

Summary of County Driven Ordinance Changes

The proposed ordinance has been revised as follows at the insistence of the County Board of Commissioners and its staff and legal consultants:

1. Eliminated language that would have prohibited the county from establishing fees and charges **(sec. 603)**
2. Imposed stringent storm water and drainage requirements to minimize increase in runoff, and prohibit the discharge of point source pollutants into Brule Creek **(sec.413)**
3. Substantially revised the detailed plan submission process to enhance the review authority of the Planning Commission and the Land Use Administrator **(sec. 501)**
4. Added a requirement that an emergency response and evacuation plan be part of the detailed plan submission **(sec. 501.4)**
5. Added a requirement that a security plan for both construction and operations be part of the detailed plan submission **(sec. 501.5)**
6. Added a requirement that the applicant provide its own security forces sufficient to address security and police protection needs within the District **(sec. 501.5)**
7. Reduced the overall size of the District by elimination of 590 acres west of 473rd (Road to Spink) while still maintaining the 1/8 of a mile buffer **(Exhibit A)**
8. Imposed a maximum height for habitable structures in the Industrial Zone (previously no maximum height) **(sec. 410.1)**
9. Strengthened the applicability of state and federal approvals governing air contaminants, odor, and gases **(sec. 403)**
10. Added a prohibition of the establishment of a junkyard in the District **(sec. 601)**
11. Added a prohibition of the establishment of sanitary landfills in the District **(sec. 601)**
12. Eliminated mobile homes as permitted use within the District **(Exhibit C)**
13. Added substantial protections for the County in the case of cessation of operations or abandonment of the facility **(sec. 804)**
14. Added a prohibition of offsite commercial signage throughout the Planned Development **(sec. 411)**
15. Imposed restrictions on solid, hazardous or other waste produced in the District **(sec. 412)**
16. Imposed administrative guidelines and procedures for the issuance and extension of a building permit **(sec. 602)**
17. Confirmed the applicability of the revised 2007 Subdivision Ordinance **(sec. 701)**
18. Eliminated the provision that would have rendered sanitary sewer and water supply regulations inapplicable **(former sec. 704)**