MEMORANDUM

TO: Thurston County Planning Commission

FROM: Olivia Story, Assistant Planner

DATE: May 31, 2012

SUBJECT: Chapter 20.54 SPECIAL USE - Asphalt Plant Special Use Permit (SUP)

The Planning Commission reviewed draft amendments to the Thurston County Code (TCC) for asphalt plants on May 9, 2012. A draft was prepared for your review and finalized on May 31, 2012 for publishing prior to the public hearing. The following is attached to this memorandum for consideration at the hearing:

- Attachment A: Draft regulations to Chapter 20.54.070 TCC, Asphalt Plants SUP.

- Attachment B: Draft changes to Chapter 20.54.070 TCC, Mineral Extraction SUP. No additional changed have been made since your last review.

- Attachment C: Draft changes to Chapter 17.20 TCC, Mineral Extraction Code. Currently, Chapter 17.20 applies to mining and its accessory uses, including asphalt plants. As asphalt plants may no longer be considered an accessory use to mineral extraction, they must be specifically included as a separate use in Chapter 17.20 Mineral Extraction Code. Staff revised Chapter 17.20 to include asphalt plants as a separate use. An alternative option to resolve this issue is to remove asphalt plants from 17.20 altogether, and include them in a separate, new chapter.

- Attachment D: Planning Commission email comments.

Staff received a few comments on the draft regulations for Chapter 20.54.070 Asphalt Plants SUP. These include:

Add an option to allow Recycled Asphalt Pavement (RAP) stockpiles to be uncovered and on pervious surfaces. This can be found at: 20.54.070, 3.1h.
Remove the text, “or other zones” from the possible zones available for asphalt plants. Staff included this language to offer the public the full spectrum of options to comment on during the public hearing. As the Planning Commission, you may limit your recommendation to the previously discussed zones (RRI and LI) after the hearing in your recommendation to the Board of County Commissioners. This can be found at: 20.54.070, 3.1b.

20.54.070, 3.1a: Setbacks should be relative to the point of emissions from the facility – the smokestack, if you will.

ATTACHMENTS:
Attachment A - 20.54.070 - SUP - Asphalt Plant
Attachment B - 20.54.070 - SUP - Mineral Extraction
Attachment C - 17.20 Mineral Extraction Code
Attachment D – Planning Commission Email Comments