

## Ideas for Net Metering Review Processes & Standards

Last Updated 16 March 2010

1. Review processes and specific criteria can be based on the zone, the size of the property, the impact use, or some combination of these.
  
2. Zone Based Approach (See Zone Mockup Below): Each zone describes a specific process and describes which uses are allowed under each process.  
Pros: It is clear by looking at the zoning what type of project is allowed.  
Cons: There could be multiple types of net-metering/non-commercial projects and various levels of the same type of project. This could lead to a lot of listings within the zone.
  
3. Property Size & Impact Based Approach (See Zone Mockup Below): The various review processes in each zone would reference Chapter 19 where there could a matrix or matrices which describe what the review process is for a certain use.  
Pros: This is an easier way to tie the type of review to the impact of the use.  
Cons: Interested parties are forced to go to Chapter 19 to see what is available in the zone and what the process is.

### Towers (Fee Standing or Roof Mounted. This could include Met Towers)

|                                | <2 Acres                       | 2 - <5 Acres                   | 5 - <10 Acres                  | >=10 Acres                     |
|--------------------------------|--------------------------------|--------------------------------|--------------------------------|--------------------------------|
| <35' in height (tallest point) | Property & Non Disc. Standards | Property & Non Disc. Standards | Property & Non Disc. Standards | Property & Non Disc. Standards |
| 35' - < 100' in height         | CUP                            | CUP                            | STS                            | Property & Non Disc. Standards |
| 100' - < 200' in height        | CUP                            | STS                            | STS                            | STS                            |
| >=200' in height               | CUP                            | CUP                            | CUP                            | CUP                            |

### Photovoltaic Systems

|  | <2 Acres                       | 2 - <5 Acres                   | 5 - <10 Acres                  | >=10 Acres                     |
|--|--------------------------------|--------------------------------|--------------------------------|--------------------------------|
| Roof Mounted                             | Property & Non Disc. Standards | Property & Non Disc. Standards | Property & Non Disc. Standards | Property & Non Disc. Standards |
| Stand Alone <500 sq. ft. Height?         | STS                            | STS                            | STS                            | Property & Non Disc. Standards |
| Stand Alone 500 - <1,500 sq. ft. Height? | CUP                            | CUP                            | STS                            | STS                            |
| Stand Alone >=1,500 sq. ft. Height?      | CUP                            | CUP                            | CUP                            | CUP                            |

Hydro

|     | <2 Acres | 2 - <5 Acres | 5 - <10 Acres | >=10 Acres |
|-----|----------|--------------|---------------|------------|
| ??? |          |              |               |            |
| ??? |          |              |               |            |
| ??? |          |              |               |            |
| ??? |          |              |               |            |

Other?????

|     | <2 Acres | 2 - <5 Acres | 5 - <10 Acres | >=10 Acres |
|-----|----------|--------------|---------------|------------|
| ??? |          |              |               |            |
| ??? |          |              |               |            |
| ??? |          |              |               |            |
| ??? |          |              |               |            |

4. Impact Based Approach: This could be used by itself or in addition to any of the matrices above. This may be applicable for uses that are hard to quantify right now because we do not have any history with them. (landfill gas, digester gas, waste, dedicated energy crops available on a renewable basis or low-emission, nontoxic biomass based on solid organic fuels from wood, forest or field residues)

Rather than trying to quantify these such as those above we could create discretionary language to decide the approach based on the potential impact.

Pros: Flexible

Cons: Could result in arbitrary and capricious (or perceived) determinations

The review process for projects other than those listed above will be decided by the Planning Director based on an evaluation of the size of the property, the proposed location of the use and its potential impact to adjacent properties. Impacts include but are not limited to noise, vibration, smell, emissions, visibility, or physical footprint.

Review Process Options Include:

- Property development & non-discretionary standards only
- Subject to Standards Review (discretionary standards in addition to property development and non-discretionary)
- Conditional Use Review (Chapter 5 in addition to property development, non-discretionary and discretionary standards above)

5. Non-Discretionary Review Standards:

a. General Standards

b. Specific Standards

- (1) Tower
- (2) Solar
- (3) Hydro

## 6. Discretionary Review Standards

- a. General Standards
- b. Specific Standards

Ideas for review standards above

Height: Shall be consistent with the height limitations of the zone unless further allowed (look at chapter 4 for tower height). Need to define height here or in definitions.

Setback: Shall meet all setbacks of the zone. Towers shall be at least fall down height unless a signed easement from the property owner is recorded as part of the process.

