

**NON-COMMERCIAL ENERGY
DRAFT REVIEW PROCESSES & STANDARDS**
Last Updated 28 April 2010

The proposed review processes and specific criteria are based on allowing the least difficult review process to encourage renewable energy development while ensuring the protection of adjacent property owners.

IDEAS TO FOLLOW UP ON

-Should we require pre-notices for STS applications to allow adjacent property owners the ability to comment on the proposed development in addition to the ability to appeal?

-The standards below are based on acreage. Should we include any requirements or limitations for properties which go through a less restrictive review process based on acreage but then later divide the property to an acreage which would have required them to go through a more restrictive process? Such as:

- Require the more restrictive process as a requirement of being able to divide the land.

- Require them to meet all of the property development standards as a requirement of being able to divide the land. (We would likely do this anyway)

-Should met-towers be included in the non-commercial standards?

-What changes need to be made in Chapter 4 with regard to height? Reference towers in Chapter 19 are exempt from the height limitations of the specific zones?

DEFINITIONS

(Either included in Chapter 1 or Chapter 19. Compare to existing definitions)

Underline = Proposed Definitions

Ambient Sound Level - The amount of background noise at a given location **prior to the installation of an Energy System** which may include, but not be limited to, traffic, machinery, lawnmowers, human activity, and the interaction of wind with the landscape. The ambient sound level is measured on the dB(A) weighted scale as defined by the American National Standards Institute.

Anemometer – See Meteorological Tower

Building Mounted WECS - A WECS mounted or attached to a building. **Do we need to define what the height of a building mounted WECS is?**

Blade - An element of a WECS rotor which forms an aerodynamic surface or surfaces to convert movement of air into mechanical energy or torque.

Commercial Power Generating Facility (Utility Facility For The Purpose Of Generating Power) - A facility for the production of energy and its related components that

- a. Generates energy using means listed in ORS or OAR such as solar power, wind power, fuel cells, hydroelectric power, thermal power, geothermal power, 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; and
- b. Is intended to provide energy for sale

See “Net Metering Facility” and “Non-Commercial/Stand Alone Power Generating Facility” for additional definitions related to energy production.

Communication Tower - Any tower designed to support commercial radio, television, and/or telecommunications receiving or broadcasting antennas, dishes, buildings and associated commercial equipment used to transmit or receive radio, microwave, wireless communications, and other electronic signals.

Energy Development - A building or construction operation making a significant change in the use or appearance of a structure or land for an energy facility; and the clearing, excavation, filling, grading, and road building in connection with the operation.

Energy Facility or System - A hydroelectric, wind energy, biomass, geothermal or transmission facility with a nominal electric generating capacity of 25 MW or less or carrying 230 kV or less.

Equipment that converts and then stores or transfers energy from into usable forms of energy and includes all necessary component used in the system except transmission lines.

Energy Facility Project Area - The proposed location of an energy facility, any structure adjacent to and associated with an energy facility, including associated transmission lines, reservoirs, intake structures, road and rail access, pipelines, barge basins, office or public buildings, and commercial and industrial structures proposed to be built in connection with the energy facility, and the area affected by the facility.

Guy Wire - A cable or wire used as a semi-flexible tension support between a guy anchor and a tower.

Height Of Tower - The height of the vertical distance from the grade at the base of the tower or pole to the tallest point of the tower (what about antenna?). For a WECS the height shall be measure to the uppermost vertical extension of any blade or to the maximum height reached by any part of the WECS.

Horizontal Axis WECS - A WECS on which the rotor axis substantially is parallel to the ground.

Kilovolt (kV) - The unit of voltage of potential difference which equals 1,000 volts.

Megawatt (MW) - The electrical unit of power which equals 1,000,000 watts.

Meteorological Tower - The tower, base plate, anchors, guy cables and hardware, anemometers (wind speed indicators), temperature and pressure sensors, other weather measuring devices attached to the tower, wind direction vanes, booms to hold equipment anemometers and vanes, data logger, instrument wiring, and any telemetry devices that are used to monitor or transmit weather information at a given location.

Nacelle -The structure which houses all of the generating components, gearbox, drive train and other components of the WECS.

