



Planning and Zoning

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TCLUO 2022-138

Solar Energy Systems Ordinance Update

Public Body: Tooele County Planning Commission

Meeting Date: August 3, 2022

Request: Recommendation of approval for updates to required buffer for Solar Energy Systems.

Planners: Jeff Miller

Planning Commission Recommendation: Not Yet Received

Planning Staff Recommendation: Approval

Applicant Name: Planning Staff

PROJECT DESCRIPTION

Planning Staff is requesting a recommendation of approval of an ordinance update to Section 17-2-3(4)(a) regarding Solar Energy Systems.

The current section 17-2-3(4)(a) reads as follows:

- (a) No above-ground Solar Energy System facility or structure (other than access roads, gates and fences) shall be located closer than one mile to any Residential District boundary line (not including Agricultural Zoning Districts) unless otherwise approved by the Zoning Administrator through the site plan review process.*

The proposed section 17-2-3(4)(a) reads as follows:

- (a) No above-ground Solar Energy System facility or structure (other than access roads, gates and fences) shall be located closer than one mile to any then existing Residential District boundary line (not including Agricultural Zoning Districts).*
- (1). Subsection (4)(a) does not prohibit the rezoning of property within the one-mile buffer to a Residential Zoning District and does not prohibit the development and encroachment of residential developments within the one-mile buffer.*

PLANNING STAFF ANALYSIS AND RECOMMENDATION

When the original section 17-2-3(4)(a) was proposed in 2018, Planning Staff had proposed a 3-mile buffer between Solar Energy Systems and residential districts. Staff encourages the planning commission to consider whether or not the current one-mile buffer should be increased.

Planning Staff recommends that the Tooele County Planning Commission makes a motion to recommend approval to the Tooele County Council for the proposed section updates to Section 17-2-3(4)(a) regarding Solar Energy Systems.