



# Hall County Regional Planning Commission

Wednesday, February 01, 2006  
Regular Meeting

## Item F5

### Changes to Wood River Zoning Ordinance

*Changes to the Wood River Zoning Ordinance in reference adding Ethanol Plants and  
Accessory Uses to section 5.14.02 I2 Heavy Industrial District Permitted uses.*

Staff Contact: Chad Nabity

## Agenda Item #16

### PLANNING DIRECTOR RECOMMENDATION TO REGIONAL PLANNING COMMISSION:

January 24, 2006

### SUBJECT:

*Concerning amendments to the Zoning Ordinance for the City of Wood River and its 1 mile extra-territorial jurisdiction. Amendments to be considered pertain to the addition of Ethanol Plants and accessory uses as a permitted use in the Heavy Industrial District, §5.15.02 (i2) (C-08-2006WR))*

### PROPOSAL:

The City of Wood River adopted new zoning regulations in April 2004. The changes proposed here were requested by Cargill Incorporated and Pioneer Trail Energy LLC. All areas with changes are highlighted. Additions are *Italicized and underlined* and deletions are in ~~strike-out~~.

### **Section 5.14 I-2 Heavy Industrial District**

5.14.01 *Intent:* It is the intent of the Heavy Industrial District Regulations to provide standards for area suitable for heavy industrial, wholesaling and storage activities, to preserve land for the retention and expansion of the basic economic activities, to free these areas from intrusion by incompatible land uses, that these areas should be served with adequate transportation facilities, and that user of this land conduct activities that create low to moderate hazards to adjacent properties.

Adult Entertainment Facilities are included in this Zoning District. The intent of the Wood River Zoning Ordinance in including these uses in this district is not to prohibit these uses but to regulate the secondary effects of these uses within the community.

#### 5.14.02 *Permitted Uses:*

1. Assembly, fabrication and processing of products inside an enclosed building, except hazardous or combustible materials.
2. Manufacture and assembly of electrical and electronic appliances.
3. Manufacturing, compounding, processing, packaging, or treatment of articles or merchandise from previously prepared materials.
4. Manufacture of light sheet metal products including heating and ventilation equipment.
5. Public local distribution and main transmission utilities.
6. Warehouses and wholesale businesses.
7. Building materials yards with enclosed and screened storage areas.
8. Highway maintenance yards or buildings.
9. Self storage units.
10. Grain Storage.
11. Farm implement sales and service.
12. Auto body repair and shops.
13. Construction and heavy equipment sales and service.
14. *Ethanol Plants and Accessory Uses*

**OVERVIEW:**

The proposed changes would allow an ethanol plant to be permitted in the Wood River Jurisdiction. There are currently no zoning districts that would permit an ethanol plant. There is currently no property in Wood River zoned for Heavy Industrial Uses. All requests to rezone property for this use would require public hearings before both the planning commission and the Wood River City Council.

As this is a heavy industrial district, it is the most sensible district for uses such as ethanol plants.

**RECOMMENDATION:**

That the Regional Planning Commission recommend that the Grand Island City Council **approve** the changes to the Wood River Zoning Ordinance as requested.

\_\_\_\_\_ Chad Naby AICP, Planning Director