

Kick-Off and Public Input Meeting

Adams County Renewable Energy Chapter

Monday, December 11th, 2023



CONFLUENCE

Presentation Outline

- Project Scope + Schedule
- Comprehensive Planning 101
- Renewable Energy
- Public Input Questions
- Commission Discussion and Questions
- What's Next

Project Scope + Schedule

Project Scope + Schedule

Phase One - Project Kick-Off + Public Input

Kick-Off and Public Input Meeting (**Monday, December 11, 2023**)
Stakeholder Interviews (**TBD**)



Phase Two - Draft Plan + Evaluation

Draft Plan Review Public Meeting with Zoning Commission
(**Monday, January 8, 2024**)



Phase Three - Final Plan + Adoption

Zoning Commission Public Hearing (**Monday, February 19, 2024**)
Board of Supervisors Public Hearing (**Monday, March 4, 2024**)



Comprehensive Planning 101

Comprehensive Planning 101

The **comprehensive plan**, also known as a general plan, master plan or land use plan; is a document designed to **guide the future actions of a community**. It presents **a vision for the future**; with **long-range goals** and objectives for all activities that affects the local government.

- Gary D. Taylor, Iowa State University

Comprehensive Planning 101

What is typically included in a Comprehensive Plan?

- Mapping of existing conditions (floodplain, city limits, existing land uses)
- Inventory of existing conditions
 - Demographics and Population Projections
 - Natural resources / agricultural / open space
 - Historical / cultural identification
 - Housing
 - Economic development
 - Transportation and mobility
 - Services and facilities
- Future Land Use Map
- Goals, policies and action items



Comprehensive Planning 101

Comprehensive Plan is a statement of policy

- Not a regulation
- Developed by the Planning and Zoning Commission
- Guided by citizen input
- Adopted by the Board of Supervisors

Guides physical development of the community

- Usually written with a 20+ horizon year
- Consider review/update every 5 to 10 years to respond to changing conditions

Serves as the basis for land use decision-making

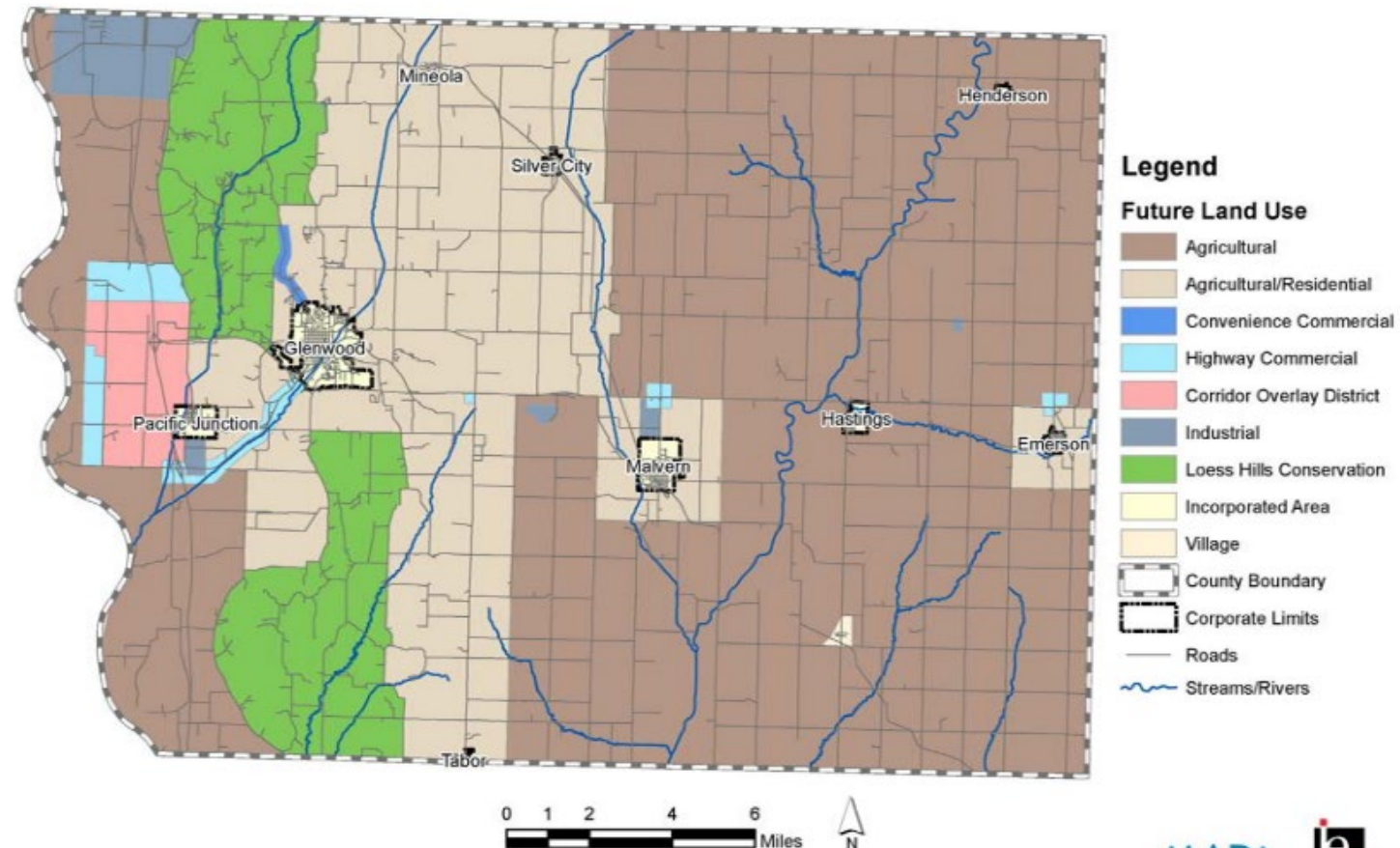
- Zoning and subdivision regulations and applications
- Public Facilities
- Infrastructure (roads, water and sewer)

