

**EXHIBIT A: PROPOSED AMENDMENT TO
THE WPSUP SEC. 30-3.30 AND OLD LDC
LANGUAGE SEC. 30-203.B**

EXISTING LANGUAGE

Sec. 30-3.30 - Review criteria.

A. Primary zone. No use involving hazardous materials shall be allowed in this zone, except for uses or development associated with the Murphree Water Treatment Plant, or electric transmission and distribution systems or generally the provision of utility service by a government-owned utility. All other uses shall obtain a WPSUP.

B. Secondary and tertiary zone. The development or use shall be reviewed using the following criteria:

1. The criteria for special use permits provided in section 30-3.24 have been met.
2. The proposed use or development will not endanger the city's potable water supply.
3. The necessary public utilities are available to the proposed site and have adequate capacity to service the proposed use and development. The development must be connected to the potable water and wastewater system.
4. There has been proper abandonment, as regulated by the applicable water management district or state agency, of any unused wells or existing septic tanks at the site. An existing septic tank may remain if it is used solely for domestic waste and if it meets all applicable state and local regulations.
5. There is no current or proposed underground storage of petroleum products or hazardous materials at the development site.
6. The applicant is in compliance with the requirements of the Alachua County Hazardous Materials Management Code, and all applicable state and federal regulations.
7. The development property addresses environmental features such as wetlands, creeks, lakes, sinkholes, and soils to ensure that hazardous materials will not endanger the potable water supply and the environmental features.

OLD LANGUAGE

Sec. 30-203. - Criteria for issuance.

(a) Wellfield protection permit. After an assessment by appropriate Gainesville Regional Utilities, Alachua County Environmental, public works and community development staff, the city manager or designee may approve and issue a wellfield protection permit in the tertiary and secondary zones in accordance with Article VII, Development Review Process, based on the following findings:

- (1) That the proposed use or development will not endanger the city's potable water supply.
- (2) That necessary public utilities are available to the proposed site and have adequate capacity to service the proposed use and development. The development must be connected to the potable water and wastewater system.
- (3) That the use or development conforms to the city's comprehensive plan.
- (4) That the proposed use complies with all federal, state and local laws, rules, regulations, and ordinances now and hereafter in force which may be applicable to the use of the site.
- (5) That there has been proper abandonment, as regulated by the relevant water management district or state agency, of any unused wells or existing septic tanks at the site. An existing septic tank may remain if it is used solely for domestic waste and if it meets all applicable state and local regulations.
- (6) That the use is not listed as a use subject to the specially regulated industry use provisions in section 30-70.
- (7) There is no current or proposed underground storage of petroleum products and/or hazardous materials, as defined in the Alachua County Hazardous Materials Management Code, at the development site.
- (8) That the applicant is in compliance with the requirements of the Alachua County Hazardous Materials Management Code, and all applicable state and federal regulations.

(b) *Wellfield protection special use permit.*

(1) Development in the secondary zone and tertiary zone that cannot be exempt under section 30-202 or approved by city manager or designee under section 30-203 must apply for a wellfield protection special use permit in accordance with section 30-204. The development or use shall be reviewed using the following criteria:

a. Whether criteria (1) through (5) and (8), listed in subsection 30-203 (a), have been complied with; and

b. Whether the development properly addresses environmental features such as wetlands, creeks, lakes, sinkholes and soils to ensure that hazardous materials will not endanger the potable water supply and the environmental features; and

c. Whether the criteria listed in section 30-233 have been met.

(2) Development in the primary zone. No use involving hazardous materials shall be allowed in this zone, except for uses or development associated with the Murphree Water Treatment Plant, or electric transmission and distribution systems or generally the provision of utility service by a government-owned utility. All other uses shall obtain a wellfield protection special use permit and meet the criteria in subsection 30-203 (b), above, and section 30-233.

PROPOSED AMENDMENT

Sec. 30-3.30 - Review criteria.

A. *Primary zone.* No use involving hazardous materials shall be allowed in this zone, except for uses or development associated with the Murphree Water Treatment Plant, or electric transmission and distribution systems or generally the provision of utility service by a government-owned utility. All other uses shall obtain a WPSUP.

B. *Secondary and tertiary zone.* The development or use shall be reviewed using the following criteria:

1. The criteria for special use permits provided in section 30-3.24 have been met.
2. The proposed use or development will not endanger the city's potable water supply.
3. The necessary public utilities are available to the proposed site and have adequate capacity to service the proposed use and development. The development must be connected to the potable water and wastewater system.
4. There has been proper abandonment, as regulated by the applicable water management district or state agency, of any unused wells or existing septic tanks at the site. An existing septic tank may remain if it is used solely for domestic waste and if it meets all applicable state and local regulations.
5. There is no current or proposed underground storage of petroleum products or hazardous materials at the development site in the secondary zone. There is no current or proposed underground storage of hazardous materials at the development site in the tertiary zone. There is no current or proposed underground storage of petroleum products at the development site in the tertiary zone unless approved by GRU General Manager or his/her designee.
6. The applicant is in compliance with the requirements of the Alachua County Hazardous Materials Management Code, and all applicable state and federal regulations.
7. The development property addresses environmental features such as wetlands, creeks, lakes, sinkholes, and soils to ensure that hazardous materials will not endanger the potable water supply and the environmental features.