lakes, to reduce downstream flooding.
  - NR 5.1.2.** Ensure new development above identified thresholds minimizes additional runoff by limiting impervious surfaces, unnecessary grading and compaction of soils, and preserving areas of undisturbed vegetation.
  - NR 5.1.3.** Ensure new development above identified

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thresholds is accompanied by appropriate stormwater facilities, such as detention ponds, infiltration facilities, and other measures to maintain rates of runoff at pre-development levels.

- NR 5.1.4.** Impose standards for construction in frequently flooded areas to minimize the potential for physical injury and property damage.
- NR 5.2.** Maps, site-specific studies, and information collected by other agencies available for public review will be made readily accessible to potential and existing landowners, interested citizens, and development interests to aid in the protection of these areas.
- NR 5.3.** When a violation of the policies and regulations of this area is identified, the enforcement action and severity of any penalty will be proportional to the nature and circumstances of the violation and the damage or risk to private and public resources.
- NR 5.4.** Development regulations shall be implemented in addition to those associated with the underlying land use designation.
- NR 5.5.** The County's Surface Water Program will continue to work to review drainage, flooding, and stormwater run-off in the area and nearby jurisdictions to provide guidance for corrective actions to mitigate or cleanse those discharges that pollute waters of the state
- NR 5.6.** Regulations for frequently flooded areas are contained in the ICC 17.02B, as well as ICC 17.05A for the FEMA designated 1% flood zone.

## GEOLOGICALLY HAZARDOUS AREAS (STEEP/UNSTABLE SLOPES)

**Goal 6. Protect the public health, safety, and welfare from threats resulting from incompatible development being sited on or near steep and/or unstable slopes.**

- NR 6.1.** Minimize damage to life, health, property, and natural resources caused by geological processes.
- NR 6.1.1.** Require thorough geotechnical investigation of localized conditions during the review of proposed development within areas of steep/unstable slopes. The amount of information required will be proportionate to the severity of the geologic hazard and the susceptibility of the proposed development.
- NR 6.1.2.** Encourage, and where appropriate, require use of special engineering, site design, and modified

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construction practices.

- NR 6.1.3.** Prohibit activities and land uses which cause or exacerbate existing hazardous geological conditions.
- NR 6.2.** Maps, site-specific studies, and information collected by other agencies available for public review will be made readily accessible to potential and existing landowners, interested citizens, and development interests to aid in the protection of these areas.
- NR 6.3.** Regulation of these areas will take into consideration the sensitivity of the area to disturbance, and the intensity and potential risks associated with a proposed land use.
- NR 6.4.** When a violation of the policies and regulations of this area is identified, the enforcement action and severity of any penalty will be proportional to the nature and circumstances of the violation and the damage or risk to private and public resources.
- NR 6.5.** Overlay policies and development regulations shall be implemented in addition to those associated with the underlying land use designation. When there is a conflict in policy statements or development regulations, the more restrictive shall apply.
- NR 6.6.** Steep and unstable slope regulations are contained in ICC 17.02B.

## WATER RESOURCES

**Goal 7. Manage and protect ground water and provide for resource protection through a common goal of non-degradation for existing and future residents of Island County.**

- NR 7.1.** Protect the quantity and quality of groundwater resources for existing and future residents of Island County.
  - NR 7.1.1.** Provide incentive programs to encourage participation in water conservation and aquifer recharge area protection programs.
  - NR 7.1.2.** No development shall be allowed in areas of known ground water limitations as determined by the Health Department, unless it can be proven through objective well tests not to diminish water supplies or reduce water quality for existing users, per ICC 8.09 and related policies.
  - NR 7.1.3.** Continue to carefully evaluate the hydrogeologic setting when making decisions on potentially contaminating land uses, and require use of Best Management Practices, hazardous material management plans, and other tools to help prevent contamination of ground water.
- NR 7.2.** The County will promote the retention and reuse of stormwater when it is the best and environmentally correct option.

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**NR 7.3.** Public education concerning water conservation will be a continuing high priority.

**NR 7.4.** Reuse of water, recharge of aquifers and alternative storage systems will be encouraged.

### **Goal 8. Protect aquifer recharge areas from contamination and insure long term recharge potential.**

**NR 8.1.** Consider acquisition of areas with particular value to ground water recharge.

**NR 8.2.** Continue efforts to identify areas with ground water problems such as seawater intrusion, groundwater depletion, and contamination from surface activities.

**NR 8.2.1.** Continue implementing data collection and analysis efforts as recommended in the Ground Water Management Program.

**NR 8.2.2.** Work with the Island County Health Department, Washington Departments of Health and Ecology to make best use of available data and new technology.

**NR 8.2.3.** Use site-specific data as it becomes available to determine locations of important recharge areas, areas of limited ground water availability, and areas of particular vulnerability to contamination from surface activities. Maintain, update, and coordinate this data to make the most effective use of the available information.

### **Goal 9. Ensure that Island County plans and develops in a manner that utilizes the best available information regarding water resources so that the resource will be preserved for current and future use.**

**NR 9.1.** Maps, site-specific studies, and information collected by other agencies available for public review will be made readily accessible to potential and existing landowners, interested citizens, and development interests to aid in the protection of these areas.

