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, regional trails, 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. Setbacks
shall apply to all components of the hot-mix asphalt facility,
including buildings, structures, machinery, equipment, and material
storage.

Staff comment: The underlined text above would require all
components of an asphalt plant to be setback from the property
line. This may not be necessary in some cases, such as trucks or
office buildings, or if asphalt plants are required to be located in a
mine.

Option 1: Setbacks shall apply to asphalt plant facilities from the
property lines.
Option 2: Delete the underlined text.

b. Asphalt plants shall 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. Thurston County considers a proposed asphalt plant/facility as a new industrial use and not an accessory use to mineral extraction.

Option 1: Allow asphalt plants with a Special Use Permit to be permitted outside of a gravel mine in the Rural Resource Industrial (RRI) and Light Industrial (LI) or other zones, as a separate facility.

Option 2: Keep the text as is, and only allow asphalt plants in an active gravel mine.

c. The location of asphalt plants shall be consistent with the Thurston County Comprehensive Plan, which includes, but is not limited to and Sub-Area Plans, 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 comply with the requirements and best management practices of the Thurston County Drainage Design and Erosion Control Manual, as amended.

Staff comment: The above text was added to the text in item "h" below.

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 Recycled Asphalt Pavement brought to the production site.

Staff option: Should testing be required?

Option 1:
h. Asphalt plants shall comply with the requirements and best management practices of the Thurston County Drainage Design and Erosion Control Manual, as amended, including but not limited to Volume 4, Section A.3.1 and A.4.1. Recycled Asphalt Pavement shall be stored on an impervious area with a surrounding berm or curb that enables stormwater to be collected and treated.

Option 2:

h. Asphalt plants shall comply with the requirements and best management practices of the Thurston County Drainage Design and Erosion Control Manual, as amended, including but not limited to Volume 4, Section A.3.1 and A.4.1. Recycled Asphalt Pavement storage areas shall be covered to prevent contaminated runoff. Cover shall be achieved by the use of a weighted tarp or permanent roof structure.

Option 3:

h. Recycled Asphalt Pavement stockpiles do not need to be covered, and shall be stored on a impervious surface.

Staff option: The above three options are to take comments on whether or not the Recycled Asphalt Pavement (RAP) stockpiles should be covered vs. uncovered, and stored on a previous vs. impervious surface.

i. 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.

j. The operation shall obtain and maintain a solid waste permit from Thurston County environmental health for operations that recycle asphalt.

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

k. Temporary Asphalt Plants. The above criteria apply only to permanent asphalt batch plants. Temporary asphalt production is allowed within the boundaries of a specific public project site without an administrative 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.
Staff comment: Temporary asphalt plants are currently required to follow the same siting criteria as permanent asphalt plants. The option above does not require the same siting criteria as permanent asphalt plants. Should there be separate or the same siting criteria for temporary asphalt plants?
**Asphalt batch plans are allowed in these zones only when they have an Asphalt Plant special use permit.**

- X = Special use permit (approval authority is hearing examiner)
- A = Administrative special use permit (approval authority is staff)

*Staff comment: Should temporary asphalt plants be allowed in more zones than permanent asphalt plants?*