

**Comprehensive Plan Amendments: 2020-2021 Docket Item 11
NSAP Asphalt Recycling Policy Review Project (Policy E.5)**

Current Text (Policy E.5, p.21):

Allow accessory activities to be considered inside the mined out portion of the gravel pit through the site plan review process. Examples of allowable accessory uses would include concrete pipe and/or septic tank construction and the recycling of used concrete. The reprocessing of imported mineral materials shall not be the primary accessory use and the reprocessing of asphalt shall not be allowed due to water quality concerns. These activities shall be discontinued once reclamation of the pit is completed in accordance with the WDNR standards.

Proposed Options:

Option 1:

Make no changes to the current policy E.5 of the Nisqually Subarea Plan. Continue to prohibit reprocessing of asphalt.

No change from current text.

Option 2:

Adopt the applicant's proposed amendment to Policy E.5 of the Nisqually Subarea Plan, thus removing the prohibition on asphalt recycling as an accessory use within the Nisqually Subarea.

"Allow accessory activities to be considered inside the mined out portion of the gravel pit through the site plan review process. Examples of allowable accessory uses would include concrete pipe and/or septic tank construction and the recycling of used concrete and asphalt pavement. The reprocessing of imported mineral materials shall not be the primary accessory use, ~~and the reprocessing of asphalt shall not be allowed due to water quality concerns.~~ These activities shall be discontinued once reclamation of the pit is completed in accordance with the WDNR standards."

Option 3 (PLANNING COMMISSION RECOMMENDATION, OCTOBER 7, 2020):

Adopt the applicant's proposed amendment to Policy E.5 of the Nisqually Subarea Plan, with additional amendments. This option would remove the prohibition on asphalt recycling as an accessory use within the Nisqually Subarea, but add the requirement that Best Management Practices be employed (specifically for covering stockpiles). This option would also require text changes in the Thurston County Code.

"Allow accessory activities to be considered inside the mined out portion of the gravel pit through the site plan review process. Examples of allowable accessory uses would include concrete pipe and/or septic tank construction and the recycling of used concrete and asphalt pavement. Operators shall employ best management practices for covered storage of recycled asphalt to ensure minimal environmental harm and impact due to leachate. Best management practices will be determined through the site-level permit review process, but may include tarping, storage sheds, or other methods. The reprocessing of imported mineral materials shall not be the primary accessory use, ~~and the reprocessing of asphalt shall not be allowed due to water quality concerns.~~ These activities shall be discontinued once reclamation of the pit is completed in accordance with the WDNR standards."

**Thurston County Community Planning and Economic Development
Department**

Community Planning Division

**THURSTON COUNTY BOCC
PUBLIC HEARING DRAFT**

Titles: 20.54

December 1, 2020

SPECIAL USE.

**Chapter: 20.54 (attachment-A)
(Amended)**

Deleted Text:	Strikethrough	Proposed Changes:	<u>Underlined</u>
Staff Comments:	<i>Italics</i>	Unaffected Omitted Text	...

The below code changes are being reviewed in conjunction with the Recycled Asphalt Policy review, which is item number 11 on the 2020/2021 Official Comprehensive Plan Docket.

The proposed code changes below would complement Option 3.

On October 7, 2020, the Planning Commission produced a recommendation for the proposed amendment as denoted in Option 3. There were no additional changes proposed.

Thurston County Zoning Ordinance, Special Use Permit (Title 20)

Chapters:

Chapter 20.54 – SPECIAL USE

Sections:

...

20.54.070 – Use – Specific Standards.

...

3.1 Asphalt Production. Asphalt plants (hot mix or batch plants) are subject to the following provisions:

...

1. For operations that process and store Recycled Asphalt Pavement (RAP) within the Nisqually Subarea, operators shall employ best management practices to mitigate leachate by providing covered storage of processed/recycled asphalt stockpiles. Specific practices will be determined through the site-level permit review process, but may include tarping, storage sheds, or other methods.

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