**NR 9.2.** Watershed management planning will be cognizant of the need to preserve water supply while providing drainage facilities to protect the welfare and safety of the community.

**NR 9.3.** Development plans will contain plans for facilities to mitigate the impacts of increased runoff, stormwater drainage and flooding.

**NR 9.4.** The location and design of development will be carefully guided in order to minimize potential adverse impacts on the quality of ground and surface waters.

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**NR 9.5.** Land use patterns and practices conserving the integrity of the natural watershed system will be encouraged.

### **Goal 10. Natural Lands Conserve a variety of natural lands, in both public and private ownership, for the enjoyment and economic benefit of current and future residents of Island County.**

**NR 10.1.** Balance public and private interests in land.

**NR 10.1.1.** Correct any imbalance in public policies between open space protection and land development incentives through sound incentives for land conservation and careful analysis of the equity and real costs, both financial and environmental, of subsidizing development.

**NR 10.1.2.** Only consider divestment in publicly owned open lands and resources if careful analysis shows that they contain little value as public conservation or recreational land.

**NR 10.1.3.** The proceeds from the selling or trading of publicly owned open lands and resources should be reinvested in conservation of land and resources, either directly or through a dedicated fund that yields continuing income streams devoted to land conservation.

**NR 10.1.4.** Respect property rights when developing regulations and policies around land conservation.

**NR 10.1.4.1.** Ensure that the designation of natural lands does not infringe on individual property rights.

**NR 10.1.5.** Develop objective criteria to prioritize public expenditures for the acquisition of fee simple or other interests in natural lands.

**NR 10.2.** Identify funding sources for the acquisition or protection of natural lands in accordance with the Parks and Recreation Element

### **Goal 11. Prioritize the protection of natural lands that coincide with other valuable resources, including ecological, historical, agricultural, recreational, and cultural lands.**

**NR 11.1.** Maintain the important ecological functions and values of natural landscapes such as wetlands, stream corridors, shoreline systems and forests.

**NR 11.1.1.** Develop land use regulations and strategies such as

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cluster development and wetlands buffer requirements to identify and preserve important natural lands areas located on sites proposed for development.

**NR 11.1.2.** Prioritize the protection of natural lands that contain historic or archaeological sites, structures and landscapes which are important to local culture and retain the county's rural quality and character.

**NR 11.2.** Conserve agricultural lands for the continued profitable production of crops, timber and livestock.

**NR 11.2.1.** Discourage the conversion of properties identified as having prime farmland soils to non-agricultural uses.

**NR 11.2.2.** Look into possible strategies for protecting agricultural uses and maintaining the economic viability and sustainability of existing farms.

**NR 11.3.** Enhance recreational opportunities for County residents.

### **Goal 12. Protect natural, scenic, cultural, and historic lands as community assets.**

**NR 12.1.** Maintain Island County's natural lands and open space to protect health and welfare, enhance the quality of life, preserve heritage, promote economic vitality and reduce the burden on government resources.

**NR 12.2.** When converting land to a use that requires water availability, Island County will prohibit major alterations to the land beyond the minimum necessary to do soil and water testing prior to the issuance of a water right or other state or local authorized evidence of adequate potable water.

**NR 12.3.** Ensure residents have adequate access to open space areas, including land that contains natural areas, habitat lands, natural drainage features, and/or other environmental, cultural, and scenic resources.

### **Goal 13. Continue to promote active public involvement in the conservation or protection of important natural lands.**

**NR 13.1.** Foster enduring voluntary land conservation through government assistance such as income and estate tax benefits, technical assistance grants and programs to purchase partial land interests.

**NR 13.1.1.** Continue implementing the Public Benefit Rating System as a property tax reduction incentive program for property owners to conserve open space.

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**NR 13.1.2.** Maintain existing current use taxation programs for designated forest and agricultural lands.

**Goal 14.** Continue an open dialogue between Island County, incorporated jurisdictions, special purpose districts, non-profits, and other interested individuals and organizations working toward the conservation or protection of natural lands.

- NR 14.1.** Establish and maintain partnerships with State and Federal agencies, cities, towns, private non-profit conservation groups, port districts, school districts, tribes, foundations, corporations and individuals for the purpose of acquiring or protecting natural lands.
- NR 14.2.** Design and implement education programs to promote the benefits of conserving natural lands, and to introduce available and proposed current use taxation programs.

### **RESOURCE LANDS**

**Goal 15.** Protect existing and ongoing resource management operations and preserving long- term commercial viability of those uses.

#### **RURAL FOREST**

- NR 15.1.** Measures shall be used to support silviculture industries.
- NR 15.2.** Encourage the conservation of lands suitable for forestry use and support forestry as an activity valued in the County.
- NR 15.3.** Cluster development or encourage low intensity uses to minimize site clearing and maintain future forestry use options
- NR 15.4.** Encourage forestry landowners to retain their lands in timber production and to utilize tax incentive programs.
- NR 15.5.** Support innovative public and private programs that provide foresters incentives to stay on the land.
- NR 15.6.** Encourage selective clearing and logging, as opposed to clearcutting, if forest harvesting is done in the Ebey's Landing National Historical Reserve.

