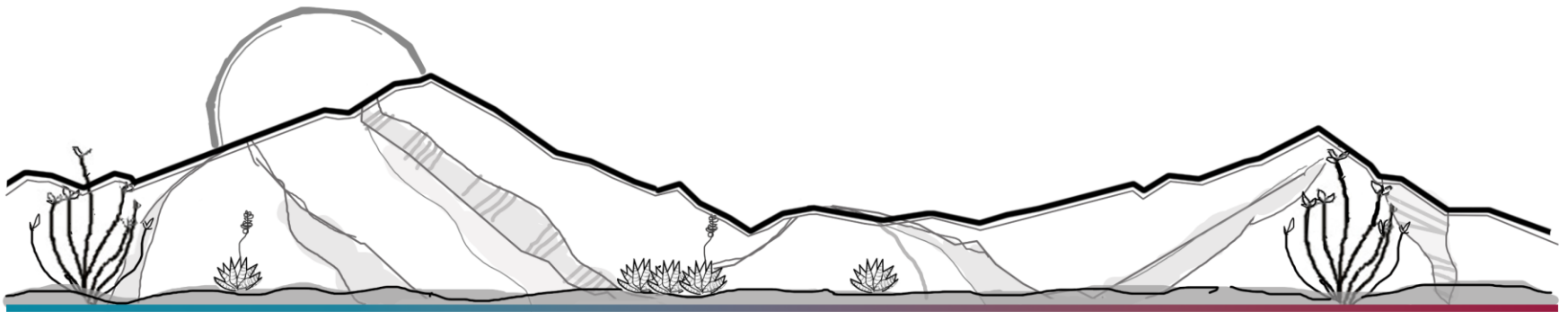


Zoning Text Amendment R 22-04 (Solar Energy Power Plant)

Board of Supervisors
January 10, 2023



DEVELOPMENT SERVICES

Solar Energy Power Plants (SEPP) Non-Residential, utility-scale Solar Energy System, the purpose of which is to supply solar-generated electricity to off-site consumers.

Permitted Uses

- Heavy Industry
- Light Industry

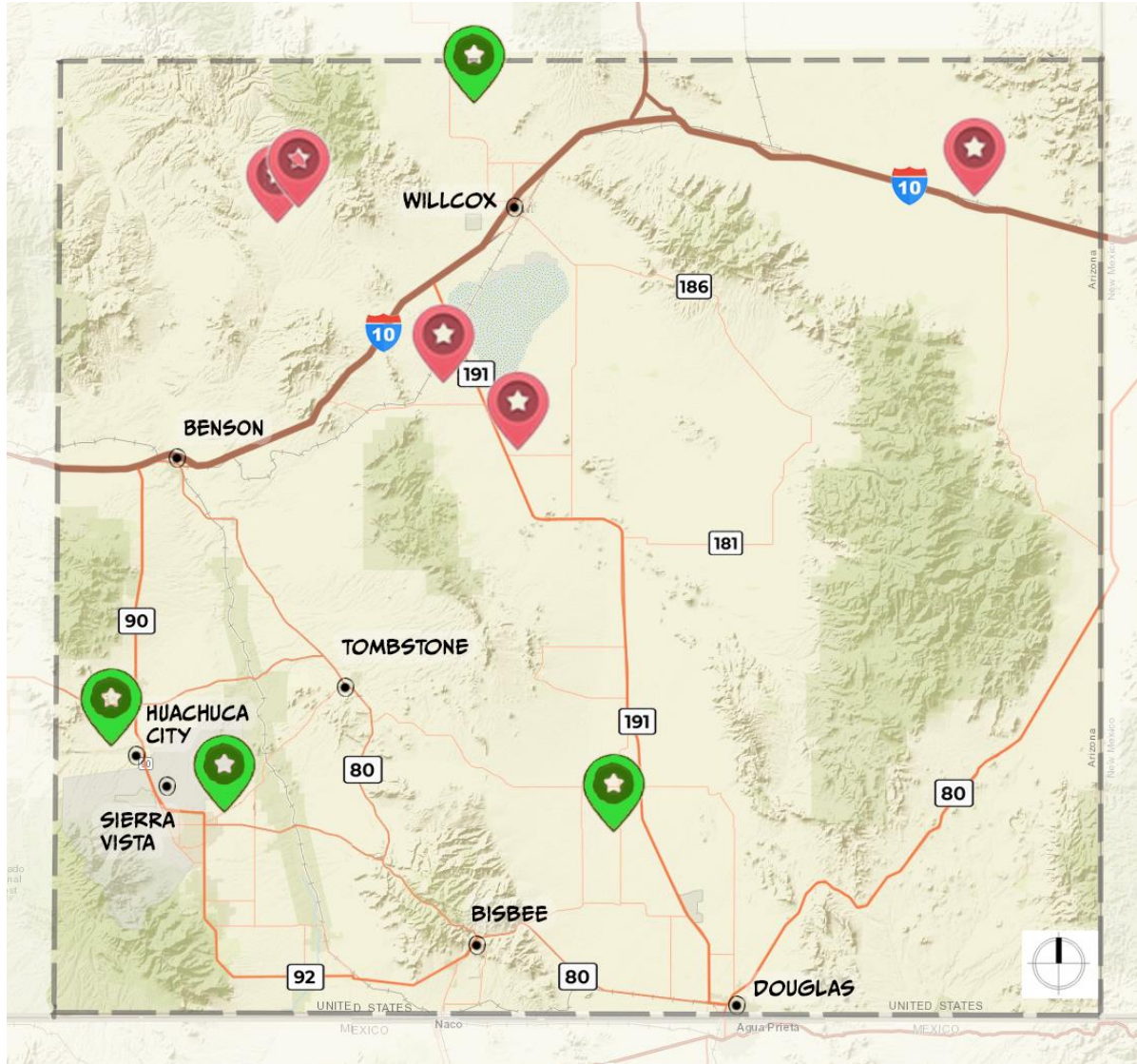
Special Use

- Rural
- General Business

All SEPP must also comply with the site development standards included in Zoning Regs, Section 1824



DEVELOPMENT SERVICES



-  Constructed SEPP
-  Recently Approved SEPP



Current Regulations Include the Following:

Setback - twice the minimum setback requirement for the respective Zoning District or shall equal the height of the tallest structure, whichever is greater

Two Exemptions:

- Height Exemption – can be any height
- Distance Between Structures Exemption – no minimum distance between structures



Proposed Design Standards (include design practices)

- Include height limitation (20')
- Specify how setback distance is measured
- Provide exemption for lot coverage (frequent waiver request)
- Mandate perennial vegetated groundcover
- Mandate transmission line burial (on-site only)
- Wildlife-friendly fencing



Proposed Legal Protections (Limit County Liability)

- Specify procedures for transfer/sale of project
- Include provisions for cessation of use/damage – define cessation/abandonment, SEPP owner responsibilities
- Decommissioning and site restoration – burden placed entirely on SEPP owner
- Financial assurance required (net decommissioning cost) – in the event of abandonment by the SEPP owner, this can be used by the County to pay for decommissioning and restoration



Recommendations

- *Staff recommends approval/adoption*
- *The Planning and Zoning Commission recommended approval/adoption (12/14/22 meeting, 7-0)*

