

County Commission Meeting

ZTA19-03 – Solar Energy Facilities

Thursday, October 1, 2020



ZTA19-03 – Solar Energy Facilities

Summary of Public Comments

- There should be a public process for these types of facilities.
 - The Concept Plan requires a Public Workshop before the Planning Commission. There is already a public process included in the proposed text.
- Solar Energy Facilities should be required to process as a Conditional Use Permit
- The Conditional Use Permit process requires a Public Hearing before the Board of Zoning Appeals.
 - Should the Commission vote to change the land use designation from a Permitted Use to a Conditional Use, maintain some iteration of the proposed criteria so the Board has some standards to evaluate the land use.

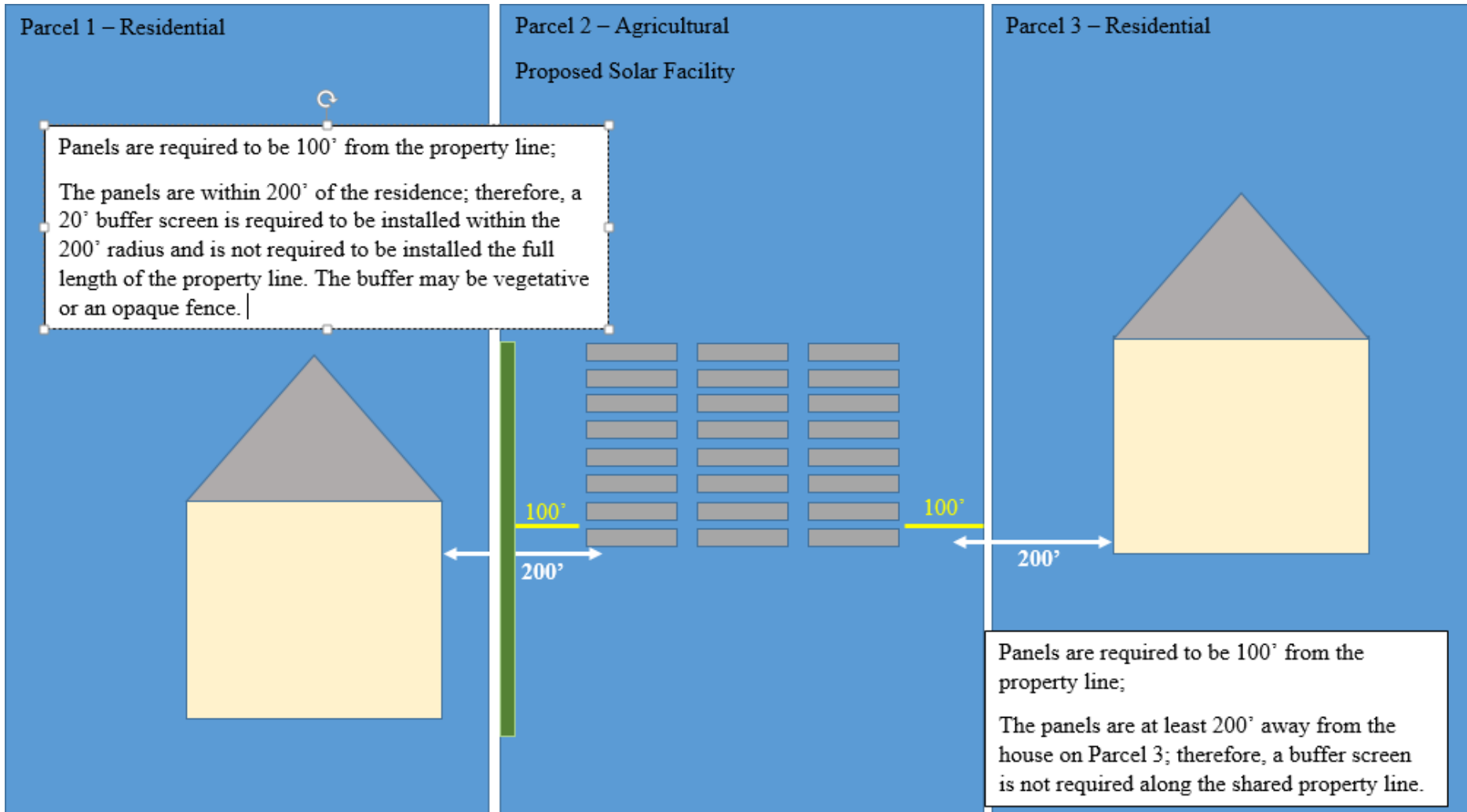
ZTA19-03 – Solar Energy Facilities

Summary of Public Comments

- Setbacks for solar panels should be increased from 100' to 150' or 200'.
- Setbacks for accessory components should be increased from 25' to 50'.
- Buffers should be a 50' wide vegetative buffer screen along all property lines.

