

- **Planning Case #23-004** – Public Hearing Required
- **Applicant:** Alatus LLC
- **Request:** Zoning Code Amendment, Chapter 13 to the Conservation District



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Overview of Request

- City Council is being asked to make a decision on the adoption of Ordinances 2023-002 and 2023-003 as well as authorization to publish Summary Ordinance for Planning Case 23-004 for Zoning Code Amendments in Sections 1305.04, 1320.04 – Subd. 17, 1320.05, 1320.15 of the Arden Hills City Code to allow Solar Energy System as a Conditional Use in the Conservation District.

Overview of Ordinance Amendments

Section 1305.04 Definitions

- Add a definition for Solar Energy System
 - Solar Energy System: A system or set of devices whose primary purpose is to collect, convert, store and distribute solar energy, including for heating and cooling of buildings, electricity generation, water heating and other energy-using processes.

Section 1320.05 Land Use Chart

- Amend to include solar energy system:
 - Add a land use category for Solar Energy System as a Conditional Use (CUP) under the CD.

Additional Code Amendments to consider:

- Section 1320.04, Subd. 17 - Revise the purpose statement for the Conservation District
 - Add a new paragraph B stating that the District provides for areas for the development of solar energy systems.
- Section 1320.15 - Special Requirements for the CD
 - Create a new Subdivision 3 that outlines special CUP requirements for Solar Energy Systems. This provision should address future review standards for solar energy.

Proposed language:

A Solar Energy System shall be evaluated as part of the Conditional Use Permit review for development consistent with the District Requirements as outlined in Section 1320.03 and the City Council through the CUP may allow flexibility to design standards including but not limited to setbacks, lot coverage, height, access, size, screening, and fencing based upon site suitability and abutting properties and area.

Deadline for Agency Action

- The City of Arden Hills received the completed application for this request on February 14, 2023. Pursuant to Minnesota State Statutes Section 15.99, the City must act on this request by April 14, 2023 (60 days), unless the City provides the petitioner with written reasons for an additional 60 day review period. The sixty (60) day timeline begins on the day the City is in receipt of what has been determined to be a complete application. The City may, with the petitioner's consent, extend the review period beyond the 120 days.

Options and Motion Language

- Approval: Motion to adopt Ordinances 2023-002 and 2023-003 as well as authorization to publish a summary ordinance for Planning Case 23-004 for Zoning Code Amendments in Sections 1305.04, 1320.04 – Subd. 17, 1320.05, 1320.15 of the Arden Hills City Code to allow Solar Energy System as a Conditional Use in the Conservation District, based on the findings of fact and the April 10, 2023 Report to the City Council.
- Approval with Amendments: Motion to adopt Ordinances 2023-002 and 2023-003 as well as authorization to publish a summary ordinance for Planning Case 23-004 for Zoning Code Amendments in Sections 1305.04, 1320.04 – Subd. 17, 1320.05, 1320.15 of the Arden Hills City Code to allow Solar Energy System as a Conditional Use in the Conservation District, based on the findings of fact and the April 10, 2023 Report to the City Council with amendments.
- Denial: Motion to deny Planning Case 23-004 for Zoning Code Amendments in Sections 1305.04, 1320.04 – Subd. 17, 1320.05, 1320.15 of the Arden Hills City Code to allow Solar Energy System as a Conditional Use in the Conservation District, based on the findings of fact: *findings to deny should specifically reference the reasons for denial and why those reasons cannot be mitigated.*
- Table: Motion to table Planning Case 23-004 for Zoning Code Amendments in Sections 1305.04, 1320.04 – Subd. 17, 1320.05, 1320.15 of the Arden Hills City Code for the following reasons: *a specific reason and information request should be included with a motion to table.*

Questions?

Planning Case 23-004 – Zoning Code Amendments – Chapter 13, Conservation District

