

**CCC 31.02.150 Mineral land goals.**

(1) Based on best known available information, the Comprehensive Plan land use map should designate potential locations of all sand and gravel, hard and durable bedrock, industrial minerals, and metallic mineral deposits.

(2) Development regulations to conserve mineral resource lands shall be as follows:

(a) Mineral extraction and processing should be considered as one land use, subject to appropriate permits.

(b) Mineral extraction and process in commercial forest lands should be permitted outright, and a conditional use in rural and urban land use designations.

(c) The locations of fifty (50) year supplies of construction aggregates should be shown on land use (e.g., zoning) maps made available to the public. Development regulations shall ensure that adjacent land uses do not interfere with the continued use, in the accustomed manner, of these designated lands for the extraction of minerals. Development regulations should include increased setbacks for adjacent residential development, and notice to future purchasers for new residential subdivisions adjacent to an approved mineral resource zone.

(d) Development regulations or review of mineral process and extraction permits should be direct and proportional to the impacts that need to be mitigated. For example, the ordinance or conditions of approval should limit impacts (noise and dust), but not activities (crushing and sorting). Approvals should be valid through completion of the activity with compliance sought through enforcement penalties or performance bonds.

(e) Once a mineral resource site has been established, such site shall be considered a preferred land use and receive protection under a “right to practice mining” ordinance and development proposals within 600 feet of such sites will be reviewed for compatibility with mineral extraction activities.

(f) Mineral extraction operations shall use “best management practices” as required by the Surface Mining Act and County plans, policies and ordinances. Such operations shall reclaim sites for productive forestry, agriculture, residential or other use after mineral extraction operations permanently cease. Newly established mineral extraction operations are required to meet buffering and setback provisions contained in the mineral overlay district in order to reduce impacts on nearby residences.