

Meeting Procedures

Outline of Meeting Procedures:

- ❖ The Chair will call the meeting to order, read the opening meeting statement, and then introduce the item.
- ❖ The typical order is for consent items, old business, and then any new business.
- ❖ Please respect the right of other participants to see, hear, and fully participate in the proceedings. In this regard, anyone who becomes disruptive, or refuses to follow the outlined procedures, is subject to removal from the meeting.

Role of Staff:

- ❖ Staff will review the staff report, address the approval criteria, and give a recommendation on the application.
- ❖ The Staff recommendation is based on conformance to the general plan and meeting the ordinance approval criteria.

Role of the Applicant:

- ❖ The applicant will outline the nature of the request and present supporting evidence.
- ❖ The applicant will address any questions the Planning Commission may have.

Role of the Planning Commission:

- ❖ To judge applications based upon the ordinance criteria, not emotions.
- ❖ The Planning Commission's decision is based upon making findings consistent with the ordinance criteria.

Public Comment:

- ❖ The meeting will then be open for either public hearing or comment. Persons in support of and in opposition to the application or item for discussion will provide input and comments.
- ❖ The commission may impose time limits for comment to facilitate the business of the Planning Commission.

Planning Commission Action:

- ❖ The Chair will then close the agenda item from any further public comments. Staff is asked if they have further comments or recommendations.
- ❖ A Planning Commissioner makes a motion and second, then the Planning Commission deliberates the issue. The Planning Commission may ask questions for further clarification.
- ❖ The Chair then calls for a vote and announces the decision.

Commenting at Public Meetings and Public Hearings

Public comment may NOT be heard during Administrative items, the Planning Division Project Manager may be reached at 801-399-8371 before the meeting if you have questions or comments regarding an item.

Address the Decision Makers:

- ❖ When commenting please step to the podium and state your name and address.
- ❖ Please speak into the microphone as the proceedings are being recorded and will be transcribed to written minutes.
- ❖ All comments must be directed toward the matter at hand.
- ❖ All questions must be directed to the Planning Commission.
- ❖ The Planning Commission is grateful and appreciative when comments are pertinent, well organized, and directed specifically to the matter at hand.

Speak to the Point:

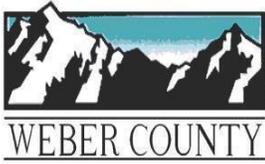
- ❖ Do your homework. Obtain the criteria upon which the Planning Commission will base their decision. Know the facts. Don't rely on hearsay and rumor.
- ❖ The application is available for review in the Planning Division office.
- ❖ Speak to the criteria outlined in the ordinances.
- ❖ Don't repeat information that has already been given. If you agree with previous comments, then state that you agree with that comment.
- ❖ Support your arguments with relevant facts and figures.
- ❖ Data should never be distorted to suit your argument; credibility and accuracy are important assets.
- ❖ State your position and your recommendations.

Handouts:

- ❖ Written statements should be accurate and either typed or neatly handwritten with enough copies (10) for the Planning Commission, Staff, and the recorder of the minutes.
- ❖ Handouts and pictures presented as part of the record shall be left with the Planning Commission.

Remember Your Objective:

- ❖ Keep your emotions under control, be polite, and be respectful.
- ❖ It does not do your cause any good to anger, alienate, or antagonize the group you are standing in front of.



WESTERN WEBER PLANNING COMMISSION MEETING

WORKSESSION MEETING AGENDA

May 7, 2024

5:00pm



- Pledge of Allegiance
- Roll Call:

1. Minutes: 3/5/2024 and 3/12/2024
2. Public Comment for Items not on the Agenda:
3. Remarks from Planning Commissioners:
4. Planning Director Report:
5. Remarks from Legal Counsel

Adjourn to Work session

- WS1:** Review and discussion of the Taylor Landing Rezone proposal. Applicant Agent: Marshae Stokes. **Staff: Charlie Ewert**
- WS2:** A discussion and review of parks and trails requirements for rezones and subdivision proposals. **Staff: Tammy Aydelotte**
- WS3:** A discussion regarding ordinance amendments for solar farms and the solar farm overlay zone. **Staff: Bill Cobabe**

The regular meeting will be held in the Weber County Commission Chambers, in the Weber Center, 1st Floor, 2380 Washington Blvd., Ogden, Utah.

Public comment may not be heard during administrative items. Please contact the Planning Division Project Manager at 801-399-8371 before the meeting if you have questions or comments regarding an item.

In compliance with the Americans with Disabilities Act, persons needing auxiliary services for these meetings should call the Weber County Planning Commission at 801-399-8371

March 5, 2024 Minutes

Minutes for Western Weber Planning Commission meeting of March 5,2024, held on the Frontrunner, at 1:10 pm.

Members Present: Bren Edwards-Chair; Andrew Favero—Vice Chair, Cami Clontz, Jed McCormick, Casey Neville, Sarah Wichern, Wayne Andreotti

Staff Present: Charlie Ewert, Principal Planner; Marta Borchert, Secretary

WS1: Discussion and presentation on Taylor Landing Subdivision Rezone Presenter: Marshae Stokes

Phases 4 and 5 are going through the process. They are currently working on phase 4. The open space is tied to 4 and 5. There will be roughly 71 lots. That road will connect better. She notes that in the plans provided, there is a rough draft. They are working with the parks department to donate some land. The park will connect into this phase. There will be a walking path and restrooms. She adds that she feels this will fit better with the master plan. They have all of the letters from Taylor West Weber and they have acquired the additional shares. They do have enough water at this point.

