MEMORANDUM

TO: Thurston County Planning Commission

FROM: Olivia Terwilleger, Assistant Planner
       754-3355 ext. 5477

DATE: February 24, 2010

SUBJECT: Chapter 20.54 SPECIAL USE updates (Asphalt Plants)

During the February 17, 2010 meeting, changes were made to the draft asphalt plant special use permit and the mineral extraction special use permit ordinance. These changes are reflected in the attachment A to this memo. As requested, all the edits that have made to date are noted in the track changes.

All mention of asphalt plants have been removed from the mineral extraction accessory use section as requested.

Attachments:
   A. Proposed text change for Chapter 20.54 SPECIAL USE

CC: Scott Clark, Long Range Planning Manager
    Jeff Fancher, Deputy Prosecuting Attorney
ATTACHMENT A

PROPOSED TEXT CHANGE FOR CHAPTER 20.54 ASPHALT PLANT SUP OF THE THURSTON COUNTY CODE

The Thurston County Code is hereby amended to read as follows:

Deleted Text: Strikethrough Proposed Changes: Underlined
Staff Comments: Italics Unaffected Omitted Text: (...)

Chapter 20.54 SPECIAL USE*

20.54.070
...

3.1 Asphalt production. Asphalt plants (hot mix or batch plants) are subject to the following provisions in addition to the provisions of chapter 17.20, TCC, the Thurston County Mineral Extraction Code:

a. Setbacks. Asphalt plants shall be separated by a distance of 1,000 feet from public parks and preserves, which include parks, national wildlife refuges, state conservation areas, wildlife areas, and other government owned preserves, but excluding private hunting areas. In addition, asphalt plants should be at least 1,000 feet from any property line adjacent to or across a roadway from a residential district with densities greater than 1 dwelling unit per 5 acres, and urban growth areas. The hearing examiner may increase or reduce the setback requirement where appropriate. Any setback adjustment shall be granted only after consideration of the public health, safety, welfare and environment. Light Industrial and Rural Resource Industrial zones are exempt from this requirement.

b. The location of asphalt plants shall be consistent with the Comprehensive Plan and Sub-Area Plan designations.

c. The asphalt plant operator shall show that the facility is covered under a National Pollution Discharge Elimination Systems (NPDES) general permit.

m. Asphalt plants shall provide necessary space to accommodate delivery trucks on the site.

n. Asphalt plants shall have County approved haul routes.
p. Use of "highway RAP" (i.e. highway, roadway, runway, parking lot, etc.) in asphalt production is allowed. All other sources of RAP must be tested.

q. Asphalt plant operators shall pay road wear mitigation fees based on tonnage used by asphalt plants.

r. Asphalt plants shall be fueled by natural gas, propane, or an alternative fuel with the same or less hazardous emissions.

s. Where the language in this chapter conflicts with chapter 17.15, 17.20, or 20.54.070(21) TCC, the stricter language shall apply.

s. Temporary asphalt and concrete production may be permitted only to fulfill a contract for one specific public project and for a period not to exceed twelve months or the length of the contract, whichever is shorter. There must be at least twelve months between the end of one temporary use period and the beginning of another on the same site.

Deleted: s. RAP must be covered by an unwarmed structure before use if being stored on site for more than 30 days. ¶ ¶
Chapter 20.54 SPECIAL USE*

20.54.070

21. Mineral Extraction. Mineral extraction (including expansions of existing conforming and legal nonconforming mines) and their accessory uses are subject to the following provisions and the provisions of Chapter 20.30B of this code, the Thurston County Mineral Extraction Code, and chapter 17.15 of this code, Critical Areas:

a. Designation requirements. No new or expanded mineral extraction activities may be permitted by the County on sites not designated under the requirements of chapter 20.30B.

b. Critical areas excluded. The SUP shall be conditioned to specifically exclude the following areas, as mapped by Thurston County and/or known to occur on the site based on best available science, from mining activity:

i. Streams, lakes, 100-year floodplains, documented channel migration zones, and the 500 year floodplain associated with the Nisqually River;

ii. The buffer area of 250 feet on Type 1 or 2 streams as defined in Chapter 17.15 TCC;

iii. The buffer area of 200 feet on Type 3 streams as defined in Chapter 17.15 TCC, and Type 4 or 5 streams that drain to Type 1 or 2 streams;

iv. The buffer area of 100 feet on Type 4 and 5 streams draining directly to Puget Sound;

v. The buffer area of 50 feet on any stream not draining to a Type 1, 2, or 3 stream or Puget Sound;

vi. Class I and II wetlands and the buffer area of 300 feet except those wetlands under 1,000 square feet in size and that are not located in a riparian area, are not part of a mosaic wetland (as described in the Washington State Wetland Rating System for Western Washington, DOE, August 2004, as amended), and do not provide essential habitat for priority species identified by the Washington Department of Fish and Wildlife;

vii. Marine bluff hazard areas with a vertical height of 15 feet or more;

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Deleted: Mineral extraction may only be permitted on sites designated as mineral lands of long-term commercial significance under Chapter 20.30B.