Net Metering Facility - A facility for the production of power that:

- a. Generates energy using means listed in ORS or OAR such as solar power, wind power, fuel cells, hydroelectric power, 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;
- b. Is intended to offset part of the customer-generator's requirements for energy;

- c. Will operate in parallel with a utility’s existing transmission and distribution facilities;
- d. Is consistent with generating capacity as specified in ORS 757.300 and/or OAR 860-039-0010 as well as any other applicable regulations;
- e. Is located on the same tract as the use(s) to which it is accessory and the power generating facility, tract, and use(s) are all under common ownership and management.

See “Non-Commercial/Stand Alone Power Generating Facility” and “Commercial Power Generating Facility” for additional definitions related to energy production.

Non-Commercial/Stand Alone Power Generating Facility –

- a. Generates energy using means listed in ORS or OAR such as solar power, wind power, fuel cells, hydroelectric power, 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;
- b. Is intended to provide all of the generator’s requirements for energy for the tract or the specific lawful accessory use that it is connected to;
- c. Operates as a standalone power generator not connected to a utility grid; and
- d. Is located on the same tract as the use(s) to which it is accessory and the power generating facility, tract, and use(s) are all under common ownership and management.

See “Net Metering Facility” and “Commercial Power Generating Facility” for additional definitions related to energy production.

Photovoltaic System – A system which converts solar energy for electricity generation, space heating, space cooling or water heating and which consists of solar panels, photovoltaic laminates, electrical lines, pipes, batteries, mounting brackets, frames, foundation and other appurtenances or devices necessary for the operation of the system. (Do we need definitions for roof mounted and ground arrays?)

Prevailing Wind Direction - Within 45 degrees of the direction from which wind flows for at least 20 percent of the year based on at least one year's site-specific recorded wind data.

Related of Supporting Facilities to a Commercial Energy Facility –
????????????????????

Rotor - 1) A system of rotating aerodynamic elements and hub assembly attached to a shaft that converts the kinetic energy in the wind into mechanical energy; 2) Rotating element in an electrical generator.

Rotor Diameter - Twice the distance from the center of rotation to the outermost point of the blade.

Shadow Flicker - The moving shadow created by the sun shining through the rotating blades of a WECS.

Significant Interference With Wind Access - A ten (10) percent decrease in wind speed caused by an obstruction(s).

Solar Access - The right of a property owner to have sunlight shine onto the property owner's land.

Solar Energy System - See "Photovoltaic System".

Swept Area - Area perpendicular to the wind velocity that a rotor will cover during one complete rotation.

Theoretical Horsepower - The product of the flow used by a hydroelectric facility, expressed in cubic feet per second, multiplied by the head, expressed in feet, divided by 8.8.

Tower - monopole, freestanding, or guyed structure.

Tower Mounted WECS - A Wind Energy System mounted or attached to a tower, pole or similar structure which is not a building. (Is this term used in the standards?)

~~Total WECS Height - The height of a WECS measured from ground level to the highest vertical extension of a WECS.~~

(For transmission look at Umatilla County information)

Transmission Facility - The conductors, lines, structures, buildings, corridor, and construction staging and assembly areas associated with the transmission of electricity from major power sources to the regional power grid and from the regional power grid to the local power distribution system. Such a facility operates at a current of 230 kilovolts (230kV) or less. Such a facility does not include electric power substations, switching stations, or generating facilities.

Utility Facilities Necessary for Public Service - Facilities for providing communication, water, sewers or transportation and facilities accessory to energy facilities.

Utility Facility Service Lines - Utility lines and accessory facilities or structures that end at the point where the utility service is received by the customer and that are located on one or more of the following:

- a. A public right of way;
- b. Land immediately adjacent to a public right of way, provided the written consent of all adjacent property owners has been obtained; or
- c. The property to be served by the utility.

Vertical Axis WECS - A WECS which rotor axis is vertical.

WECS (Wind Energy Conversion System) - ~~A device that converts the kinetic energy in the wind into electric energy. The WECS includes all parts of the system except transmission lines.~~

Equipment that converts energy from the wind into usable forms of energy (such as electricity) and then stores or transfers the energy. This equipment includes any base, blade, foundation, wind generator, nacelle, rotor, wind tower, transformer, vane, wire, inverter, batteries or other component used in the system except transmission lines.

WECS Site - The lot or lots upon which a WECS is situated. If abutting lots are used primarily for WECS, the WECS site encompasses all such abutting lots.

WECS Tower - Subsystem of a WECS that supports the rotor, or other collection device, above-ground.