WS2: Discussion and Presentation on Westbridge Meadows and Master Plan Presenter: Jeff Meads

Jeff Meads states that he works for Fenix Development. The first stop will be made at American Fork that was wrapped up recently. He notes that they are showing it in comparison to what is being proposed in Western Weber. Parks have been a large concern. The parks are built and maintained by the developer's agent. He adds that he wants to showcase where they have dedicated larger chunks of land. Westbridge Meadows consist of over 14,000 acres of land. Fenix and Flagship will be working together.

Jeff Meads discusses some of the developments that the group will visit and what they will be discussing.

Adjourn to tour

The group visited a combined community in American Fork that featured apartments, townhomes, and single-family homes. They discussed the benefits of the combined communities. One major benefit is that it offers low-income housing and allows community members to share amenities and parks.

The group traveled to the various checkpoints in Vineyard, where the West Bridge group showed examples of their parks and the communities similar to the proposed plans for Westbridge. The group traveled to areas that are part of the same development, showing how different developments can be done in a cohesive way. The applicant discussed some of the mistakes that were made during the building process and what they have learned so that they can avoid those mistakes in the future.

Adjourn 6:00pm

Respectfully submitted,

Marta Borchert

March 12, 2024 Minutes

Minutes for Western Weber Planning Commission meeting of March 12, 2024, 2380 Washington Blvd. 1st Floor Break out Room

Members Present: Bren Edwards-Chair; Andrew Favero—Vice Chair, Cami Clontz, Casey Neville, Sarah Wichern, Wayne Andreotti

Members Excused: Jed McCormick

Staff Present: Rick Grover, Planning Director; Charlie Ewert, Principal Planner; Bill Cobabe; Planner III Marta Borchert, Secretary

• **Pledge of Allegiance**

• **Roll Call:**

1. **Minutes: February 13, 2024** – Minutes Approved as presented
2. **Public comments for items not on the agenda:** None
3. **Remarks from Planning Commissioners:** Planning Commissioners noted that the Field Trip was very informative.
4. **Planning Director Report:** none
5. **Remarks from Legal Counsel:** none

Adjourn to Work session

WS1:ZMA2024-04 Gbar Rezone

John Newhall, representing GBar, discussed a proposed 30-acre parcel at 6200 West 900 South, currently undergoing a rezone application. He aims to gather input, comments, and thoughts from the group, including the park's approach to open space requirements and culinary water service. He emphasized the importance of connectivity in trailways and pathways.

Chair Edwards inquired about the proximity of the closest connection to Little Mountain sewer line for this project. Mr. Newhall mentioned it's quite distant and that discussions with the County led to starting the process. Chair Edwards speculated about a lift station being closer to take the sewer in another direction. Ultimately, Chair Edwards confirmed that the proposal meets the requirements for the rezone.

Chair Edwards asks Charlie and Bill if they have meet the other requirements. Bill Cobabe states that they had some concerns about the block length, this is something that they have worked through with County, the have gotten to a good preliminary place. Once it is rezoned it will need to be worked more. He notes that it is right where they want it to be at this point.

Chair Edwards asks where the secondary water is coming from. John Newhall states that it is coming from Knight Irrigation. Mr. Ewert states that the secondary water needs to be pressurized.

WS2:ZMA2023-08 Windmill rezone 2

Mr. Ewert states that this item was removed from the agenda. Windmill #2 is Cody Wilders Project it is just north of Terakee. It has already been before the Planning Commission. They were queued up and ready for County Commission approval and then the property developer changed. Cody Wilder is still involved, but he is not calling the shots anymore. The owner that is doing Ali Farms across the street, Ali farms has been changed to Windmill #1 and this project will be Windmill #2. When they were looking at connections to the South they did not realize that staff was looking for connectivity and a street regulating plan already in the area. He adds that he is not sure if they were aware that it was granted conceptual approval. Mr. Ewert notes that they asked them to redesign but they asked them to keep outside edges larger lots and the inside will be smaller so the smaller lots won't be visible from the outside. This is one of the proposals. Now that staff is asking them to move the roads around that might change.

March 12, 2024 Minutes**W3: Parks discussion regarding rezone donations**

Mr. Ewert states that he proposed a work session to discuss the rezone costs for developers and the contributions that the Parks District should expect from them. Mr. Ewert noted that they want to make sure they are all on the same page. He adds that County Commission has asked that whatever they decide they need to try and be consistent.

Joe Giordano and Jeff Davis are present at the meeting. Joe Giordano is the Chair of Warren West Warren Parks District. The Parks District is not affiliated with the County, but they are appointed by them. Mr. Giordano states that with the new developments in the area, the Parks District is at an Inflection point and the aim is to set a foundation for future growth. Mr. Davis states that they gone through some community engagement, there were lots of people and they got lots of good feedback. Joe Giordano explains the amount they are asking for and why, noting that developers consider it unreasonable. He emphasizes the lack of recreational spaces for unincorporated kids and states that existing parks are already full. Jeff Davis adds that if developers were looking at building, they could add amenities, but the \$7500 contribution would only cover pavilions and restrooms, not much else. They discuss the possibility of developers paying the fee instead of providing open spaces, with Jeff Davis mentioning that if they built today, they would have a surplus. However, they stress the importance of investing in parks and trail systems.