ZTA19-03 – Summary of Standards

- Exhibit A: When is a buffer screen required?



ZTA19-03 – Solar Energy Facilities

Summary of Public Comments

- Consider wildlife migration and create corridors to allow passage between large tracts of fenced land.
- Require an environmental impact assessment.
- Decommissioning of solar facilities should be the County's responsibility.
- Limit the size of each large scale facility and the amount of land which can be used for this purpose.
- Solar facilities should not be exempt from providing stormwater management plans.
- Sec. 8.20.B.4: *Stormwater Management shall be required in accordance with the Jefferson County Stormwater Management Ordinance. Solar Energy Facilities may be exempt from providing stormwater management if the conditions for granting exemption under Article I.D.2.h of the Stormwater Management Ordinance are satisfied.*

American Society of Civil Engineers Study

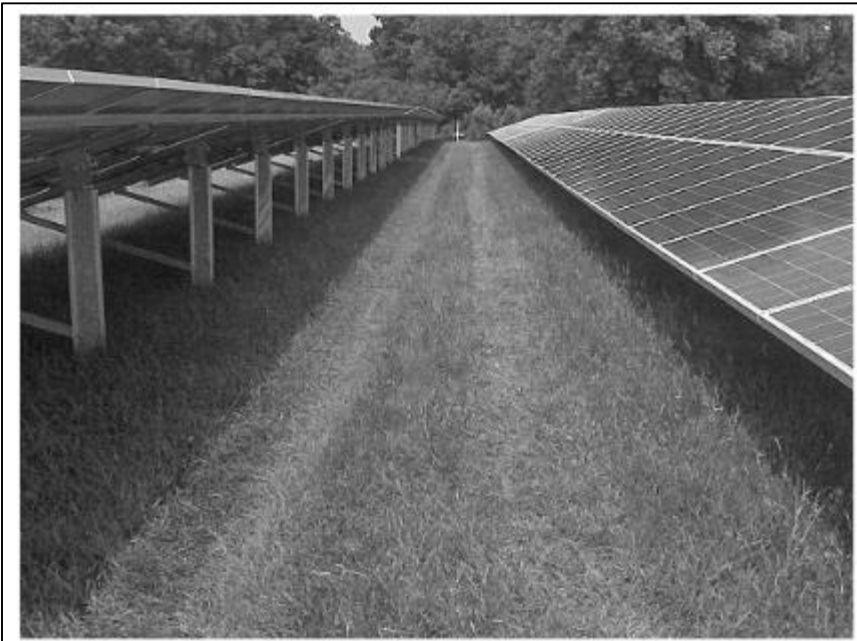


Fig. 1. Maintenance or “spacer” section between two rows of solar panels (photo by John E. Showler, reprinted with permission)

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ZTA19-03 – Summary of Standards

as recommended in the draft amendment by the Planning Commission

- Pre-Proposal Conference (informational) meeting recommended (not required).
- Concept Plan required for Solar Energy Facilities = Public Workshop before Planning Commission.
 - Includes submission of a preliminary outline of decommissioning plan.
 - Outline = timeline of lease; plan for removal of solar facility
- Upon approval of Concept Plan, a Zoning Certificate Application shall be submitted, which is administratively processed.
 - Full Decommissioning Plan required with submission of ZC application. Decommissioning Plan shall be deemed acceptable by the County Engineering Staff.
- Stormwater Management is required in accordance with the Stormwater Management Ordinance
 - Exemption for solar facilities which comply with conditions (Best Management Practices) outlined in SWM Ordinance.
 - Exemption criteria developed based on research from other jurisdictions and a study by the American Society of Civil Engineers
- Building Permit is required for any structures and/or electrical work.

ZTA19-03 – Summary of Standards

- The Concept Plan requires a Public Workshop before the Planning Commission.
- A project may occur on multiple adjoining properties under the same ownership or lease by the same company. Internal boundary lines would not be subject to setbacks or buffer requirements.
- Setbacks for **Solar Panels**: 100 feet from all external/perimeter property lines and from the edge of the State ROW or Easement of any State Road.
- Setbacks for **accessory components**, excluding solar panels: 25 feet from all external/perimeter property lines and from the edge of the State ROW or Easement of any State Road.
- 20' Buffer Screen required when **solar panels** are located within 200 feet of any residence, Category 1 Historic Resource, Institution for Human Care, or similar use.
 - Buffer screen may be vegetative or an opaque fence
- **Accessory components** located within 200 feet of any residence, Category 1 Historic Resource, Institution for Human Care, etc. shall comply with the provisions of Sec. 4.11.