


# Welcome to the November 22, 2021, WDM Plan and Zoning Commission Meeting

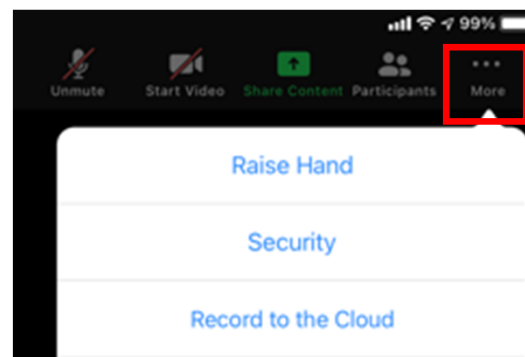
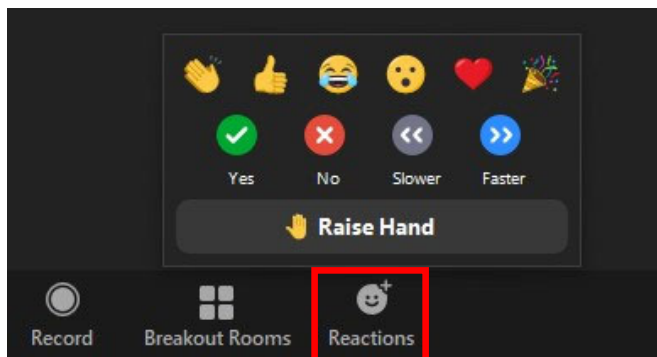
## Here are a few housekeeping items before we get started:

- You will be muted by default when joining the meeting. The Commission Chair will first ask for the applicant's and then staff's presentation on an agenda item. After the applicant and staff have presented, the Chair will ask for public comment. At this point, please raise your hand to indicate you wish to speak. The Chair will then call on you and you will be unmuted.
- **If you are participating by phone, dial \*9 to raise or lower your hand, dial \*6 to unmute or mute**

 Raise Hand:  
Location - Click participants in your Zoom toolbar, you will see a box pop up with this at the bottom of the participants' window:



Raise Hand can also be found in the Reactions or the More (...) button on the Zoom toolbar:

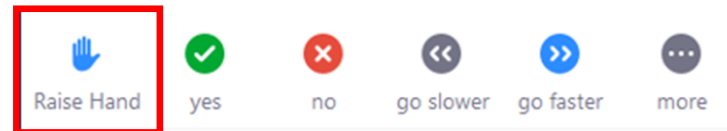
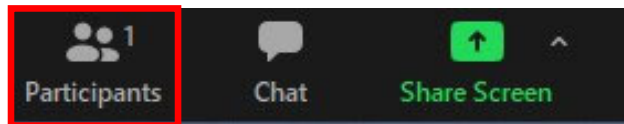


## Item 2a – Ordinance Amendment – Solar Energy Systems

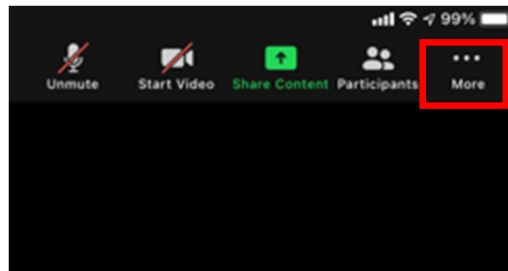
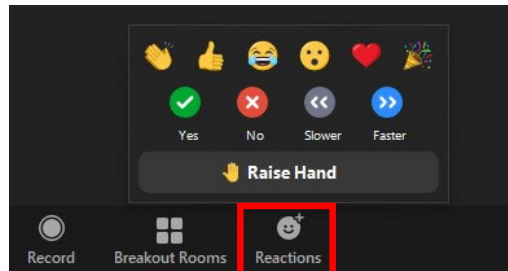
### To participate on this item:

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- When a motion is made and a vote is called for, ONLY the Commission members vote.

When you are unmuted – please state your name and address for the record before you make your comments.



OR



## Item 2a - Ordinance Amendment – Solar Energy Systems

### DEFINITIONS:

- Small Solar Energy System: rated capacity up to 15 kilowatts in electrical energy
- Large Solar Energy System: rated capacity over 15 kilowatts in electrical energy
- Utility Scale Solar Energy System: supplies electrical power for use by off-site consumers

### GENERAL REGULATIONS:

Allowances: Allowances for Solar Energy Systems (SES) shall be as follows:

A building integrated system

A building mounted system attached to the roof of an accessory or primary structure.