Jeff Davis mentions that they are working on transitioning the requirement into an impact fee, which would likely increase revenue. He notes that commercial partners currently contribute significantly to funding and that the fee would affect future developments differently. Joe Giordano emphasizes the need for meaningful open ground and states that they are only asking for what should have been paid. Jeff Davis adds that the fee is low compared to what it could be and highlights the calculation methods used.

They want to expand the parks systems to meet the Community needs. There is need for open space and contributions from developers. They discussed the process of arriving at a contribution figure of \$7,500 per lot from developers, considering past ordinances and community engagement. The discussion also touched on the possibility of future indoor recreation facilities and the park district's role in providing sports fields. The \$7,500 contribution is for outdoor amenities and doesn't cover building costs. They emphasized the need for developers to share in community investment, as mandated by the master plan. They want to ensure that any future developments contribute appropriately to the park district to support community needs and growth.

They went on to discuss defending park district fees to commissioners amidst pressure from developers. The concern is ensuring transparency and accountability in how these funds are utilized for community benefit, particularly through a park master plan. There was also a discussion on developer feedback and the need for balance in regulations to encourage smart growth without stifling development. The valuation of parks per resident varies based on factors like location and development costs, with considerations for fair negotiation and community investment. The aim is to find a balance that meets both community needs and developers' profitability while ensuring transparency and fairness in negotiations.

They discussed the maintenance responsibilities of trails within subdivisions and the need for clarity on who will manage them. There's a suggestion to start with a baseline fee of \$7500 for developments not incorporating these spaces into their plans. However, for those including trails, a cost breakdown based on specific locations and plans is preferable. The discussion also touches on enforcement mechanisms for trail maintenance, potential involvement of the Park District, and the challenges of homeowner compliance. Ultimately, the aim is to ensure effective trail management while balancing responsibilities between stakeholders.

Adjournment 6:30pm

Respectfully Presented,
Marta Borchert

MEMO

Date: May 2, 2024

To: Western Weber Planning Commission

From: Charlie Ewert

Re: Taylor Landing Rezone, Parks and Rec, and Connectivity Planning

In the planning commission's April 9th meeting the Taylor Landing rezone application was tabled pending the submittal of additional information. Specifically, the tabling was for the applicant to bring back additional park donation considerations, and for the applicant to apply for a general plan amendment to help facilitate the zone change.

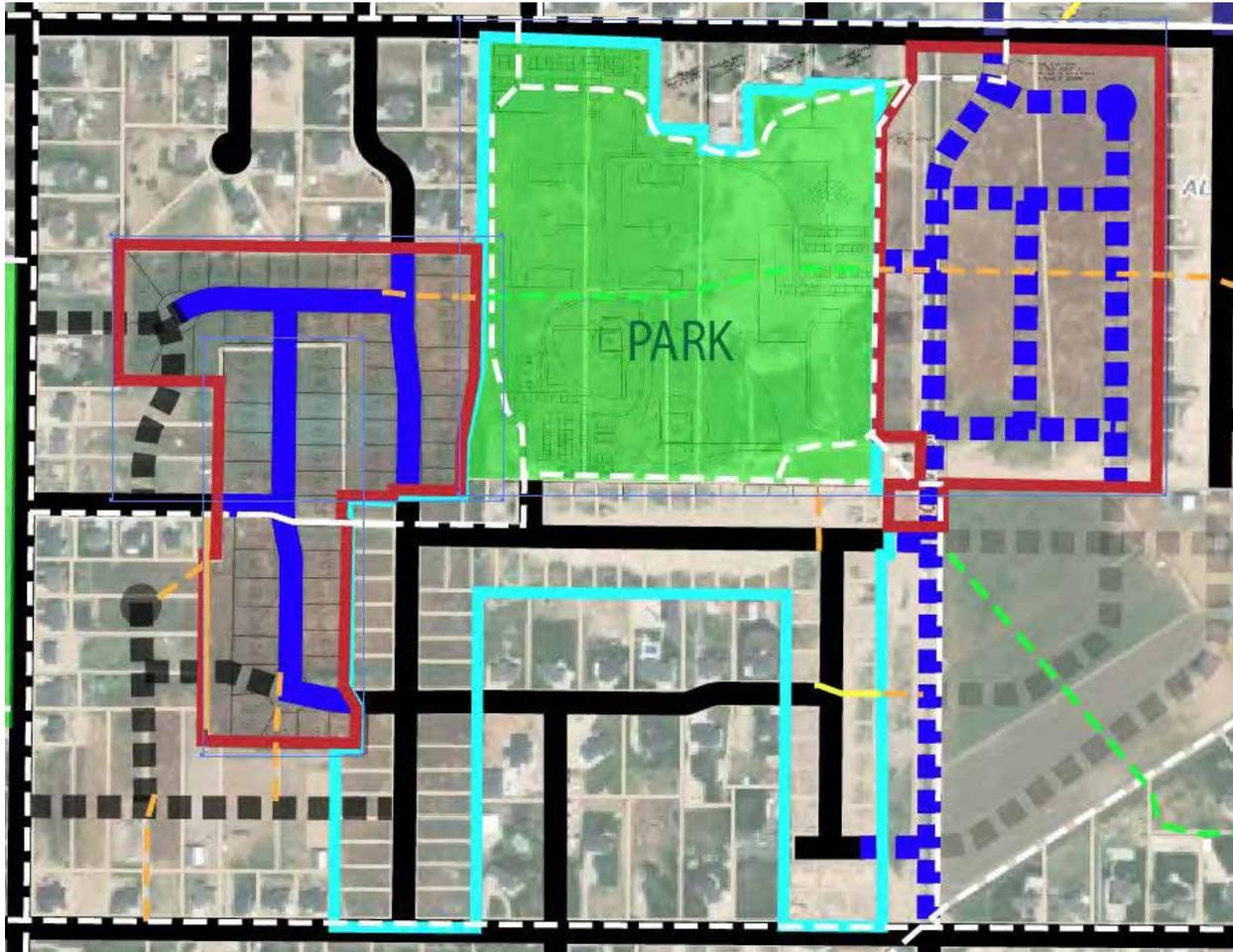
The applicant has submitted a general plan amendment to redesignate their subject property (Taylor Landing Phases 4-5 Open Space area) from the parks and recreation designation to the medium-large residential designation of the general plan.