Comprehensive Planning 101

Relationship to Zoning

What is the role of the Future Land Use Map?

- Guides decision making related to rezonings and development proposals as they are brought to the Planning Commission, Conservation Board, Zoning Board, and Board of Supervisors.
- Designed to create ideal land use schemes for the future of the county
- May require modifications over time to adapt to the ever-changing economic environment

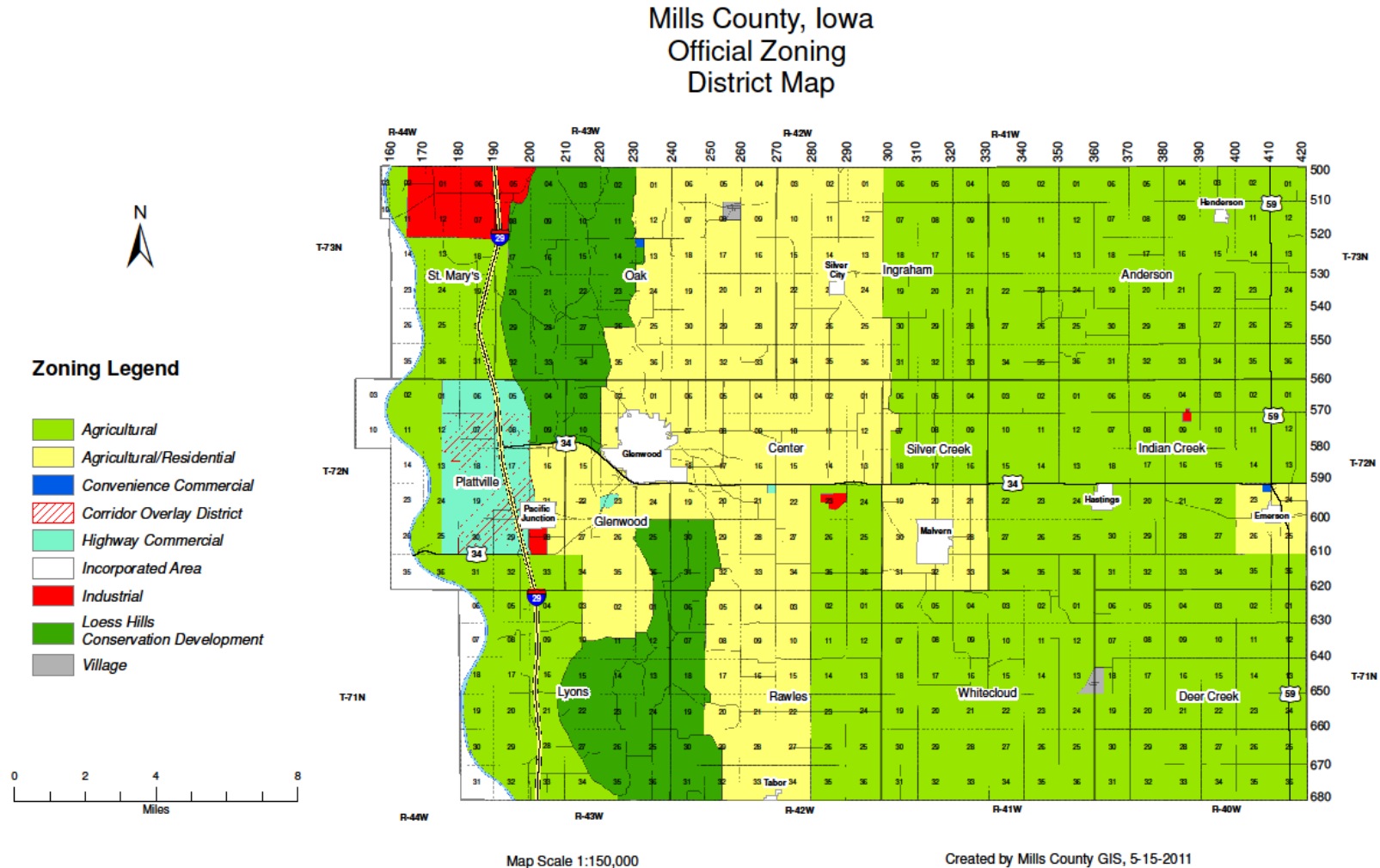


Comprehensive Planning 101

Relationship to Zoning

What is the role of the Zoning Map?

- Adopted as part of the County Zoning Code
- Applies specific zoning designations and regulations within the County
- Should be consistent with the Comprehensive Plan's Future Land Use Map



Conflicts of Interest

3 Types of Conflicts

- 1 Familial relationship with the applicant or landowner.
- 2 Financial relationship with the applicant or landowner.
- 3 Financial interest in the outcome.

Conflicts of interest are generally tied to judicial actions involving a particular property or site (i.e., rezoning, subdivision plat, site plan approval).

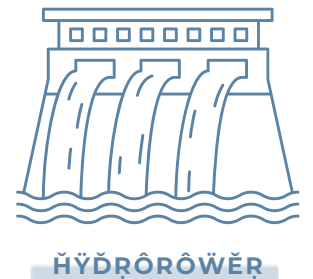
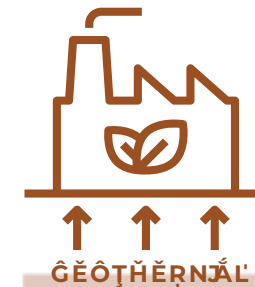
Participating and voting on matters that cover the entire county (i.e., a new comprehensive plan or county-wide zoning regulation) generally not likely to find a conflict of interest.

Renewable Energy

Renewable Energy

What is renewable energy?

- Energy derived from natural sources
- In Iowa, wind turbines are most common



Renewable Energy

Accessory vs. Utility Scale

- Accessory scale generates power specifically for on-site use
- Utility scale is interconnected with the electric grid and produces electric power for off-site use

Accessory Scale



Utility Scale



Renewable Energy

Wind Farms (Utility Scale Wind Energy)