A ground mounted system as a detached accessory structure to a primary structure.

Large Solar Energy Systems (LSES) are not allowed in **the** Open Space zoning district and single family residential used or zoned property.

***Exception: A Large Solar Energy System (rated capacity over fifteen (15) kilowatts in electric energy) is allowed in the Open Space zoning district and on parcels used or zoned as single family residential property as a building integrated or building mounted system only that is interconnected to the utility distribution grid (net metered).***

Utility Scale Solar Energy Systems are not allowed.

Permit Required: It shall be unlawful to construct, erect, install, alter or locate any Solar Energy System (SES) within the City of West Des Moines, unless approved with:

Building Permit in the following Zoning Districts: Open Space and single family residential zoned property.

Site Plan, Major or Minor Modification to a Site Plan permit for all other zoning districts.

***Exception: A new Site Plan or a Major or Minor Modification to a Site Plan permit is not required within Residential Medium Density or Residential High Density zoning districts only when the system is installed on an owner-occupied dwelling unit that is detached or within a horizontally attached multi-family building.***

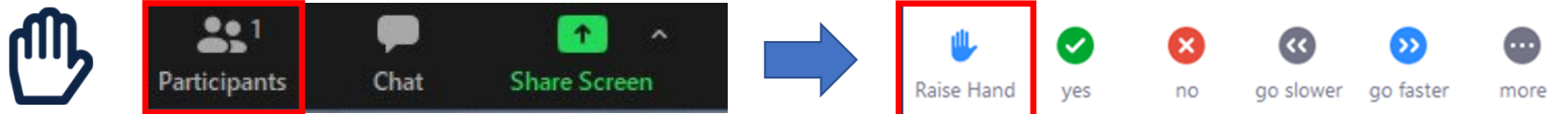
The owner/operator of the SES must also obtain any other permits required by other federal, state and local agencies/departments prior to erecting the system.