Staff has discussed the parks donation with the applicant, and the applicant will be providing additional information regarding their donation and why additional financial contributions might be challenging.

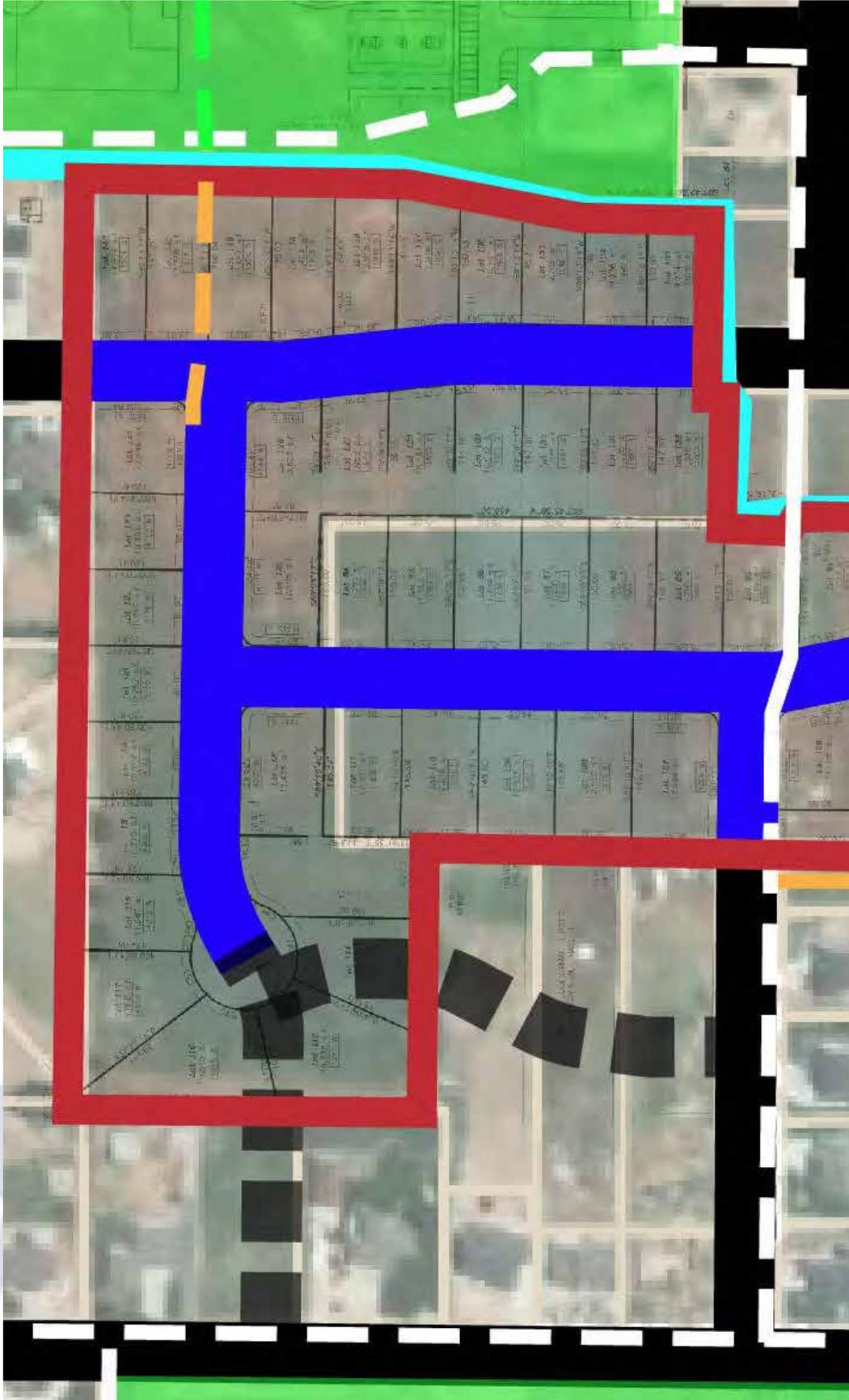
Another idea for the planning commission to consider has come to staff's attention. The adjoining subdivision to the west of Taylor Landing is the Sunset Equestrian subdivision. Sunset Equestrian has an odd configuration. It has small lots lining the streets with one-acre open space parcels right behind the lots. The planning division has had many discussions with various landowners in Sunset Equestrian regarding whether these open space areas can be used for the placement of accessory buildings/structures or further redeveloped. In last month's public hearing, John Gonzales, an owner of one of these lots/open space parcels, voiced his desire to possibly rezone his property as well in order for him to subdivide the open space parcel in the future.

