

STAFF REPORT LAND MANAGEMENT COMMITTEE

Land Management Committee Meeting, February 20, 2019

Agenda Item 4

Applicant: Monarch Paving

Request: Renewal of Conditional Use Permit for Nonmetallic Mining

Background:

This operation was originally permitted for nonmetallic mining in 2001 and is currently the storage site for dredge materials taken from Corps Island on the Mississippi River, near Diamond Bluff.

The dredge material was originally used for "interim reclamation" and is now being utilized by the operator in other projects as needed.

Issues Pertaining to the Request:

- This property is located in the SW ¼ of the SE ¼ in Section 28, T25N, R18W, in the Town of Trenton. The property is zoned Industrial.
- This site is internally drained. The floor of the pit is at 690 feet above mean sea level. Surface water is directed to the northwest, near the pit entrance.
- Permitted hours of operation are 6:00 a.m. to 6:00 p.m. Monday through Friday and 8:00 a.m. to 6:00 p.m. on Saturday during the construction season.
- The haul route for commercial trucks travels from the pit entrance on County Road K to Hwy 35 towards the Monarch Paving Asphalt Plant. The haul road was paved to address airborne dust concerns.
- A groundwater response plan was prepared and presented to the LMC on May 19, 2010 and approved. Groundwater and surface water monitoring was completed at the site, and at nearby residential wells, in 2012.
- The county has received no complaints about this operation since the last renewal.
- Staff attempted to contact the Town of Trenton Chairperson for comment regarding this operation; no response was received prior to this report being sent.
- The existing conditions are:
 1. Applicant shall follow all recommendations and receive all necessary permits from other agencies.
 2. Hours of operation are from 6:00 a.m. to 6:00 p.m. Monday through Friday and 8:00 a.m. to 6:00 p.m. on Saturday during the construction season.
 3. The haul route for commercial trucks is from the pit entrance on County Road K to Hwy 35.
 4. Reclamation financial assurance information shall be reviewed and approved by Corporation Counsel and kept current.
 5. A 50 ft. setback shall be maintained from all property lines for all mining activities.

6. The applicant shall notify the Zoning Office if groundwater is encountered.
7. Applicant shall comply with PCC Chapter 241 Nonmetallic Mining Reclamation.
8. Reclamation shall be according to submitted plans.
9. Applicant agrees that any unforeseen erosion issues shall be addressed to the satisfaction of the county.
10. The approved Groundwater Response Plan shall be adhered to.
11. This CUP shall be reviewed for renewal in two years.
12. Any future use of this site for hydraulic dredge material placement shall not be allowed until such time as information is presented that demonstrates, to the satisfaction of the LMC, that the impacts of said placement will not be contrary to the public interest, nor detrimental or injurious to public health, public safety or the character of the surrounding area.

Recommendations:

Staff recommends that the Land Management Committee determine whether additions or modifications to the existing conditions are necessary. If no additions or changes are warranted, staff recommends this CUP be renewed with the following conditions:

1. Applicant shall follow all recommendations and receive all necessary permits from other agencies.
2. Hours of operation are from 6:00 a.m. to 6:00 p.m. Monday through Friday and 8:00 a.m. to 6:00 p.m. on Saturday during the construction season.
3. The haul route for commercial trucks is from the pit entrance on County Road K to Hwy 35.
4. Reclamation financial assurance information shall be reviewed and approved by Corporation Counsel and kept current.
5. A 50 ft. setback shall be maintained from all property lines for all mining activities.
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Submitted By: Brad Roy
Zoning Administrator

Land Management Committee

Monarch CUP renewal
(February 20, 2019)
CUP- Nonmetallic Mining
Renewal

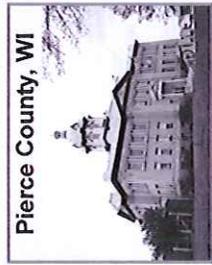
Legend

-  Dwellings
-  Nonmetallic Mining CUP
-  Parcels
-  Contours (10ft)
-  100 Yr Floodway/
No Base Elev. Det

Zoning

-  Agriculture - Residential
-  Commercial
-  General Rural Flexible
-  Industrial
-  Rural Residential - 20
-  Rural Residential - 8

Orthophotography - 2015 Pierce County



Site Location
SEC.28 - T28 - R18
TOWN OF TRENTON