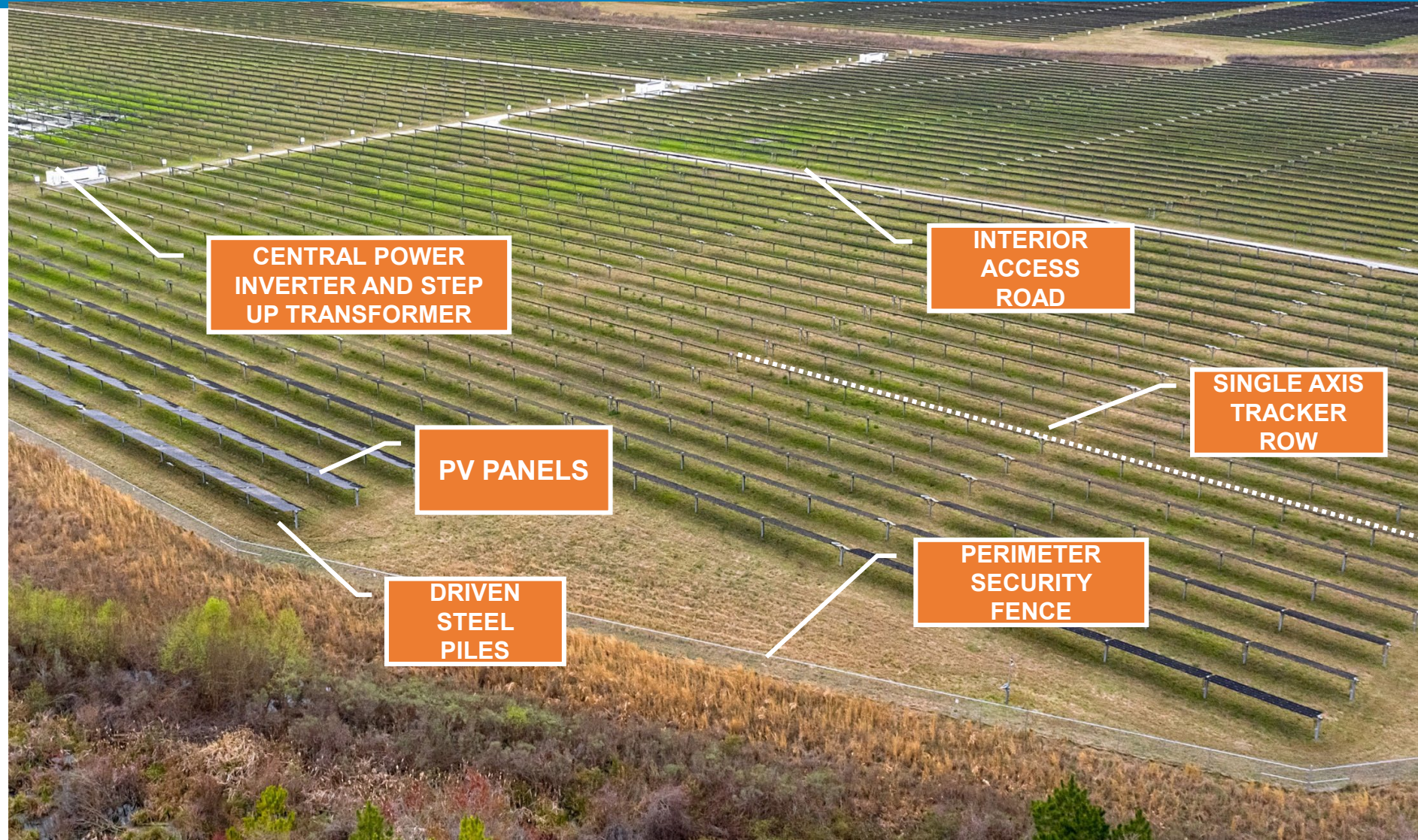
- 2-3 MW per turbine
- Up to 600 feet tall
- Considerations:
 - Visual/aesthetic impacts
 - Noise
 - Shadow flicker



Renewable Energy

Solar Farms (Utility Scale Solar Energy)

