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: Italic  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:

a. Setbacks. Asphalt plants shall be separated by a distance of 1,000 feet from public parks and public preserves, which include parks, national wildlife refuges, state conservation areas, wildlife areas, and other government owned preserves. In addition, asphalt plants should be at least 1,000 feet from the boundary of any residential zoning district with an existing or zoned density of greater than 1 dwelling unit per 5 acres, urban growth areas, and any residential lot less than one acre in size. 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. Asphalt plants located in Light Industrial and Rural Resource Industrial zones are exempt from this requirement.

b. Asphalt plants must be in, or adjacent to, an active gravel mine. The parcel upon which the asphalt plant is located shall be a minimum of 40 acres individually or in combination with an existing gravel mine parcel or parcels. If a mine is not active for a period of 12 months, the asphalt plant must cease operation until mining continues. Asphalt plants located in Light Industrial and Rural Resource Industrial zones are exempt from this requirement.

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

d. Prior to commencing operation, the asphalt plant operator shall provide evidence to the County that the facility has received a National Pollution Discharge Elimination Systems (NPDES) general permit.
unless it provides written confirmation of an exemption from the agency with jurisdiction over such permit.

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

f. Asphalt plants shall have County approved haul routes.

g. The source of Recycled Asphalt Pavement (RAP) shall only be from highways, roadways, runways, parking lots and shall not be from a contaminated site such as a Superfund site or Model Toxic Control Act (MTCA) site. The asphalt plant operator shall provide semiannual reports to the county documenting the source of all RAP brought to the production site.

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

i. Where the language in this section conflicts with the Thurston County Code, state or federal law, the stricter language shall apply.

j. Temporary asphalt production is allowed within the boundaries of a specific public project site without a special use permit for a period not to exceed twelve months. There must be at least twelve months between the end of one temporary use period and the beginning of another on the same project site.
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** Except for Light industrial (LI), and Rural Resource Industrial (RRI), asphalt batch plants are allowed in these zones only when they have a mineral extraction special use permit.