



Environmental Performance Standards

Article XIII, Division I, Sec. 60-1038

Odors.

The background features several concentric, curved lines in shades of gray, some solid and some dashed, creating a sense of motion or a circular path. A blue speech bubble shape is positioned on the left side of the slide.

Purpose:

“To ensure that no new development occurs which may have an environmental impact that could be detrimental to the city or neighboring property owners,... or cause nuisances directly or indirectly, ...applies to all nonresidential uses in the city.”

Division I Includes:

- a) Smoke (enforced by fire)
- b) Noise (enforced by police)
- c) Vibration (police)
- d) Odors
- e) Air Pollution (air contaminants - fire)
- f) Electrical disturbance or interference (City Electrician)

Current
language
Sec.60-38

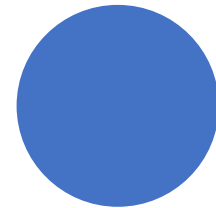
- a. “.., the term “odor threshold” is defined as the minimum concentration in air of a gas, vapor or particulate matter than can be detected by the abutters of the property in question.
- b. No development in any zone may generate any odor that reaches the odor threshold, measured at the lot line of the enterprise generating the odor. “

Additions - Changes

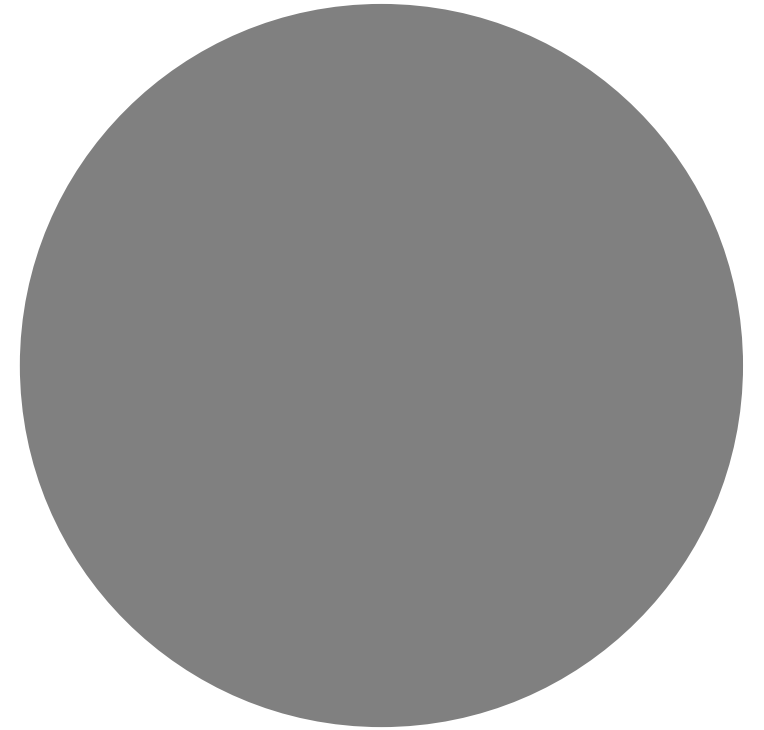
- Applies to **all** land uses, not just Non-Residential land uses
- Adds Statutory authority, administration & enforcement
- Adds verification of complaint by a Panel at the property line
- Has to be determined that it occurs beyond property line or at places where people live or work
- Assigns investigation and enforcement to Econ.& Com. Dev. Dept to work with business to address mitigation

- a) Nuisance Control & Abatement
- b) Purpose
- c) Objectionable odor determination
- d) Applicability – all existing and future uses
- e) Observation
- f) Enforcement