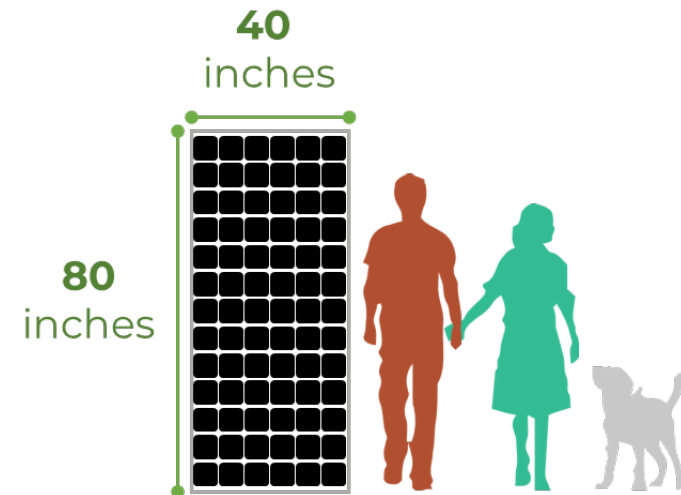
- Photovoltaic (PV) Solar Technology Components
- Sometimes referred to as Utility Scale Solar Energy



Renewable Energy

Solar Farms

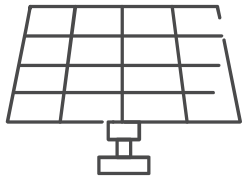
- 5-7 acres per MW
- Considerations:
 - Visual/aesthetic impacts
 - Agricultural land impacts



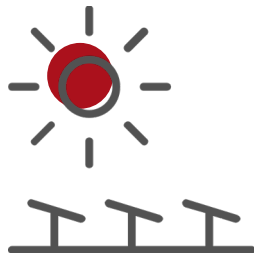
Renewable Energy

Photovoltaic (PV) Solar Technology Lifecycle

Operation



Development / Construction



25-40 years

- No operational waste
- No water discharge
- No air emissions

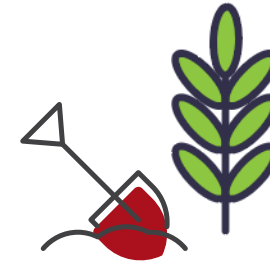
Decommissioning



Decommissioning plans are required



Panels are recycled



Site is restored

Renewable Energy

Zoning Regulations Purpose

- Well-written regulations should balance the interests of “participating” and “non-participating” landowners
 - Participating landowners (landowners who enter leases, easements, or other agreements with the solar or wind energy developer)
 - Non-participating landowners
 - Developers
- Clear and concise regulations reduce landowner disputes and therefore reduce headaches for counties and cities

Renewable Energy

Conditional Use Permit & Zoning Districts

- Counties and Cities must decide where to allow commercial solar and wind energy facilities
 - Solar and wind farms typically require a conditional use permit
 - Solar and wind farms are typically located in agricultural or transitional agricultural zoning districts
 - Solar (and sometimes wind energy) are permitted conditional use in commercial and industrial zoning districts as well
- Typical practice is to authorize broadly and rely on conditional use permit process to evaluate proposed projects

Renewable Energy

Setbacks

- Setbacks are an important tool to balance the interests of participating and non-participating landowners
- Setbacks should not be so large that they infringe on landowners' rights to develop their property, if they wish to
- Setbacks for solar facilities are different from setbacks for wind energy structures
- Counties and cities should specify setbacks from the following:
 - Non-participating property lines and/or residences
 - Participating property lines and/or residences (typically no setback)
 - Public right of ways

Renewable Energy

Visual Screening for Solar Farms

- Visual screening is the practice of using fences, walls, berms, or landscaping to obstruct the view of the solar facilities, typically from non-participating residences
- Regulations should authorize the use of natural features, topography, and vegetation for cost efficiency and aesthetics
- Be wary of the “property line” screening requirement
 - Agricultural parcels can have a property line of a half-mile, well beyond the residence to be screened
 - Limit screening requirement to necessary area
 - An overly burdensome screening requirement will disturb land and/or discourage development

Public Input Questions

Public Input Questions

What is your favorite place in Adams County?

Public Input Questions

Do you have any concerns about new wind farms in Adams County?

Public Input Questions

Do you have any concerns about new solar farms in Adams County?

Public Input Questions

What aspects of wind farms should be regulated in Adams County?