#### **COMMERCIAL AGRICULTURE**

- NR 15.7.** Achieve agricultural preservation through:
  - NR 15.7.1.** Right to farm and forest measures which protect the right to pursue farm and forestry activities.
  - NR 15.7.2.** Support the continuation of preferential tax programs.
- NR 15.8.** Encourage an effective stewardship of the environment

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to conserve and protect Commercial Agriculture lands.

**NR 15.8.1.** Prevent or correct agricultural practices that produce non point source pollution of surface and groundwater.

**NR 15.8.2.** Take measures to minimize adverse impacts of agricultural activities.

**NR 15.9.** Protect agricultural operations from incompatible uses by using measures including, but not limited to:

**NR 15.9.1.** Ensuring that uses on adjacent lands do not interfere with continuing agricultural good management practices on resource lands;

**NR 15.9.2.** Setbacks and buffer strips should be on land within the development unless an alternative is mutually agreed on by adjacent landowners; and

**NR 15.9.3.** Public education concerning resource activities and the common benefits derived from them.

**NR 15.10.** Protect and promote related development such as farmers markets and roadside stands, cooperative marketing, and value added products, etc.

**NR 15.11.** Strengthen public disclosure of current adjacent agricultural activities by means of a “right to farm” notice on the deed, area maps, etc.

**NR 15.12.** Support the continued existence of agricultural lands by means of tax incentives or other appropriate financial aid or incentives.

**NR 15.13.** Coordinate agricultural land preservation policies with other jurisdictions, special districts and their respective programs.

**NR 15.14.** Coordinate agricultural land preservation policies with other County wide Planning Policies through:

**NR 15.14.1.** Correlating agricultural land preservation policies with Urban Growth Area policies and with public facility and service provision policies to prevent the extension of urban services to areas intended for continued agricultural use;

**NR 15.14.2.** Ensuring that public facility and service extension, even if not directly serving the agricultural lands, do not stimulate the conversion of agricultural land or make its preservation and protection more difficult.

**NR 15.15.** In order to assure the rights of agricultural land owners and to provide them reasonable flexibility to modify classification of their land, owners of agricultural land may request change of agricultural lands classification under certain circumstances.

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**NR 15.16.** Cooperative agricultural production and marketing will be encouraged.

### **MINERAL LANDS**

**NR 15.17.** Maintain and enhance natural resource based industries.

**NR 15.17.1.** Assure conservation of mineral resource lands.

**NR 15.17.1.1.** Assure that the use of lands adjacent to mineral resource lands do not interfere with the continued use, in accordance with best management practices, of lands designated for the extraction of minerals.

**NR 15.17.1.2.** Assure that the excavated land will have an ultimate economic use which will complement and preserve the value of adjoining land.

**NR 15.17.1.3.** Maintain the contribution of mining and processing operations to the Island County employment base.

**NR 15.17.2.** Island County will provide for title or plat notification for property owners within 300 feet of an existing approved mining operation.

**NR 15.17.3.** Regulate surface mining operations to minimize land use conflicts through the conditional use process.

**NR 15.17.4.** Apply standards which consider noise levels, light pollution, dust, visual screening, transportation impacts, hours of operation, water quality and groundwater protection and consumption, to new and expanding mine operations.

**NR 15.17.5.** Encourage the purchase of development rights, by the mine developer, of the area within 300 feet of the proposed mine, thus limiting use within that area to forestry, agricultural or designated open space, for the life of the mining operation.

**NR 15.18.** Allow extractive industries to locate where prime natural resource deposits exist, provided these sites are separated by buffers from existing residential areas and restored for appropriate reuse after removing the resource material.

**NR 15.19.** Discourage new residential uses from locating near active extractive sites, unless the residential developer provides

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adequate buffering.

- NR 15.20.** Operation of new and expanding sites will be regulated by land development standards to ensure proper siting and to minimize environmental impacts during operation.
- NR 15.21.** There is no minimum parcel size for existing operations. Future commercial sites generally should be 10 acres or greater to provide for adequate screening. Future small scale operations such as borrow pits may be less than 10 acres.
- NR 15.22.** On sites with disturbed areas of three acres or less, site reclamation will be carried out as soon as practical, as phased operations are completed, to prevent erosion and water quality degradation, and to return the site to a natural state. Reclaimed sites can be used for any of the uses permitted in the underlying land use designation.
- NR 15.23.** Surface mining is not considered to be a permanent use of the land. The land should be utilized consistent with the long term plans of the community, and mining allowed based upon performance standards.
- NR 15.24.** Overlay policies and development regulations shall be implemented in addition to those associated with the underlying land use designation. When there is a conflict in policy statements or development regulations, the more restrictive shall apply.
- NR 15.25.** Island County shall notify adjacent landowners of the existence of a surface mine and to the extent known, undeveloped mineral resources, acknowledging that surface mining is market dependent, and operations may be intermittent and more or less intense at times.