Deleted: information

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viii. Wellhead protection areas and their 1-year, 5-year, and 10-year time of travel zones, or recharge areas that serve as the sole potable water supply for residents of the area, except that coal and minerals mining are also not permitted in any aquifers or aquifers with extreme or high susceptibility to contamination due to porous soils and the absence of a till layer at least 25-feet thick;

c. In addition to the requirements of Chapter 17.15, the SUP shall require that no activity or use be allowed that results in a no net loss of critical area functions, such as but not limited to sediment harmful to aquatic life in streams, lakes, or marine shorelines, and reduce groundwater flows to a stream that would adversely affect dependent fish.

d. The SUP shall not be permitted if the proposed mineral extraction activity would result in a significant change of: water temperature, quality, physical or chemical characteristics (e.g., pH), and quantity; timing or duration of the water entering a wetland; or a wetland's water level. (Chapter 173-201A WAC) A hydrogeologic report shall be required as specified in the Mineral Extraction Code.

e. Weed review. Applicants must submit a plan for controlling invasive and noxious weeds. The plan must include annual updates for weeds on the County’s noxious weed list and a report to the County Noxious Weed Division with results.

f. Where the language in this chapter conflicts with chapter 17.15 TCC until superseded by new Critical Area Ordinances anticipated, the stricter standard shall apply.

aj. Accessory Uses.

i. The following accessory uses are allowed only when expressly permitted in a special use permit issued by the approval authority: washing, sorting or crushing of rock or gravel, asphalt production (batching or drum mixing), concrete batching, storage or use of fuel, oil or other hazardous materials, and equipment maintenance. Limited manufacturing of concrete products from sand and gravel excavated on-site may be allowed by the development-services department as an accessory use to a permitted concrete batching facility; provided, that retail sales of such products are prohibited. All other accessory uses are allowed only when approved after administrative review by the department, development-services and the roads and transportation services departments.

ii. Accessory units uses are permitted only in conjunction with an existing mineral extraction operation. The permit for the accessory use expires when the SUP for the mineral extraction expires, is revoked, or when significant mineral extraction activity as defined in Section 17.20.150
ceases. Recycling of asphalt or concrete is permitted as an accessory use only in conjunction with a permitted crusher and in accordance with any health department requirements.

bj. Reports. Copies of any reports or records, except financial reports, required to be submitted to federal, state, regional or county officials or agencies pursuant to any laws or regulations shall be made available to the county upon request. Information required shall be limited to that pertaining to operations within Thurston County. The public disclosure of such information shall be governed by applicable law. The operator shall keep a record of the source of any concrete or soils imported from off-site and stored on-site.

c. Application and Review Procedures. In addition to the information required in Chapter 20.60, the application to the county for a special use permit for mineral extraction shall include:

i. A contour map, drawn to the scale of one hundred feet to the inch and contour intervals of two feet, or at a scale and topographic interval determined to be adequate by the department, showing current field topography, including the location of water courses of the tract intended for the proposed operation and estimated thickness of overburden and mineral-bearing strata in the tract intended for the proposed operation, all critical areas including their type or class;

ii. The rehabilitation and conservation plans described in Section 17.20.140 of this code;

iii. A list of all proposed activities anticipated or planned to occur on the site, including but not limited to the method of mineral extraction, washing, sorting, crushing, concrete batching, equipment maintenance, or any activity that could result in a potential, significant, adverse environmental impact;

iv. A preliminary drainage plan in accordance with Chapter 15.05 of this code;

v. A copy of the applicant’s DNR reclamation permit application, as required by RCW 78.44.080.

dl. Bonds. In cases where rehabilitation requirements of the county exceed those of the Department of Natural Resources, a performance bond may be required in an amount to be sufficient to insure rehabilitation in accordance with the plan submitted pursuant to Section 17.20.140 of this code, subject to applicable law. With the approval of the county and for such period or periods as may be specified, the owner may be permitted to post its own bond without corporate surety.
em. Permit Review. Any permit issued pursuant to this chapter shall be reviewed by the approval authority at least no less frequently than every five years from the date of the decision to approve the permit. The approval authority shall determine the frequency of permit review. The director may authorize a reasonable fee for this review. At the time of such review, the approval authority may impose additional conditions upon the operation if the approval authority determines it is necessary to do so to meet the standards of this chapter, as amended.

fn. Designated Mineral Lands Status. In accordance with Chapter 20.30B, an application for designation as mineral resource lands of long-term commercial significance shall accompany an application for a special use permit for mineral extraction unless the site has already received designation status. Refer to Chapter 20.30B for requirements.
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