

Draft Solar Energy Overlay District (SEOD) Regulations

Public Hearing Presentation

October 20th, 2022

Prepared by Boone County Resource Management

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Director



Background

- In August of 2021 representatives from the utility solar industry met with Resource Management staff to discuss solar farm projects in Boone County.
- In December of 2021 County Commission requested that Planning and Zoning Commission begin drafting regulations on utility scale solar facilities.
- Between January 2022 and September 2022 Planning and Zoning Commission and Resource Management staff began to research and draft new regulations.

Process Overview

Step 1: Apply for a Solar Energy Overlay District (SEOD).

Step 2: (If Applicable) Apply for a Conditional Use Permit for any batteries or energy storage devices within a SEOD.

Applicant must meet **ALL** criteria for approval, submission deadlines, and pay fees.

Clarification

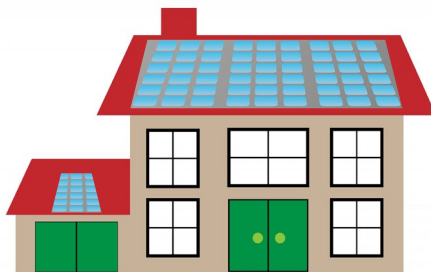
Existing Regulations

Small Residential Solar Arrays as
Accessory Use

On-site **PERSONAL** use

Location: Agriculture or
Residential Zoning

Neighbor support not necessary



Proposed Regulations

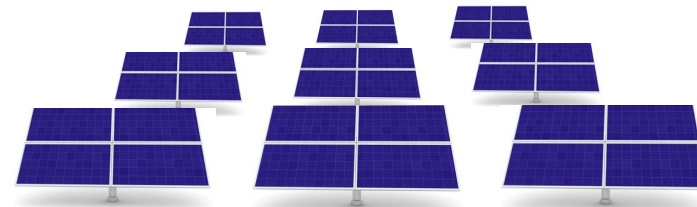
Commercial Solar Arrays

Off-site use of **COMMERCIAL
POWER GENERATION**

Location: Agriculture or Industrial
Zoning

SEOD required

CUP required for batteries



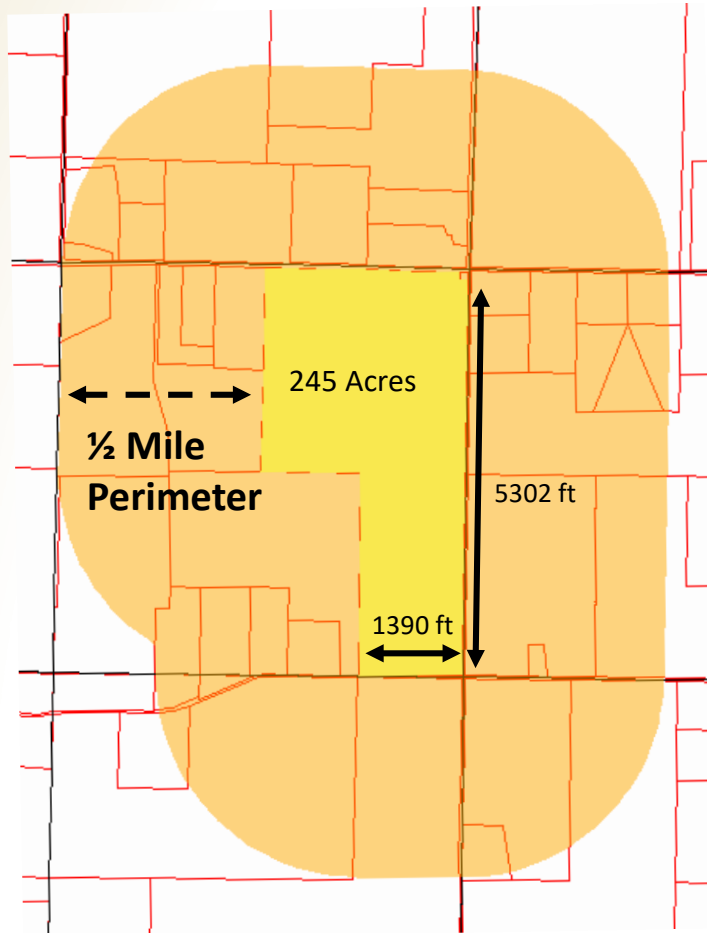
Solar Energy Overlay District (SEOD)

SEOD must meet design requirements:

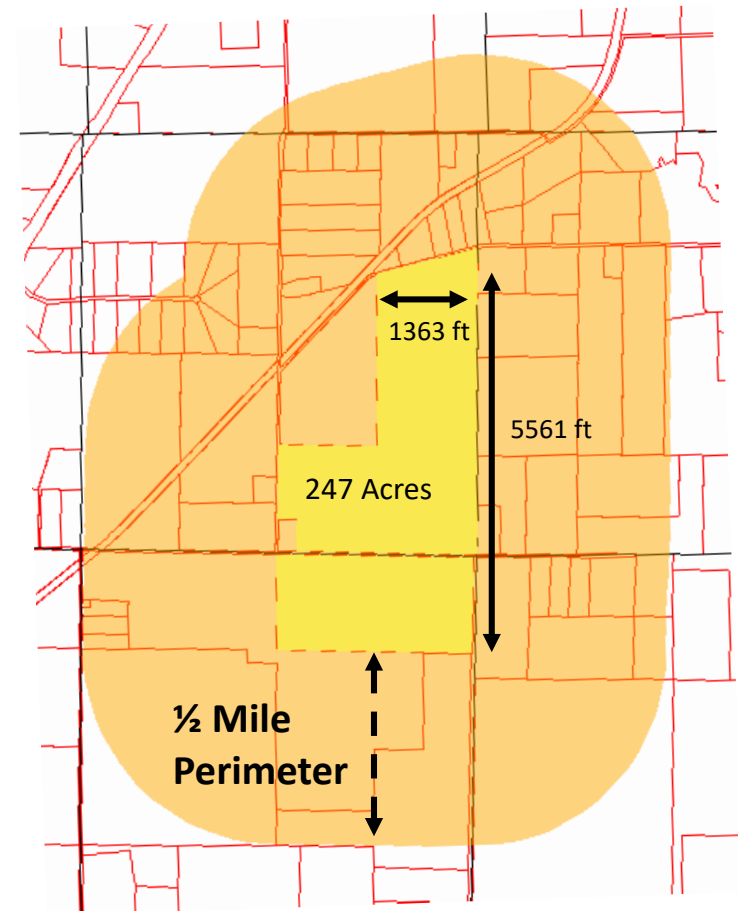
1. Between minimum size of 20 acres to a maximum size of 640 acres
2. SEOD can not be more than 5 times the length to width of the district.
3. SEODs must be separated by at least ½ mile.

Solar Energy Overlay District (SEOD)

SEOD Example 1



SEOD Example 2

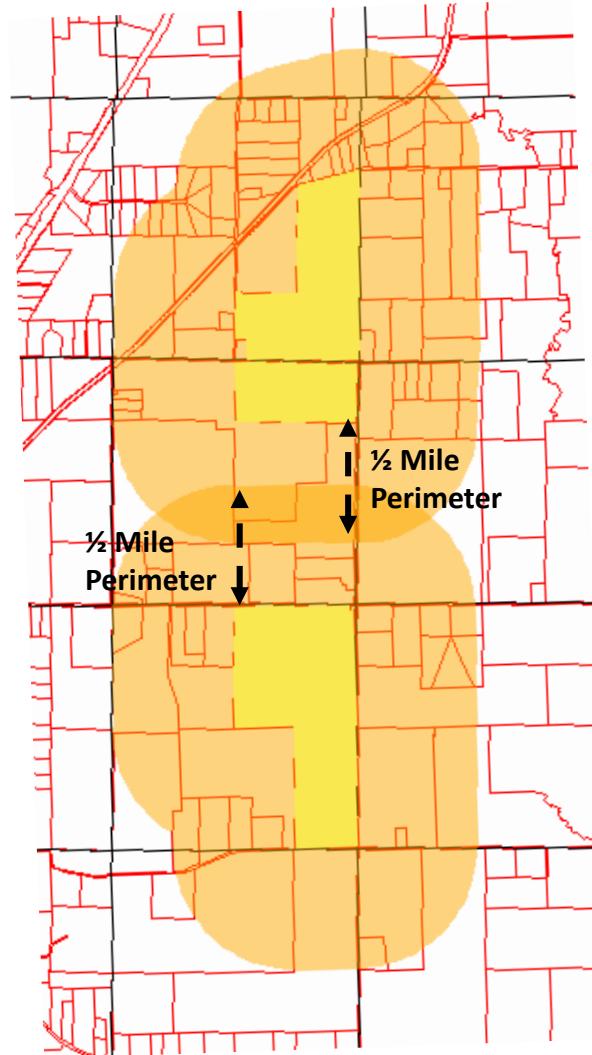


Legend:

- Property Boundary
- PLSS Boundary
- SEOD Area
- 1/2 Mile Perimeter

Solar Energy Overlay District (SEOD)

- Legend:**
- Property Boundary
 - PLSS Boundary
 - SEOD Area
 - ½ Mile Perimeter



Solar Energy Overlay District (SEOD) Application

Completed Solar Energy Overlay District application must include:

- Overlay District Plan
- Economic Cost Benefit Analysis
- Environmental Assessment
- Description of Solar Panels/Arrays
- Traffic Plan
- Required Fees
- Public Notice Information

SEOD Application

SEOD application must include an:
Overlay District Plan



Includes, but not limited to:

- Legal description of the land within the overlay district
- Aerial photography
- Location and dimension of any existing structures
- Location and dimension of any proposed structures
- All environmentally sensitive areas

SEOD Application

SEOD application must include an:
Economic Cost Benefit Analysis



- Includes, but not limited to estimates of:
- Amount of tax revenue generated from the project.
 - Number of construction jobs.
 - Cost and impact on County infrastructure.