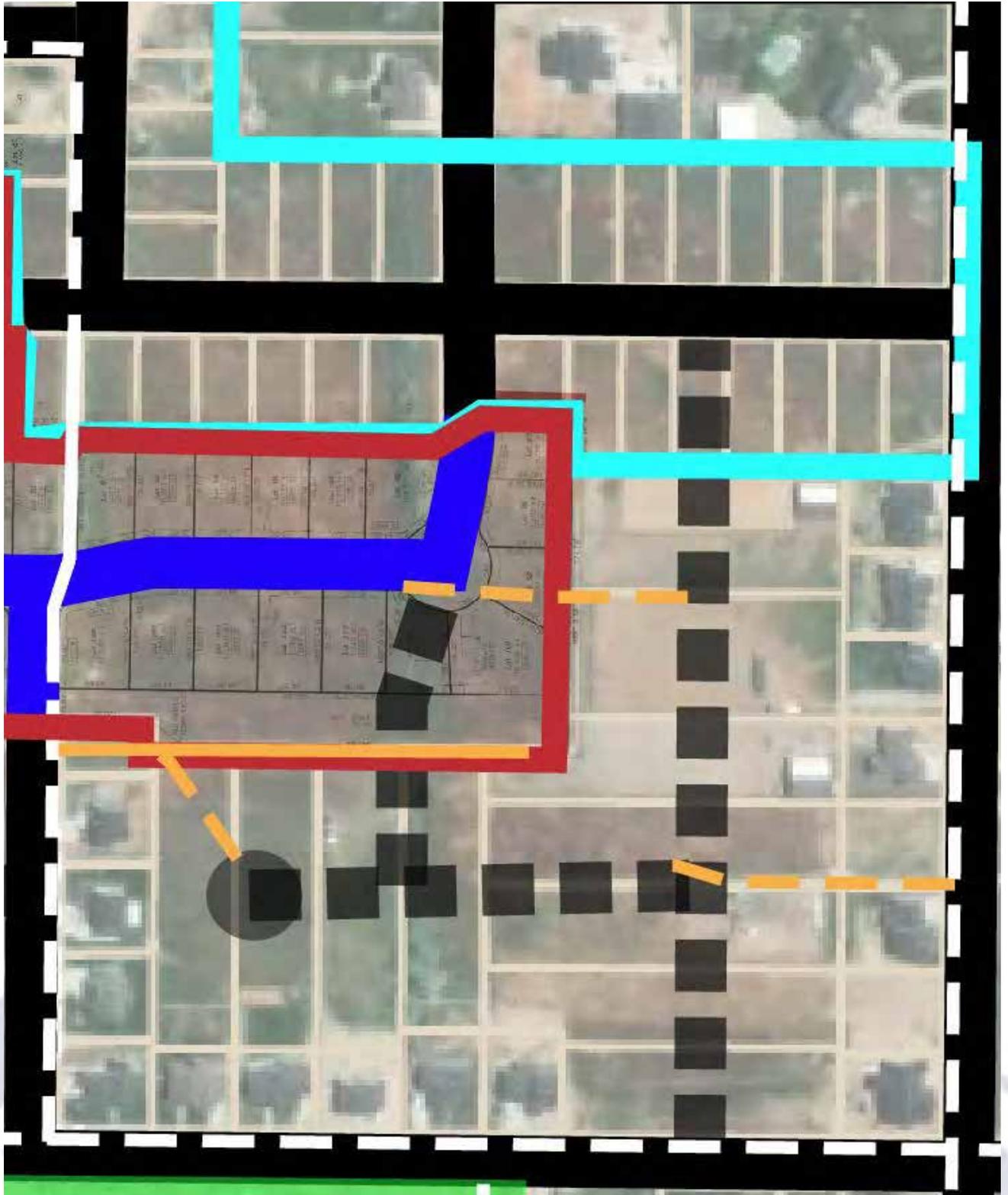
If some of the streets in the Taylor Landing phases 3-6 can make actual stubbed connections to these open space parcels, then the owners may have an opportunity in the future to connect their own streets through to provide new frontage to future lots on their open space parcels. Attached is a map/maps that illustrate a concept of how this might work (created by staff).

It would be great if the applicant could provide for both the additional park donations and these potential connections. If only one or the other can be feasible, perhaps the planning commission will consider the connections (in addition to the previously offered 22-acre park donation) as sufficient public contribution. These potential connections also include trail connections that could better connect the high school and other adjacent areas directly to the park, which would be a recreation contribution.

