

**MARION COUNTY PLANNING COMMISSION**  
**Consideration of CW ECS Zoning Ordinance Changes**  
**August 25, 2016**

**Recommendations/Requests of Diamond Vista Wind Project, LLC**

1. Eliminate the Overlay District county-wide and rely on CUP process for appropriate location of any proposed CW ECS projects.\*
2. Provide flexibility for final design and engineering in locating facilities so long as all setbacks and design standards are met.\*
3. Simplify process and burden on County planning staff by eliminating reporting or submission requirements that duplicate state or federal requirements.\*
4. Change the definition of WECS height to incorporate Total Tip Height.\*
5. Change the definition of Wind Energy Conversion Systems to include all supporting facilities, including MET towers.\*
6. Clarify the method of calculating setbacks.\*
7. Modify the noise standards regarding how decibel level is calculated and from what location; make applicable only at to non-participating properties.\*
8. Clarify language on start of construction and modify the “pre-construction” period from 1 year to 2 years, with a one-year discretionary extension available.\*
9. Clarify and extend the “non-use/abandonment” provisions to at least 1 year with a reporting obligation if not re-started within that year.\*
10. Modify the minimum blade clearance height from 100 feet to 60 feet.
11. Allowing landowners flexibility and authority for certain decisions on their property, including:
  - a. Ability of a non-participating property owner to waive minimum setbacks;
  - b. Ability of a property owner to waive setbacks from minimal use structures.
12. Clarifying the definitions of structures or dwellings to define as existing and occupied so as to not include effectively abandoned buildings.
13. Clarifying that decommissioning obligations (which are also included in each lease) are triggered when the owner/operator of the CW ECS project has determined it has reached the end of its economic life and chooses to cease operations.

\*Items expressly recommended or addressed in Mr. Yearout’s memorandum.