

Solar Energy Overlay District (SEOD) Revisions

Boone County Resource Management

30.2 District Boundary Requirements

- Added requirements for minimum width and depth of the overlay district. (30.2.2.2)
- New mandatory pollinator area requirement. At least 1% of the total area of the district must be dedicated to pollinators. Additional land dedicated for pollinators above the mandatory 1% would allow for additional land above the 640 acre maximum. (30.2.2.5)
- Added district setback requirements that must follow Section 10 of the Zoning Ordinance with certain exceptions. (30.2.3)

30.3 Procedures for Designation

- Review timeline for the Director shortened from 120 days to 60 days. (30.3.3)
- Change in language for the Director to give notice regarding a public hearing. (30.3.5)

30.4 Application Process

- Changes to the Overlay District Plan (30.4.1.6):
 - Show houses within 500' of the boundary versus 1000'.
 - Show intended location of pollinator plants and gardens.
- Removed “in the area” from the impact statement on civil and military aviation. (30.4.1.8)
- Addition of a glare analysis. (30.4.1.9)

30.6 Approval Standards

- Modified language on solar clustering. (30.6.1.2)
- Changed setbacks for a SEOD to a historical space from 3,070 lineal feet to 500 feet. (30.6.3)
- Modified language for vegetative screening. Panels must be screened, instead of a vegetative buffer around the entire SEOD. (30.6.5.1)
- Added a section that requires maintenance for vegetative screening. (30.6.5.2)
- Modified maximum height of solar panels. Must not exceed 25' in height at maximum tilt. (30.6.5.3)

30.7 Siting and Performance Standards

- Modified glare language. Glare from panels must not exceed levels identified in the glare study. (30.7.2)
- Removed language that required inoperable solar panels to be replaced within 90 days.
- Added requirement that panels have grass or other native vegetation underneath. (30.7.5.3)
- New language that limits use of chemical products. (30.7.5.4)
- Added brand new section regarding vegetation phasing, agricultural uses, and ground disturbance. (30.7.6)

30.7 Siting and Performance Standards

- Added language regarding pollinator gardens. (30.7.7)
- New requirement for a operating fee that is paid yearly. (30.7.9)
- New requirement for a operating report that is submitted yearly to the Director. (30.7.10)

30.8 Decommissioning

- Added language on purpose of the financial security to include buffer maintenance if needed. (30.8.1.1)
- Modified language regarding submittal of the financial security. Instead of one lump sum, to be submitted in installments over 11 years. (30.8.1.2)
- Modified the financial security from 150% to 120% of estimated cost of decommissioning and reclamation. (30.8.1.4)
- Added language for financial security to be adjusted for inflation. (30.8.1.5)
(30.8.1.6)
- Modified financial security maintenance requirements to allow the County to hold onto a security during transfer of operators. (30.8.1.6)

30.8 Decommissioning

- Abandonment time frame revised from 6 months to 9 months. (30.8.3.1)
- Extension time period to re-power the facility revised from 6 months to 9 months. (30.8.3.2)

30.9 Permit Procedures

- Clarified the language regarding transfer of operators within an overlay district. Outlined a process for review of the proposed transfer, ensuring a financial security remains in place, and approval. (30.9.2)
- Added language for issuance of a building permit that requires a final site plan and transportation plan. (30.9.4.2 and 30.9.4.6)
- Updated list of agencies that must certify compliance. (30.9.4.8)
- Reworked language that allows for groups of solar structures be submitted under one building permit application at the discretion of the Director. (30.9.5)