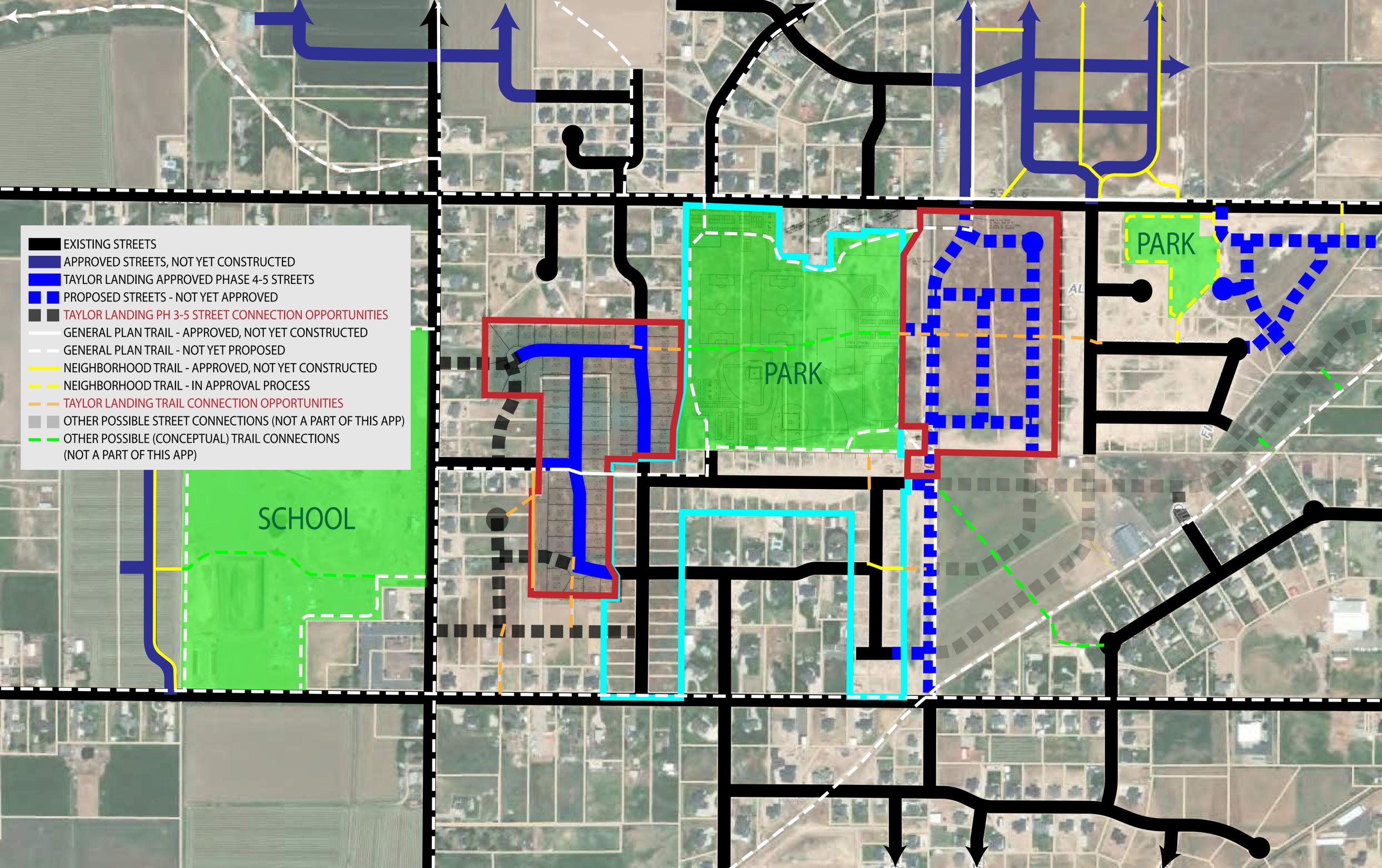


- EXISTING STREETS
- APPROVED STREETS, NOT YET CONSTRUCTED
- TAYLOR LANDING APPROVED PHASE 4-5 STREETS
- PROPOSED STREETS - NOT YET APPROVED
- TAYLOR LANDING PH 3-5 STREET CONNECTION OPPORTUNITIES
- GENERAL PLAN TRAIL - APPROVED, NOT YET CONSTRUCTED
- - GENERAL PLAN TRAIL - NOT YET PROPOSED
- NEIGHBORHOOD TRAIL - APPROVED, NOT YET CONSTRUCTED
- - NEIGHBORHOOD TRAIL - IN APPROVAL PROCESS
- TAYLOR LANDING TRAIL CONNECTION OPPORTUNITIES
- OTHER POSSIBLE STREET CONNECTIONS (NOT A PART OF THIS APP)
- OTHER POSSIBLE (CONCEPTUAL) TRAIL CONNECTIONS (NOT A PART OF THIS APP)





-  EXISTING STREETS
-  APPROVED STREETS, NOT YET CONSTRUCTED
-  TAYLOR LANDING APPROVED PHASE 4-5 STREETS
-  PROPOSED STREETS - NOT YET APPROVED
-  TAYLOR LANDING PH 3-5 STREET CONNECTION OPPORTUNITIES
-  GENERAL PLAN TRAIL - APPROVED, NOT YET CONSTRUCTED
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-  NEIGHBORHOOD TRAIL - IN APPROVAL PROCESS
-  TAYLOR LANDING TRAIL CONNECTION OPPORTUNITIES
-  OTHER POSSIBLE STREET CONNECTIONS (NOT A PART OF THIS APP)
-  OTHER POSSIBLE (CONCEPTUAL) TRAIL CONNECTIONS (NOT A PART OF THIS APP)



MEMO

Date: May 2, 2024

To: Western Weber Planning Commission

From: Tammy Aydelotte

Re: Continuation of Discussion Regarding Potential Park Locations in the May 7th Meeting

Staff has put together some potential locations for parks, and green space, based on areas of undeveloped parcels and their proximity to wetlands, waterways, and approximate locations of green space according to the Western Weber General Plan.

