

CITY OF DE SOTO
SITE PLAN REVIEW COMMITTEE

City Hall, 32905 West 84th Street
Tuesday, October 14th, 2009, 7:00 P.M.

AGENDA

1. Roll Call.
 2. Agenda Item:
 - A. Review of the Site Plan for a proposed wind energy conversion system (accessory use) to be located at 35276 W. 95th Street. Review is part of the Special Use Permit process.
 3. Adjournment
-

MINUTES

1. Roll Call. The meeting was called to order at 6:00 p.m.

Members Present: Mary Guntert, Dave Servos, Doug Weis, Toni Caldwell*, Charlie McNemee

Planning Commissioners: None

Staff: Mike Brungardt, City Engineer; Linda Bohnsack, City Planner

Applicant: Kameron Klein, property owner

2. Agenda Item:

- B. Review of the Site Plan for a proposed wind energy conversion system (accessory use) to be located at 35276 W. 95th Street. Review is part of the Special Use Permit process.

City Planner Linda Bohnsack opened the meeting with a brief description of the proposed action and a description of the Site Plan Review as it relates to the Special Use Permit process. She explained that Mr. Klein has not selected a system as yet, preferring to obtain guidance and approval of the permit before committing financially to the project. For that reason, we cannot determine the exact height for the system. This may affect the Committee's recommendation concerning setbacks for the system.

In addition, there are further complications concerning the application. Mr. Klein's property is zoned RUR Rural. During the city-wide rezoning project, he and several other property owners in the area have requested C-2 Business – General District. This request is in agreement with the City's Comprehensive Plan. However, the rezoning project has been delayed to allow the City to adopt a Rural Agriculture zoning district. Therefore, the rezoning project has not been completed. Since the City adopted the RUR Rural regulations in the late 1990's when the

property was annexed, Mr. Klein would have to meet these regulations instead of the City's regulations.

Another complication concerning the application is the fact that the City is in the process of revising their own regulations for wind energy conversion systems (WECS). These regulations will be discussed at the October 27 Planning Commission for possible recommendation to the Council for adoption in November. Many of the conditions in the Site Plan Review report will be proposed to the Planning Commission for the new City WECS regulations.

Discussion—

- System height. The height of the tower may affect placement on the site. The proposed location is ~95 feet from the East property line. However both adjacent parcels on east and west have been developed and the existing structures are over 300' from the proposed location for the tower.
- Noise. The Committee discussed noise as well. Current city regulations limit noise to 60 db at any neighboring residence. Staff suggested that level should be at the property line.
- Tower design. The design of the supporting structure will be a 3-legged lattice tower, eliminating the need for guy wires. It is a little more noticeable visually than a monopole, but does not require the excessively deep foundation that adds to the cost of the system installation.
- Siting. Mr. Klein explained the reasoning behind his designated location by showing the Committee a copy of his letter to the Planning Commission. First, the location is at the highest point on the site—an important element for catching the most wind possible. Since the prevailing wind is from the south, the wind will hopefully come up the hill from that direction and catch the wind turbine, avoiding the turbulence that occurs when going over the top of the hill. Placing the system farther to the north would put it in that turbulence area and reduce the system's effectiveness substantially. Since wind levels in this part of the state are low anyway, proper siting is very important.
- Color/Finish. The tower and system is expected to be galvanized metal. This finish is the most transparent in the landscape and the most durable as well. A painted surface tends to deteriorate and require maintenance costs that reduce the cost effectiveness of the system.
- Security. With the lattice design, a fence with locking gate will be needed to provide security to the system. Applicant will also need to carry liability insurance.
- Broadcast interference. When asked about this subject, the applicant indicated that he had checked that out with the dealers and systems are now designed to eliminate that concern. The system should not provide interference to TV/radio or communications systems in the area.
- On-site structures. Some members were concerned about the proximity of the system to the applicants existing on-site structures. Staff pointed out that the regulations that were researched have not indicated setbacks from on-site structures.
- Survey. Since all necessary information was supplied in other formats, the Committee approved using the submitted survey in place of a site plan.

The Site Plan Review Committee approved the survey as the site plan, recommending in addition to the suggested conditions by staff, that the maximum system height should be no more than 115 feet and that the security fence should be consistent in material and color with other fencing in the area.

3. Adjournment. Meeting was adjourned at 7:45 p.m.