Wind Energy Facility - A WECS or group of WECS including all parts of the system except transmission lines. ~~Such a facility has a nominal electric generating capacity of 25 MW or less.~~

Wind Farm - A cluster or array of three or more electrical WECS which are under the same ownership or management.

Wind Measurement Device - An instrument for measuring wind speed and/or direction, including the tower or pole upon which it is mounted. ~~(This could be different than a meteorological tower should we make the distinction or amend this definition so it is not a meteorological tower?)~~

Wind generator – The blades and associated mechanical and electrical conversion components mounted on top of the tower.

PROPOSED REVIEW PROCESSES & STANDARDS

Section 19.XXXX Non-Commercial Review Process

A. Overview of Review Processes - Non-commercial energy **projects** shall be reviewed pursuant to one of the following processes:

1. **Ministerial Review:** The proposed **use** must meet all property development standards as well & non-discretionary standards listed in **Section XXXX below**.

This review involves an evaluation by Planning and Development staff but only requires formal zoning approval if the use is required to meet building codes approval. If the use does not require formal zoning approval but that is requested by the applicant for future documentation they will be charged the appropriate ministerial review fee.

2. **Subject to Standards Review:** The proposed **use** must meet all property development standards, non-discretionary standards listed in **Section XXXX below**, as well as the discretionary standards listed in **Section XXXX below**.

3. **Conditional Use Review:** The proposed **use** must meet all property development standards, non-discretionary standards listed in **Section XXXX below**, the discretionary standards listed in **Section XXXX below** as well as Chapter 5 conditional use standards.

B. Tower Review Processes (Fee Standing or Roof Mounted) (**Should this include Met Towers?**)

	<2 Acres	2 - <5 Acres	5 - <10 Acres	>=10 Acres
<35' in height	Ministerial	Ministerial	Ministerial	Ministerial
35' - < 50' in height	STS	STS	Ministerial	Ministerial
*50' - < 100' in height	CUP	STS	STS	STS
100' - < 200' in height	CUP	CUP	STS	STS
>=200' in height	CUP	CUP	CUP	CUP

***Shearers Sprayers indicated that even though they fly as low as 12 feet they said 50' would be a trigger where they would like notification of new towers.**

C. Photovoltaic/Solar System Review Processes

	<2 Acres	2 - <5 Acres	5 - <10 Acres	10 - < 40 Acres	> = 40 Acres
Roof Mounted & < = 35' in height	Ministerial	Ministerial	Ministerial	Ministerial	Ministerial
*Roof Mounted & >35' in height	STS	STS	STS	Ministerial	Ministerial
Ground Array <500 sq. ft. & < = 35' in height	Ministerial	Ministerial	Ministerial	Ministerial	Ministerial

Ground Array 500 - <1,500 sq. ft. & < = 35' in height	STS	STS	STS	STS	Ministerial
Ground Array >=1,500 sq. ft. & < = 35' in height	CUP	CUP	CUP	CUP	STS

*Roof mounted photovoltaic/solar Systems exceeding 35' in height shall be allowed without a variance pursuant to either Chapter 6 or 7. (Ground arrays exceeding 35' in height will require a variance)

- Current Rule of thumb is 100 square feet per kw of solar.
- NWPUD and Wasco Electric both limit net-metering at 25kw
- What are typical energy demands of a house?

D. Hydroelectric Review Processes

1. Not Located within an Area of Special Flood Hazard - Hydroelectric energy projects not located within an Area of Special Flood Hazard are not required to meet property development standards within the zone they are being located and are allowed without any review by the Wasco County Planning and Development Department as long as they are being reviewed by the Oregon Department of Water Resources. (OWRD has a robust review process pursuant to ORS 543 & OAR 690-051-0060 which requires consultation with all applicable state, federal and local agencies. Hydro facilities are precluded in certain areas subject pursuant OAR 690-051-0030. Should we exclude any other areas?)
2. Located within an Area of Special Flood Hazard - Hydroelectric energy projects located within an Area of Special Flood Hazard are not required to meet property development standards within the zone they are being located or any additional criteria below but are subject to Section 3.740, Flood Hazard Overlay.

E. Transmission

Not yet researched. Look at Umatilla County information.
Any transmission associated with any use must meet all other listed or referenced standards. Even for exempt uses such as hydro.

F. Additional Non-Commercial Energy Development Review Processes

The review process for energy projects other than those listed below will be decided by the Planning Director based on an evaluation of the primary purpose of the zone, the size of the subject property and surrounding properties, 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.