The County would like to continue the discussion intended to help the Taylor West Weber Park District and Warren-West Warren Park District in their analysis and completion of a plan for various future parks.

A graphic presentation will be shown in this work session.





Weber County Planning Division

MEMORANDUM

To: Western Weber Planning Commission
From: William Cobabe, Planning
Date: May 7, 2023
Subject: Proposed Zoning Code Text Amendment – Large Solar Energy Systems (Solar Farms)

Planning Commissioners,

Attached to this memo is an update to the County's Land Use Code governing large solar energy systems (or solar farms). This modifies certain chapters of the Code, as follows:

Sec 104-2-3 (Agricultural Zones) Land Use Table (h) Utility Uses

Added Large solar energy system as a permitted use in the A-3 zone.

Sec 104-21-3.130 (Manufacturing Zones) Land Use Table (h) Utility Uses

Added Large solar energy system and Public utility substation as permitted uses in the M-1, M-2, and M-3 zones.

Chapter 104-30 Large Solar Energy System Overlay Zone SOZ

This chapter would be deleted/modified to be reflected in Chapter 108-32

Sec 108-7-24 (Standards) Supplementary and Qualifying - Supplemental Energy Generation Standards

Modified the reference to point to Chapter 108-23.

Chapter 108-23 (Standards) Large Solar Energy Systems

As noted, this modifies Chapter 104-30. Eliminates the requirement for development agreements, and makes the approval of permits an administrative approval provided the requirements and standards of the Code are met. Adds requirements for screening and architectural standards.

Please refer to the attached modified ordinance for exact language changes.

Please feel free to contact me with any questions.

Best,

William Cobabe
Planner III
801-399-8772

Sec 104-2-3 Land Use Table

The following tables display the uses permitted, conditionally permitted, or not permitted in the agricultural zones. The letter "P" indicates a permitted use in the zone. The letter "C" indicates a use that requires a conditional use permit, as governed by Title 108 Chapter 4, in the zone. The letter "N" indicates a use that is prohibited in the zone. A use listed is a main use, unless listed in the "accessory uses" table.

...

(h) Utility uses.

	AV-3	A-1	A-2	A-3	Special Provisions
Public utility substations.	C	C	C	C	
Radio or television station or tower.	C	C	C	C	
Wastewater treatment or disposal facilities.	C	C	C	C	
Small wind energy system.	C	C	C	C	
<u>Large solar energy system.</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>P</u>	<u>See Chapter 108-23</u>

Sec 104 21-3.130 Public, Quasi-Public, And Institutional Table

USE	M-T	MV-1	M-1	M-2	M-3	SPECIAL REGULATIONS
Public or quasi-public uses. A public or quasi-public use, including public buildings. (Indoor or outdoor)	P	P	P	P	P	
Public safety training facility. A public safety training facility. (Indoor or outdoor)	P	N	C	C	C	
Public transit facility. A public transit storage or maintenance facility. (Indoor or outdoor)	N	N	P	P	P	
Recreation center. A recreation center, which may also include a daycare center as an incidental and accessory use.	P	P	P	P	P	

Large solar energy system. P N P P P [See Chapter 108-23](#)

Public utility substation. P P P P P [See Chapter 108-10](#)

...

Sec 108-7-24 Supplemental Energy Generation Standards

...

(b) Solar energy systems.

...

- (2) *Large solar energy system.* A large solar energy system, as defined in Title 101, Chapter 2, is regulated by Title 104~~8~~, Chapter ~~30~~23 of this Land Use Code.

~~Chapter 104-30~~108-23 Large Solar Energy Systems-Overlay Zone SOZ

~~Sec 104-30~~108-23-1 Purpose And Intent

~~Sec 104-30~~108-23-2 Applicability

~~Sec 104-30-3~~ Permitted Uses

~~Sec 104-30-4~~108-23-3 Prohibited Uses

~~Sec 104-30-5~~108-23-4 Supplemental SOZ Adoption Procedures And Requirements

~~Sec 104-30-6~~ 108-23-5 Site Development Standards

~~Sec 104-30-1~~ 108-23-1 Purpose And Intent

~~The solar overlay zone (SOZ) is intended to allow a legislatively adopted overlay zone that permits a large solar energy system.~~ This chapter ~~also~~ establishes minimum requirements and regulations for the placement, construction, and modification of large solar energy systems (LSES), as defined in section 101-1-7, while promoting the safe, effective and efficient use of these energy systems.

~~Sec 104-30-2~~ 108-23-2 Applicability

~~The SOZ~~An LSES is ~~an overlay zone~~ only allowable in the M-1, M-2, and M-3 zones, ~~and in the A-3 zones,~~ and in compliance with this chapter.

~~Sec 104-30-3~~ Permitted Uses

~~In addition to the uses allowed in the specific underlying zone, the following uses are permitted in the SOZ:~~

- ~~1. Accessory building incidental to the use of a main building; main building designed or used to accommodate the main use to which the premises are devoted; and accessory uses customarily incidental to a main use.~~
- ~~2. Large solar energy system.~~
- ~~3. Public utility substation, in compliance with standards of title 108, chapter 10.~~

~~Sec 104-30-4~~ 108-23-3 Prohibited Uses

Any solar energy system that uses lenses or mirrors to focus or reflect sunlight is prohibited.