Visioning Questions

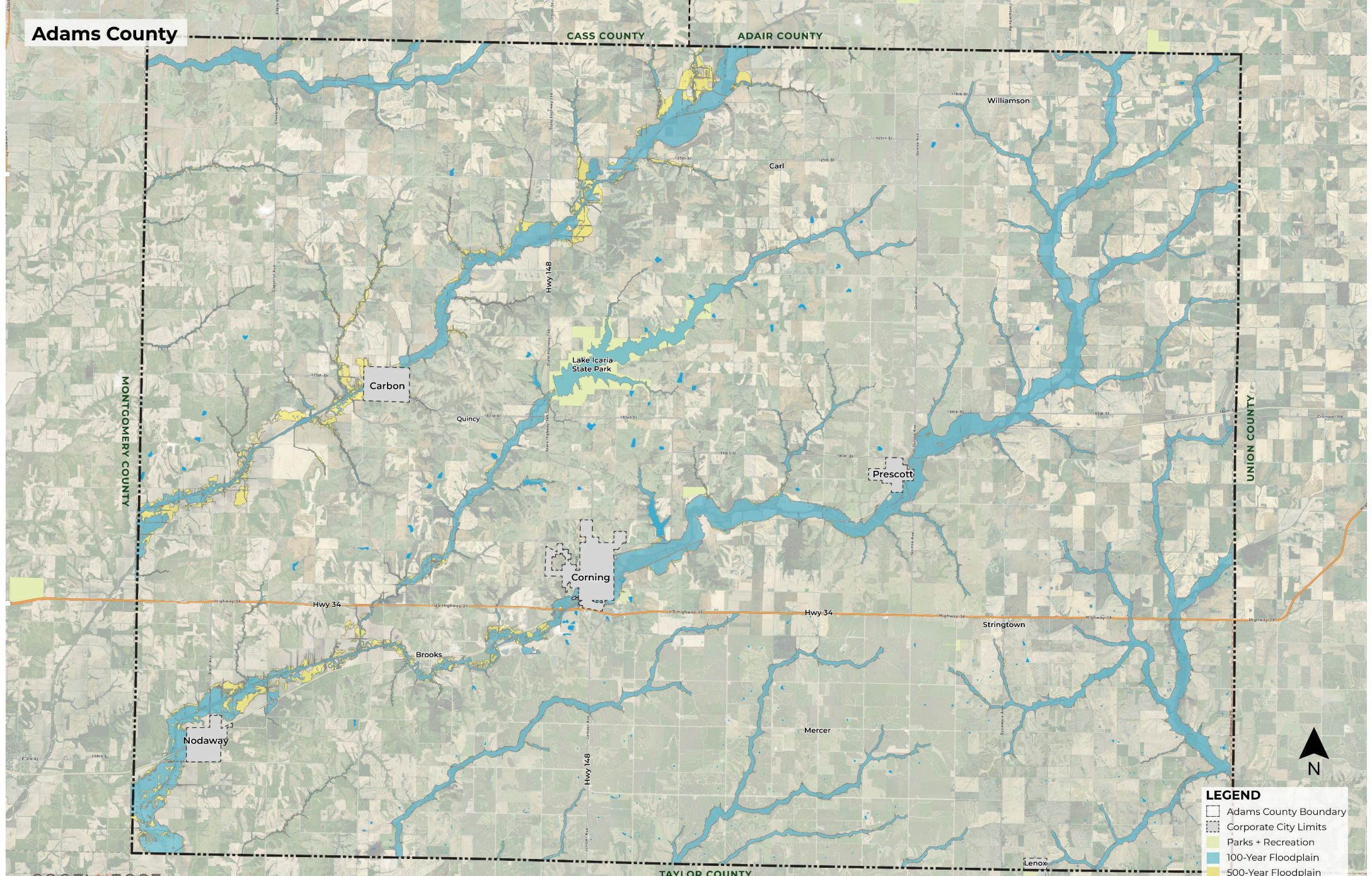
What aspects of solar farms should be regulated in Adams County?

Visioning Questions

Who are the stakeholders we should interview for the Renewable Energy Chapter?

Commission Discussion and Questions

Adams County



LEGEND

- Adams County Boundary
- Corporate City Limits
- Parks + Recreation
- 100-Year Floodplain
- 500-Year Floodplain

What's Next

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