Section 19.XXX Non-Discretionary Review Standards

A. General Standards: The following are applicable to all non-commercial **energy facilities** in addition to meeting the property development standards of the zone and any other listed or referenced standards.

1. Lawful Use - Power will be for a lawfully established use or use that is in the process of being reviewed by the Wasco County Planning Department.
2. Setback/Buffers - Unless otherwise specified, **all uses** shall meet the property line setbacks of the zone in which they are located, natural resource buffers, as well as any additional setbacks required below. **Should we specify guy wires need to meet these as well?**
3. Height – Unless otherwise specified, **all uses** shall meet the height limits of the zone in which they are located. Height shall be measured from the average elevation of the finished grade to the top of the structure. **(This is applicable to uses mounted on another structure. Compare this to Chapter 4.)**
4. Interconnect Agreement (Net Metering Only) - The applicant shall provide an interconnect agreement (or submitted request) with a local utility. **(Work with Wasco Electric and NWPUD to determine what is appropriate)**
5. Closed System (Non-Commercial Stand Alone Only) - The applicant shall Provide plan or diagram that proves the proposal is a closed system and will not tie into a utility.
6. Health & Safety –
 - a. Any uses or structures that are dangerous will be designed and constructed to limit access.
 - b. Uses and structures shall be designed and constructed to not impair emergency response. **(Is this discretionary? Should this be here or in Conditional Use? Is it already covered by Chapter 5?)**
Check with emergency services to see if they have any concerns. Such as if a building roof is completely covered with solar panels, and should there be a fire in the structure – will this impair any fire fighting techniques? Will the solar panels inhibit fire fighting efforts? Should the size of rooftop solar installations be limited to a prescribed portion (e.g. no more than 50%) of available roof-surface?
7. Signage -

- a. No commercial or advertising markings shall be allowed except those of the manufacturer & installer.
 - b. Warning and safety signs, up to three square feet in area, are allowed unless further specified.
8. Decommissioning/Removal - Any facility that is inoperable for more than 12 months shall be deemed discontinued. Removal of the equipment and facilities shall occur within six (6) months of the discontinuance time frame unless all or a portion of the equipment and facilities are converted to an approved use within this same time frame.
 9. Other Authority - The applicant shall obtain all necessary local, state and federal authorizations/permits prior to constructing the use.
 10. Noise - Manufacturer's sound level estimate shall not exceed 60 decibels, and operation of the system shall be in compliance with noise regulations established by the Oregon Department of Environmental Quality in OAR Chapter 340, Division 35. (Do we want to clarify that this shall be measured at any property boundary not associated with the project? Do we want to require proof of this through a study at other review levels?)
 11. Vibration: Vibrations shall not be produced which are humanly perceptible beyond the property on which the energy facility is located.
 12. Communication Interference - **Energy systems** shall be designed, constructed and operated so as not interfere with communication systems such as, but not limited to, radio, telephone, television, satellite, microwave or emergency communication systems.
 13. Maintenance: Energy systems must be kept and maintained in good repair and condition at all times and shall not pose a potential safety hazard.
 14. Electrical Lines and Wires - All electrical controls, control wiring, grounding wires, power lines and system components shall be placed underground within the boundary of each property at a depth designed to accommodate the existing land use to the maximum extent practicable. (How does this tie in to transmission?)

B. Specific Standards

1. Tower Standards - (May want to distinguish standards for all towers and WECS specific standards for easier Met tower review if that is included)
 - a. Setbacks –

- (1) Towers \leq 100' in height - The base of the tower shall be set back from all property lines, public-rights-of-ways, and above ground public utility lines a distance equal to the height of the tower. The setback shall be measured to the center of the tower's base.
 - (2) Towers $>$ 100' in height - In addition to meeting the requirements of (1) above, for any height above 100' the base of the tower shall be setback an additional 2' for every 1' in height. **(This may not be needed but it is worth discussing. If required it may need to be relocated to STS section below)**
 - (3) Towers shall be allowed closer to a property line, public-right-of-way, or above ground public utility line than the height of the tower without a variance if granted written permission from the property owner, road authority, or utility.

