

# Planning & Zoning Public Meeting Minutes – July 13<sup>th</sup>, 2020

7:00 pm

Due to COVID-19 guidelines the meeting was held in the courtroom instead of the courthouse conference room.

Call to Order at approximately 7:00 pm.

Roll Call:

Present: Rodney Bromm, Don Johnson, Walter Lydick, Clayton Olson, Jay Hovendick, and Charley Cull

Absent: Tony Moseman, Roger Pond, and Scott Ronnfeldt

Motion to accept February meeting minutes by Charley Cull, 2<sup>nd</sup> by Jay Hovendick. By roll call to vote: Ayes- 6. Nays- 0. Motion passed.

The board members reviewed the proposed livestock regulation changes to ensure that the changes were typed correctly into the document. They also reviewed the document to ensure all word choice/verbiage was correct. Cull made it a point to say the regulations need to keep all measurements in “feet” so everything within the document is uniform. The livestock regulations should also only be referred to as Livestock Feed Operations (LFO) within the regulations, as pointed out by Cull. After discussing the matters above the board determined that the proposed changes have been typed into the document correctly.

Next, the board reviewed the solar & wind energy sections, that also had proposed changes. Cull raised a question in regard to non-use of these projects. Cull wanted to know if there needs to be a set amount of time that the project is not in use, before the County needs to contact the company that owns it to have them start a decommission plan. The idea for the length of time was either one year or 180 days.

Questions were raised, from the public, about the height of the tower and how it is measured. The blades of the turbine are included in tower height.

The board also reviewed the proposed depth that utilities must be buried, as discussed at a prior meeting. The board still agrees that 42” is a good proposed depth for the utilities.

Next, the board moved on to review the proposed solar and wind energy fees, as created by the Board of Supervisors, for their input.

Josie Oliver, the secretary, read off the proposed fees created by the Board of Supervisors.

Commercial use for solar and wind: \$10,000 for a conditional use permit and \$1,000 per unit.

Private use for solar and wind: \$350 for a conditional use permit or \$700 for the permit if they include a switch that would send excess power back to the public power grid for purchase by the power company.

Most members of the zoning board thought that \$350 for a conditional use permit is high for private use.

A member of the public present at the meeting thought the new fees proposed would be more beneficial to the community than the fee that is currently in place.

For the proposed fees for commercial wind energy, the board voted on \$10,000 for a conditional use permit and \$1,000 per unit upon motion by Lydick, seconded by Johnon. Roll call to vote: Ayes- 5. Nays- 1. Motion passed.

For the proposed fees for commercial solar energy, the board voted on \$5,000 for a conditional use permit and \$50 per kW upon motion by Cull, seconded by Hovendick. Roll call to vote: Ayes- 6. Nays- 0. Motion passed.

Dave Schold, from the public, asked if there should be a fee in place for the substations that may be built along with the energy projects.

The board thought that any fees associated with a substation would be covered in the conditional use permit fee.

Finally, the board discussed proposing a fee for new irrigation systems to help the assessor's office keep track of new irrigation systems going in. The board let the idea go, no recommendations and no motion passed.

Cull made a motion to adjourn the meeting, seconded by Lydick. Unanimous vote.

Meeting Adjourned at approximately 8:15 pm.

*These minutes are not the official record and may be corrected. A copy of the approved official minutes is available to the public at the Planning & Zoning Office.*