SEOD Application

SEOD application must include an:
Environmental Assessment

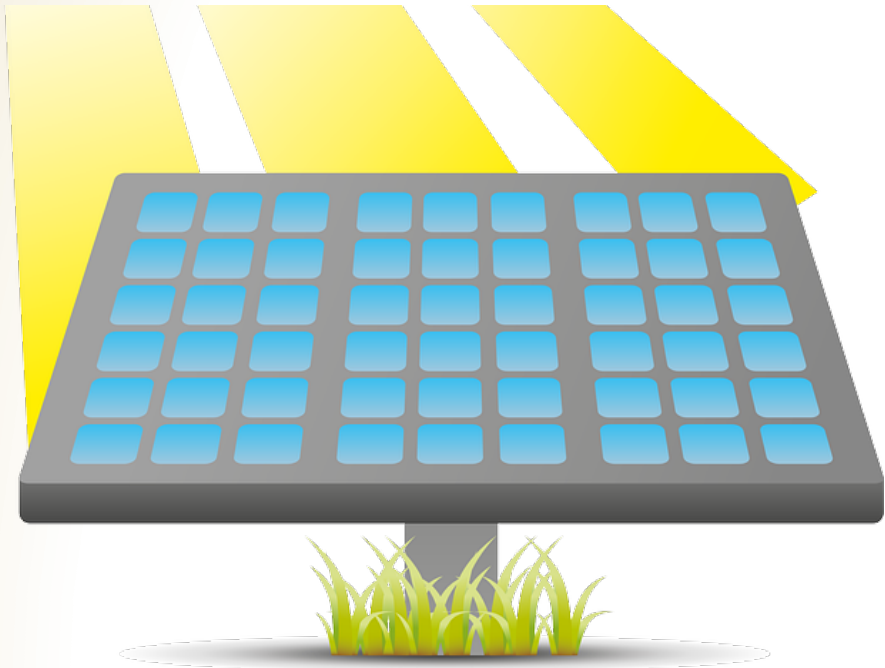


Includes, but not limited to impact on:

- Wildlife and wildlife habitat
- Soil erosion
- Water quality and water supply

SEOD Application

SEOD application must include a:
Description of Solar Panels/Arrays



Includes, but not limited to:

- Overall size and maximum height
- Rated power output
- Construction materials
- Safety characteristics

SEOD Application

SEOD application must include a:
Traffic Plan



Includes, but not limited to:

- Anticipated volume of traffic during/after construction
- Routes for oversized and heavy equipment
- Method of assurance regarding road repair to public entities

SEOD Application

SEOD application must include:
Fees

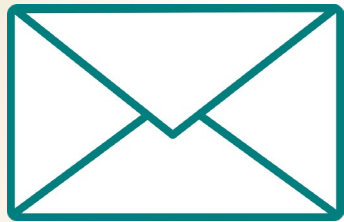


Includes, but not limited to:

- Public Notice Fees
- Costs of third-party review, if applicable
- Review fee determined by County Commission

SEOD Notice

Before any public hearings, County staff would be required to provide public notice.



Includes, but not limited to:

- Certified mail to all property owners within the proposed SEOD
- Certified mail to all property owners within 1000' of the boundary of the SEOD
- Notice in a newspaper including a locality map

SEOD Approval Standards

Application must pass the following approval standards:

- Protection of Natural and Biological Resources
- Visual Impacts
- Adoption of a Safety Plan
- Submittal of a Financial Security
- Submittal of a Reclamation Plan

SEOD Approval Standards

SEOD application must pass the following approval standards including:

Protection of Natural and Biological Resources



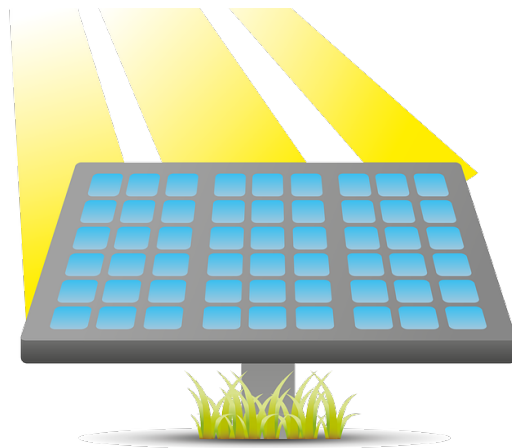
Includes, but not limited to:

- Avoiding placing solar collectors/facilities in areas that might cause a biological conflict
- Avoiding areas that are important to wildlife migration

SEOD Approval Standards

SEOD application must pass the following approval standards including:

Visual Impacts



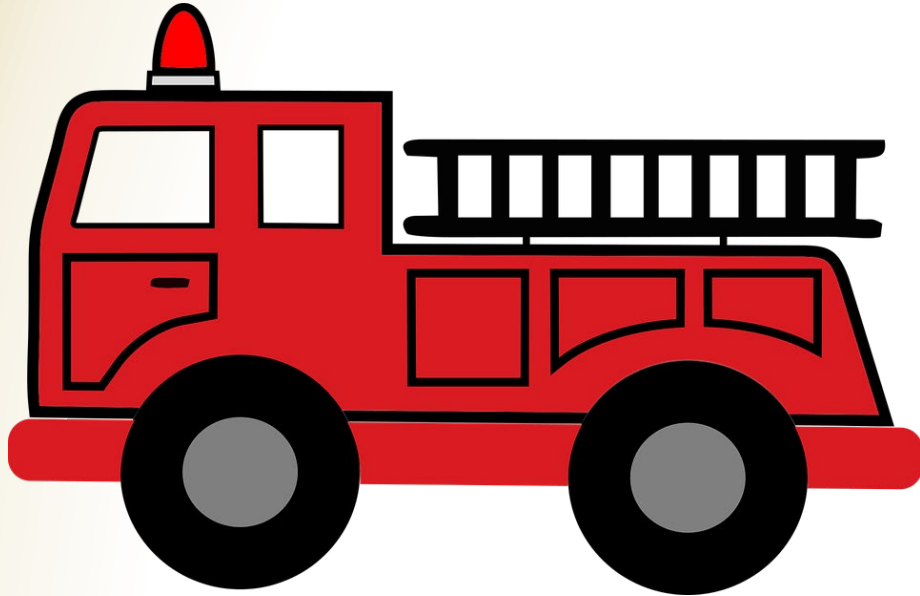
Includes, but not limited to:

- Screening of solar arrays
- Permitted height of solar arrays
- Screening of accessory structures

SEOD Approval Standards

SEOD application must pass the following approval standards including:

Safety Plan



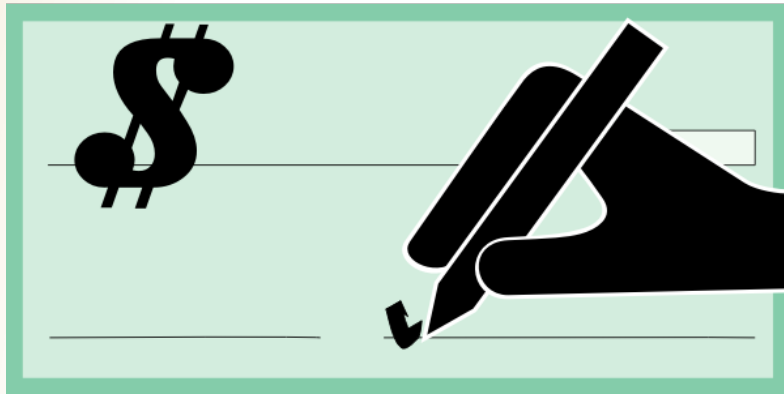
Includes:

- Fire Safety Plan to be approved by the Director and corresponding Fire Protection District

SEOD Approval Standards

SEOD application must pass the following approval standards including:

Financial Security



Ensures that the project owner provides adequate funding to pay costs associated with:

- Decommissioning and Site Reclamation
- Removal of solar arrays in event of abandonment
- Security amount will be 150 percent of estimated cost of site reclamation and decommissioning

SEOD Approval Standards

SEOD application must pass the following approval standards including:
Reclamation Plan



Owner Initiated: When the project has completed its life span, the owner shall abide by County standards to reclaim land. Financial Security will be released.

County Initiated: If owner has abandoned the project, the County may use provided Financial Security to complete the reclamation of land after a public hearing process is completed.

Tax dollars are not to be spent on County initiated reclamation.

Conditional Use Permit

Any battery or other electric storage contained within a SEOD will require a separate Conditional Use Permit.



= CUP

Abandonment

An entire project is considered abandoned after six (6) months of no power production.

An extension may be granted by the County Commission upon a presentation of enough justification by the project owner.

All infrastructure and foundation systems must be removed to depth of at least four (4') feet.

Any site reclamation must follow the approved reclamation plan.

Thank You

Consideration of amendment adoption to occur at a later time.

More information available at:

<https://www.showmeboone.com/resource-management/SolarFarmInformation.asp>

Please send any written comments to RMPlanning@boonecountymo.org by November 10th, 2022.