Notwithstanding receiving permission from an adjacent property owner, road authority or utility, towers shall still be required to meet the setback and buffer requirements of the zone in which they are located unless a variance is requested.
 - (4) Separation - If more than one tower is installed, a distance equal to the height of the highest tower must be maintained between the base of each tower. **(Do we want to do this?)**
 - (5) Dwelling Setbacks - **Should we worry about setbacks to dwellings on the property?**
- b. Minimum Height – The lowest extension of any blade or other exposed moving component shall be at least fifteen (15) feet above the ground (at the highest point of the grade level within fifty (50) feet of the base of the tower) and, in addition, at least fifteen (15) feet above any outdoor surfaces intended for human occupancy, such as balconies, that are located directly below the blade. **(No maximum height has been included. Anything over 200' in height requires a CUP and an evaluation of its impacts. This process should be adequate.)**
- c. Safety –
- (1) Towers shall be equipped with an automatic braking, governing or feathering system to prevent uncontrolled rotation, over-speeding and excessive pressure on the tower structure, rotor blades and other wind energy components unless the manufacturer certifies that a braking system is not necessary.
 - (2) Towers shall be equipped with lightning protection.

- d. Aircraft Safety - To ensure visibility of the towers to aircraft, the tower must comply with these precautions to be completed at the time of siting each tower over 100' tall or over 35' tall in an exclusive farm use zone or an area devoted to agriculture. (This may need to be parsed out between ministerial review, STS review, height of tower, size of property and agricultural use or not)
- (1) All guy wires shall be sheathed in a bright orange or yellow color covering them from a height of three above ground to eight feet above ground.
 - (2) Place one 55-gallon barrel painted Aviation Orange at each of the outermost guy wire anchors.
 - (3) Paint the top 30 feet of each tower with 5 foot bands of alternating colors of Aviation Orange and Aviation White. (At what height should this start for towers less than 100'?)
- e. Lighting - No lighting of towers is allowed except as required by the Federal Aviation Administration or other federal or state agency. If lighting is required it shall be shielded from the ground in a manner that prevents the lighting from projecting onto adjacent properties, roadways, waterways, as well as preventing the lighting from noticeably contrasting with the surrounding landscape. (This may need to be relocated to STS section if lighting is not required below 50')
- f. Notice. The following signs shall be clearly visible on the tower.
- (1) "No Trespassing" signs shall be attached to any perimeter fence.
 - (2) "Danger" signs shall be posted at the height of five feet on the tower if it has a climbing apparatus.
 - (3) A sign shall be posted on the tower showing an emergency telephone number.
 - (4) The manual electrical and/or overspeed shutdown disconnect switch(es) shall be clearly labeled.
- f. Access
- (1) All ground mounted electrical and control equipment shall be labeled or secured to prevent unauthorized access.
 - (2) The tower shall be designed and installed so as to not provide step bolts or a ladder readily accessible to the public for a minimum height of 8 feet above the ground.

g. Density – No more than (1) tower shall be installed for every two acres of land on the parcel. (Do we want to do this? If so, is this the right density?)

h. Shadowing/Flicker - WECS' shall be sited in a manner that does not result in significant shadowing or flicker impacts. The applicant has the burden of proving that this effect does not have significant adverse impact on neighboring or adjacent uses either through siting or mitigation. (Should this be here or in the STS section or not included at all?)

i. Visibility –

(1) Towers shall be shall be either the stock color from the manufacturer or painted in a non-reflective, unobtrusive color that blends in with the surrounding environment unless otherwise required by the Federal Aviation Administration or Oregon State Aeronautics Division. (This is also included in the STS section. Options are to have it in only one place, not have it at all, have it in both places and create distinctions between what colors are allowed based on the review process.)

(2) If located in or visible from a residentially zoned lot, ground mounted electrical and control equipment will be screened. (Is this something we are concerned about?)

j. Natural Resource Protections - Bird deflectors shall be placed on all guy wires to minimize the risk of collisions by birds and bats.

2. Photovoltaic/Solar Energy System Standards:

a. Glare – Photovoltaic/Solar energy systems shall be located such that any glare is directed away from an adjoining property or roadway. (Should this be less than an all or nothing such significant glare since the angle of the sun changes over the course of the day and by month?)

b. Multiple Structures – Multiple panels or multiple arrays and supporting equipment shall be considered one (1) system.

c. Solar Access Rights – The granting of a permit or the creation of a photovoltaic/solar energy system consistent with the requirements of this ordinance shall (not) constitute solar access rights. (We need to decide if we want to establish solar access rights or not. If so I need to include additional rules associated with this. If not we should include this language to be clear.)

d. Visibility/Compatibility - The design of photovoltaic/solar energy systems shall, to the extent reasonably possible, use materials, colors, textures, screening and landscaping that will blend the facility into the natural setting

and existing environment. (Do we want to do this? Should it be here or in STS review section?)