~~Sec 104-30-5~~108-23-4 Supplemental SOZ AdoptionLarge Solar Energy Systems Permitting Procedures And Requirements

~~In addition to the rezone procedures found in title 102, chapter 5, the~~The following ~~supplemental rezone and development agreement~~permitting requirements and procedures apply to the SOZLSES:

(a) Permit required. All LSES shall require a permit. This permit shall be renewed yearly. Failure to renew shall require reapplication and compliance with any new requirements/standards and/or revocation of the permit. LSES are not permitted to operate without a valid permit.

(a)(b) ~~Overlay zone~~ Permit termination. ~~The SOZ~~ Any permit for an LSES shall terminate and be removed from the ~~county zone map~~ property, ~~and the development agreement shall also terminate,~~ for any of the following reasons:

(1) The term of the ~~development agreement~~ permit expires and is not renewed;

(2) The large solar energy system use is discontinued or abandoned;

(3) The solar entity or landowner defaults on any part of the ~~agreement~~ Code requirements, and the default is not resolved within ~~the time specified by the development agreement~~ a reasonable time, as determined by the Land Use Authority; ~~or~~

(4) The ownership of the large solar energy system or the ownership of the land changes. However, at the sole discretion of the ~~county commission~~ Land Use Authority, an existing ~~development agreement~~ permit may be amended by legislative-administrative authority to apply to new owners without causing an expiration ~~or termination~~ of the ~~overlay zone~~ permit.

(5) LSES that are not in operation/have a valid permit for a period of five consecutive, calendar years shall be removed at the property owner's expense.

(c) ~~Development agreement~~ Special Provisions. ~~The SOZ~~ An LSES requires special consideration related to site specific circumstances. As such, prior to ~~adopting the SOZ~~ permitting the LSES for any particular property, a ~~development agreement~~ permit shall be ~~negotiated by mutual agreement between~~ required by the eCounty, ~~as requested by~~ the solar entity, and, if different than the solar entity, the landowner.

(1) Execution of the ~~development agreement~~ permit shall be deemed a ~~legislative~~ an administrative action.

(2) The ~~development agreement~~ permit shall be in a form as approved by the county attorney, and shall be ~~executed simultaneous with the adoption of the SOZ~~ reviewed by the Land Use Authority.

(3) The development agreement may address specific topics as deemed appropriate by the ~~negotiating parties~~ Land Use Authority, but at a minimum, shall provide the following:

a. All applicable provisions of this section;

b. A site plan, showing location of all facilities, equipment, infrastructure, and screening and vegetation;

c. A solar equipment treatment plan that demonstrates mitigation of detrimental effects of solar energy system on migratory fowl;

d. Performance measures necessary to ensure proper site reclamation at the expiration or discontinuance of the use;

e. Definitions and procedures regarding default, including the results of a default; and

f. A property legal description, including all acreage necessary to meet the minimum site requirement of this chapter. ~~The legal description shall include all new acreage in a SOZ overlay so that all area in a SOZ is regulated by a development agreement.~~

- (4) As a baseline for ~~negotiation~~approval, the standards applicable for conditional uses, as found in section 108-4-5(c), shall be addressed by the applicant prior to any action on the overlay zone. Actual implementation of a conditional use standard shall be at the discretion of the ~~county commission~~Land Use Authority and shall be executed as part of the ~~development agreement~~permit. ~~Use of a conditional use standard shall not constitute an administrative approval of a conditional use.~~

Sec 104-30-6 108-24-5 Site Development Standards

In addition to the development standards of the applicable underlying zone, the following site development standards apply to the SOZLSES. For the purpose of this chapter, the term "site" shall mean an entire contiguous area described in the applicable development agreement.

(a) Site area. The minimum contiguous site area shall be 100 acres.

(b) Site setbacks.

(1) Minimum setback of open-air solar equipment shall be:

a. Thirty feet from the perimeter of the site.

b. Five hundred feet from adjacent property containing a residential use. This may be reduced to 30 feet if the entire use is completely obscured from view from the adjacent property containing the residential use by berms, vegetation, or opaque fence or wall.

c. One thousand feet from any zone in which the overlay zone is not permitted by this chapter. This may be reduced to 200 feet if the entire use is completely obscured from view from the properties in the other zone(s) by berms, vegetation, or opaque fence or wall.

(2) Minimum setback of accessory use shall be 30 feet from any street right-of-way and ten feet from the perimeter of the site.

(c) Height.

(1) Maximum height of open-air main or accessory use shall be 15 feet.

(2) Maximum height of accessory building shall be 25 feet.

(d) Screening required. Any buildings or structures accessory to the open-air solar equipment shall be screened by a six feet high sight obscuring fence. This includes, but is not limited to, electrical

substation areas, equipment storage areas, and the like. Plant materials may also be used to provide screening outside the fence.

(e) Architectural standards. Accessory buildings shall be made of brick, stone, or stucco and shall not have a flat roof (roof pitch of less than 5:12 is not allowed).

(f) Site design requirements. As applied to uses allowed by this overlay zone, the requirements of this chapter and any site design standard or requirement adopted in the development agreement constitute the entire design requirements for the site. No other design, architectural, landscaping, or screening requirements found elsewhere in this land use code shall apply.