## Item 3a – Fox Ridge Revised Preliminary Plat

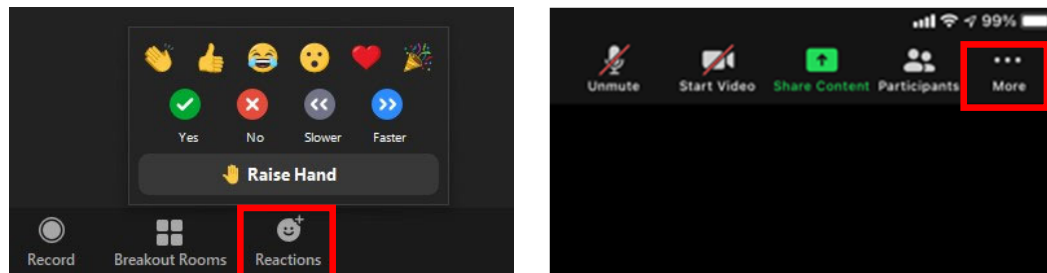
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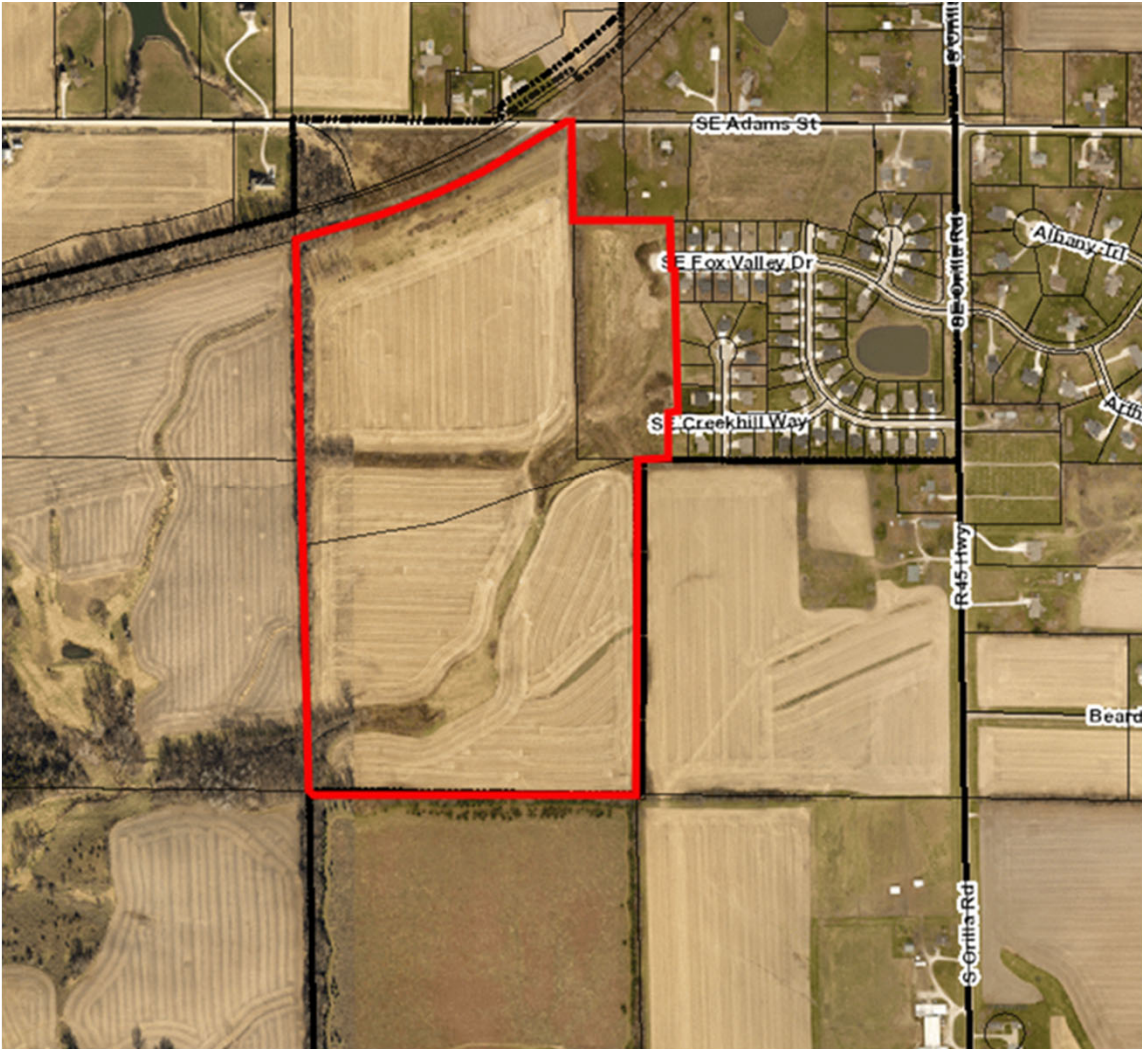
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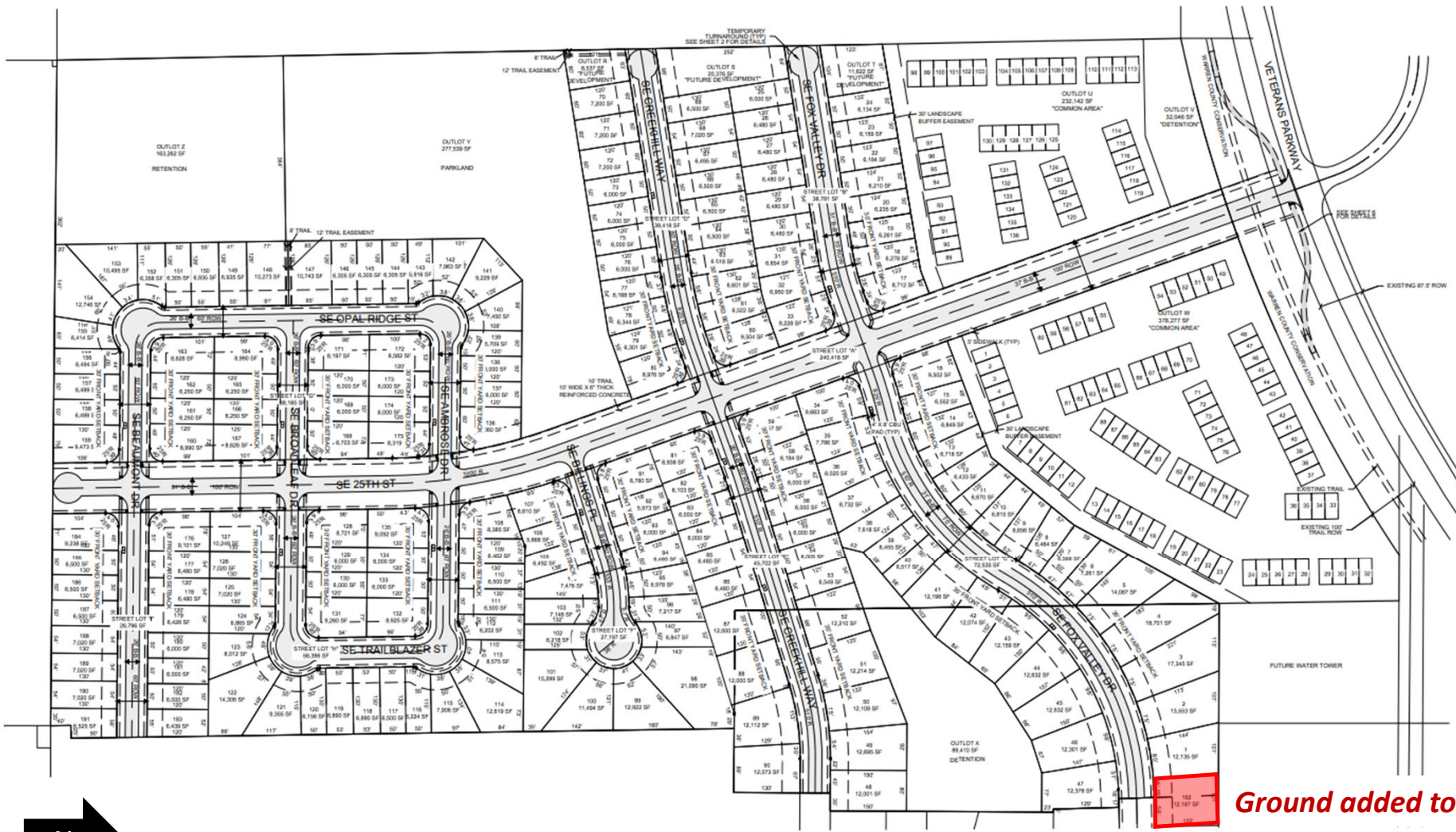


