

### **C. Permitted Uses – Non-Agricultural Uses (A1, AB, M1, M2, and M3)**

1. Solar gardens generating 1 MW or less and not located within ½ mile of an existing solar farm or solar garden

### **D. Conditional Uses (A1, AB, M1, M2, and M3)**

1. Solar farms and solar gardens located within ½ mile of an existing solar farm or solar garden
  - a. Site Considerations
    - i. A1 – District setbacks shall apply for all property lines and 50' from habitable structures other than those of the lessee
    - ii. Power and communication lines running between solar panels to nearby substations or other on-site structures shall be buried underground except where environmental conditions would prevent their burial. In the event of adverse environmental conditions, applicant shall document these conditions and submit them with the application.
    - iii. A screening plan shall be submitted showing the types and extent of screening. Screening shall only be required along property lines abutting residential zoning districts or along property lines in areas planned for residential uses. This plan can be included as part of a required site plan
    - iv. Solar farms located within 500 feet of an airport or within approach zones of an airport, must include the results of the Solar Glare Hazard Analysis Tool (SGHAT) for the Airport Traffic Control Tower cab and final approach paths, consistent with the Interim Policy, FAA Review of Solar Energy Projects on Federally Obligated Airports, or most recent version adopted by the FAA.
  - b. Site Plan
    - i. A site plan is required showing all solar arrays, existing structures, other on-site structures (including substations and other electrical equipment), property lines, rights-of-way, service roads, airport approach zones (if necessary), and screening elements
  - c. Decommissioning Plan
    - i. A decommissioning plan shall be submitted with the application
    - ii. Decommissioning must occur in the event the project is not in use for 12 consecutive months
    - iii. The plan shall include provisions for the removal of all structures, restoration of the soil and vegetation, and assurances that financial resources will be available to fully decommission the site.
    - iv. Pottawatomie County may require the posting of a bond, letter of credit, or the establishment of an escrow account to ensure proper decommissioning.

### **Definitions**

Solar Garden – A commercial facility producing one (1) megawatt or less of electricity, which converts sunlight into electricity, either by photovoltaics (PV), concentrating solar thermal devices (CST), or other conversion technology, for the primary purpose of wholesale sales of generated electricity.

Solar Farm - A commercial facility producing more than one (1) megawatt of electricity, which converts sunlight into electricity, either by photovoltaics (PV), concentrating solar thermal devices (CST), or other conversion technology, for the primary purpose of wholesale sales of generated electricity.

### **Questions for Planning Commission**

1. Should we have screening requirements? If so, to what extent to require them? Do we specify materials?
2. How do we define and regulate private residential and commercial solar uses? Currently they are both exempt from all regulations. Do we require a building permit? Do we continue to keep them unregulated? Do we do more?