- e. Access - All ground arrays shall be enclosed by fencing in order to provide for the security and safety of the solar energy system and the public. (I don't believe this is necessary but it should be discussed. Is there any level or size of ground arrays that should be fenced?)

3. Transmission Standards: Evaluate Umatilla County transmission language.

a. Undergrounding of Lines –

(1) Lines on Property (if different than utility facility service lines) - All electrical controls, control wiring, grounding wires, power lines and system components shall be placed underground within the boundary of each property at a depth designed to accommodate the existing land use to the maximum extent practicable.

(2) Utility Facility Service Lines (if different than lines on property) - All electrical controls, control wiring, grounding wires, power lines and system components should be placed underground within the easement of at a depth designed to accommodate the existing land use to the maximum extent practicable.

(3) Distribution Lines (This may not be the right location. Need to further evaluate transmission) - All distribution lines from should be located and maintained underground.

Section 19.XXX Discretionary Review Standards

- A. General Standards: The following are applicable to all non-commercial energy facilities in addition to meeting the property development standards of the zone and any other listed or referenced standards. (Evaluate non-discretionary review standards to see if any should be here instead.)

1. Noise - ?

2. Visual - ?

3. Smell - ?

4. Natural Resource Impacts - ?

B. Specific Standards:

1. Tower Standards: (May want to distinguish standards for all towers and WECS specific standards for easier Met tower review if that is included)
 - a. Visual Impact
 - (1) Towers shall be shall be either the stock color from the manufacturer or painted in a non-reflective, unobtrusive color that blends in with the surrounding environment unless otherwise required by the Federal Aviation Administration or Oregon State Aeronautics Division. (This is in the non-discretionary standards section? Options are to have it in only one place, not have it at all, have it in both places and create distinctions between what colors are allowed based on the review process.)
 - (2) Where available, towers shall be set against a visual backdrop that, because of color, texture or topography, helps the tower blend into its surrounding environment. (This probably won't be applicable in most circumstances and may conflict with the need to site a tower in a specific location)
 - (3) Compatibility - Do we want some other criterion relating to compatibility and impacting the character of the area? This is in the existing CUP criteria.
 - b. Natural Resource - Do we limit lattice towers which attract birds to perch and can then be struck by one of the blades?
 - c. Notice - Local Aerial Sprayers, the Oregon State Aeronautics Division & Federal Aviation Administration will be provided notice of the proposed tower prior to making a decision. (This won't be needed if we decide to do a pre-notice for all STS applications. This also may need to be distinguished if ODA doesn't want notice for towers 50' like Shearers Sprayers.)
2. Solar/Photovoltaic Standards:
 - a. Height Exceeding 35'(roof mounted, or free standing subject to variance) will be visually compatible with the surrounding environment.
 - b. Scale of Project (Square Footage) Do we want some other criterion relating to compatibility and impacting the character of the area? This is in the existing CUP criteria.
 - c. Glare – Do we need any other standards beyond the non-discretionary?
3. Transmission Standards: Evaluate Umatilla County standards.

Section 19.XXXX Conditional Use Standards

Do we need or want to have any additional review criteria beyond what already existing in Chapter 5?

PROPERTY SIZES

Typical Residential Development Requirements

Septic Drainfield = 7,000 square feet
House Foot Print = 3,500 square feet
Well = 100 square feet (estimated)
Driveway 25' long X 12' wide = 500 square feet
Total = 11,100 square feet

Property Dimension & Square Footage Comparisons: Included are the full dimensions and square footage by acres as well as those dimensions reduced based on the average residential development included above.

Property Size	Property Dimensions	Available Dimensions	Property Square Footage	Available Square Footage
½ Acre	147' x 147'	103' X 103'	21,780	10,680
1 Acre	209' x 209'	180' X 180'	43,560	32,460
2 Acres	295' X 295'	275 X 275	87,120	76,020
5 Acres	466' X 466'	454' X 454'	217,800	206,700
10 Acres	660' X 660'	651' X 651'	435,600	424,500
80 Acres	1,866' X 1,866'	1,863' X 1,863'	3,484,800	3,473,700
160 Acres	2,640' X 2,640'	2,637' X 2,637'	6,969,600	6,958,500