Decommissioning/Removal: Any facility that is inoperable for more than 12 months shall be removed from the property.

Net Metering Agreement (Net Metering Only): Provide it or show they have submitted to local utility

Closed System (Non-Commercial Stand Alone Only): Provide specs or diagram that it is closed and not tied to a utility.

Noise/Sound Impacts:

Signage: No Commercial markings shall be allowed except those of the manufacturer.

Danger Issues: Uses shall be designed so they are not attractive nuisances.

Access:

Visual Impacts:

Smell:

Natural Resource Impacts: Lattice towers attract birds

Lighting

## Zone Mockup

### Section 3.XXX XXXXXXXXXX Zone

#### A. Purpose XXXXXXXXXXXX

#### B. Uses Subject to Property Development Standards

The following uses and activities may be allowed subject to a Type I Review (zoning approval may or may not be required) on a legal parcel designated XXX subject to the Subsection XXX - Property Development Standards, Chapter 10 - Fire Safety Standards and any other listed standards.

##### Zone based approach

1. Net metering facility subject to the limitations below and Section 19.XXX (list specific types and threshold (height, size, etc. max.).
  - Towers <35'
  - Photovoltaic Systems (what threshold?)
  - Hydro (what threshold?)
  - Other (which uses and what thresholds?)
2. Non-commercial/stand alone power generating facility (list specific types and threshold (height, size, etc. max.).
  - Towers 35' < 100' (what threshold?)
  - Photovoltaic Systems (what threshold?)
  - Hydro (what threshold?)
  - Other (which uses and what thresholds?)
3. Met Towers (Here or subject to standards? Part of net metering or stand alone?)
4. Transmission from grid to development. (Here or allowed without review?)

##### Property Size and/or Impact Based Approach

1. Net metering facilities and non-commercial/stand alone power generating facilities pursuant to section 19.XXX.
2. Met Towers (Here or subject to standards? Part of net metering or stand alone?)
3. Transmission from grid to development (Here or allowed without review?)

#### C. Uses Permitted Subject to Standards

The following uses and activities may be allowed subject to a Type II Review on a legal parcel designated XXX subject to the Subsection XXX - Property Development Standards, Chapter 10 - Fire Safety Standards, as well as any other listed, referenced or applicable standards.

### Zone based approach

1. Net metering facility subject to the limitations below and Section 19.XXX (list specific types and threshold (height, size, etc. max.).
  - Towers <35'
  - Photovoltaic Systems (what threshold?)
  - Hydro (what threshold?)
  - Other (which uses and what thresholds?)
2. Non-commercial/stand alone power generating facility (list specific types and threshold (height, size, etc. max.).
  - Towers 35' < 100' (what threshold?)
  - Photovoltaic Systems (what threshold?)
  - Hydro (what threshold?)
  - Other (which uses and what thresholds?)
3. Met Towers (Here or subject to standards? Part of net metering or stand alone?)
4. Transmission. (Less than 200' in height and what length?)

### Property Size and/or Impact Based Approach

5. Net metering facilities and non-commercial/stand alone power generating facilities pursuant to section 19.XXX.
6. Met Towers (Here or subject to standards? Part of net metering or stand alone?)
7. Transmission. (Less than 200' in height and what length?)

### E. Conditional Uses

The following uses and activities may be allowed subject to a Type II or Type III Review on a legal parcel designated XXX subject to Subsection XXX - Property Development Standards, Chapter 5 – Conditional Use Review, Chapter 10 - Fire Safety Standards as well as any other listed, referenced, or applicable standards.

### Zone based approach

1. Net metering facility subject to the limitations below and Section 19.XXX (list specific types and threshold (height, size, etc. max.).
  - Towers <35'
  - Photovoltaic Systems (what threshold?)
  - Hydro (what threshold?)
  - Other (which uses and what thresholds?)
2. Non-commercial/stand alone power generating facility (list specific types and threshold (height, size, etc. max.).
  - Towers 35' < 100' (what threshold?)
  - Photovoltaic Systems (what threshold?)
  - Hydro (what threshold?)

-Other (which uses and what thresholds?)

3. Transmission. (Greater than 200' in height and what length?)

**Property Size and/or Impact Based Approach**

1. Net metering facilities and non-commercial/stand alone power generating facilities pursuant to section 19.XXX.
2. Transmission. (Greater than 200' in height and what length?)

F. Property Development Standards

1. Setbacks
2. Height
3. Vision Clearance
4. Signs
5. Lighting
6. Parking
7. New Driveways

G. Property Size Standards