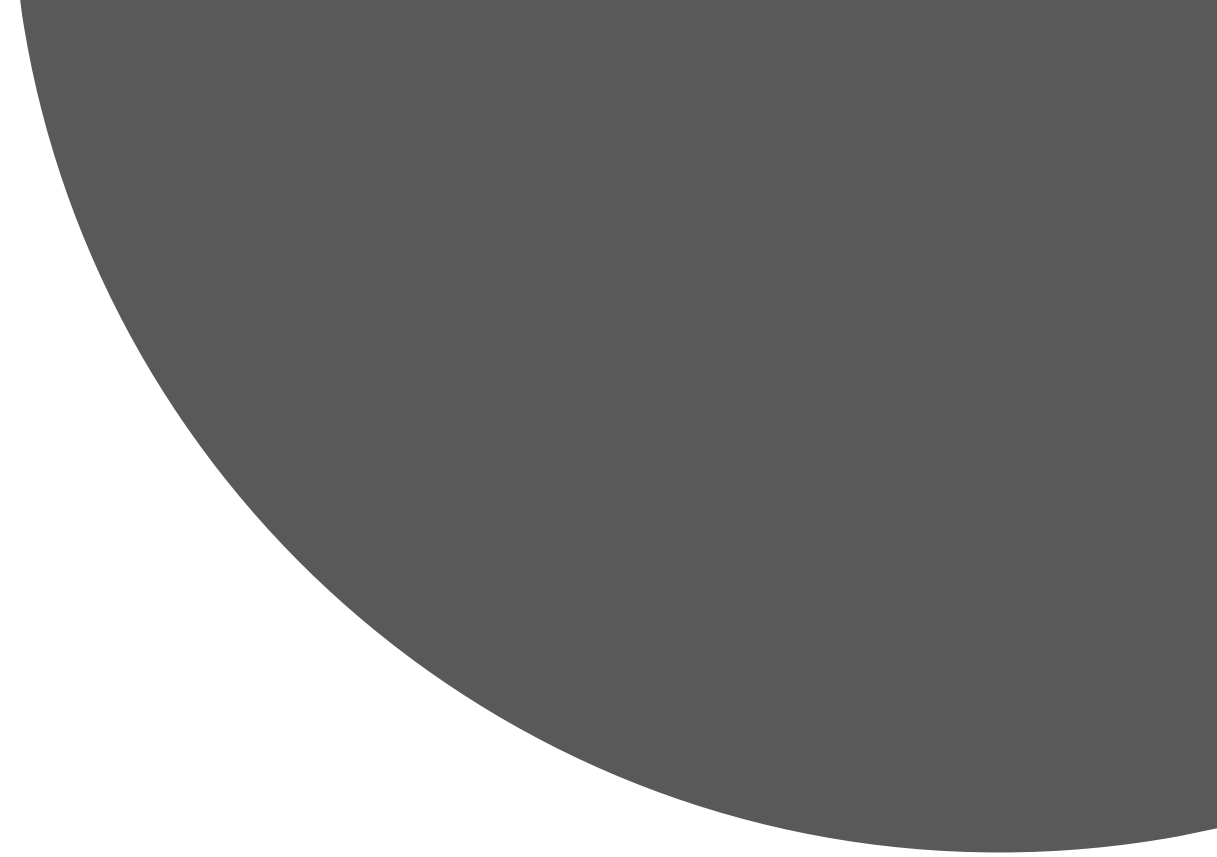
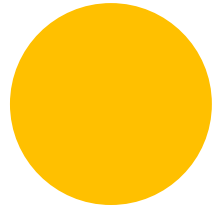
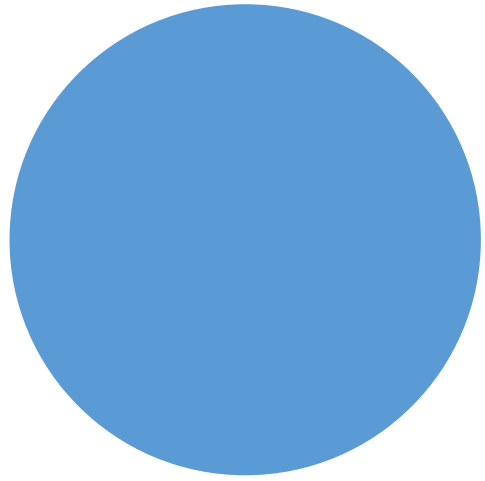
Sec.60-1038



- Residential land uses
- Agricultural land uses
- Industrial land uses



Discussion: This nuisance is complaint driven.



PB Recommendation
to the CC

Approval as amended