OR



Item 4a - Fox Ridge – Revised Preliminary Plat





**Ground added to plat**



Slide #6

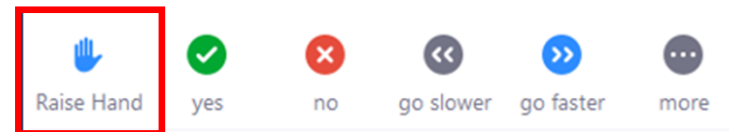
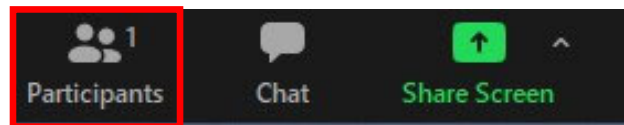
# Item 4a - Fox Ridge – Revised Preliminary Plat

## Item 4b – Pavilion Park Phase 1 Preliminary Plat

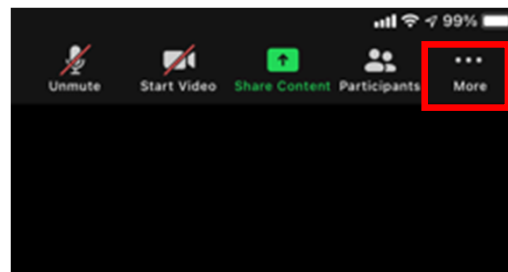
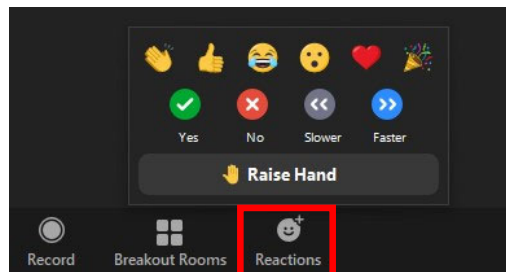
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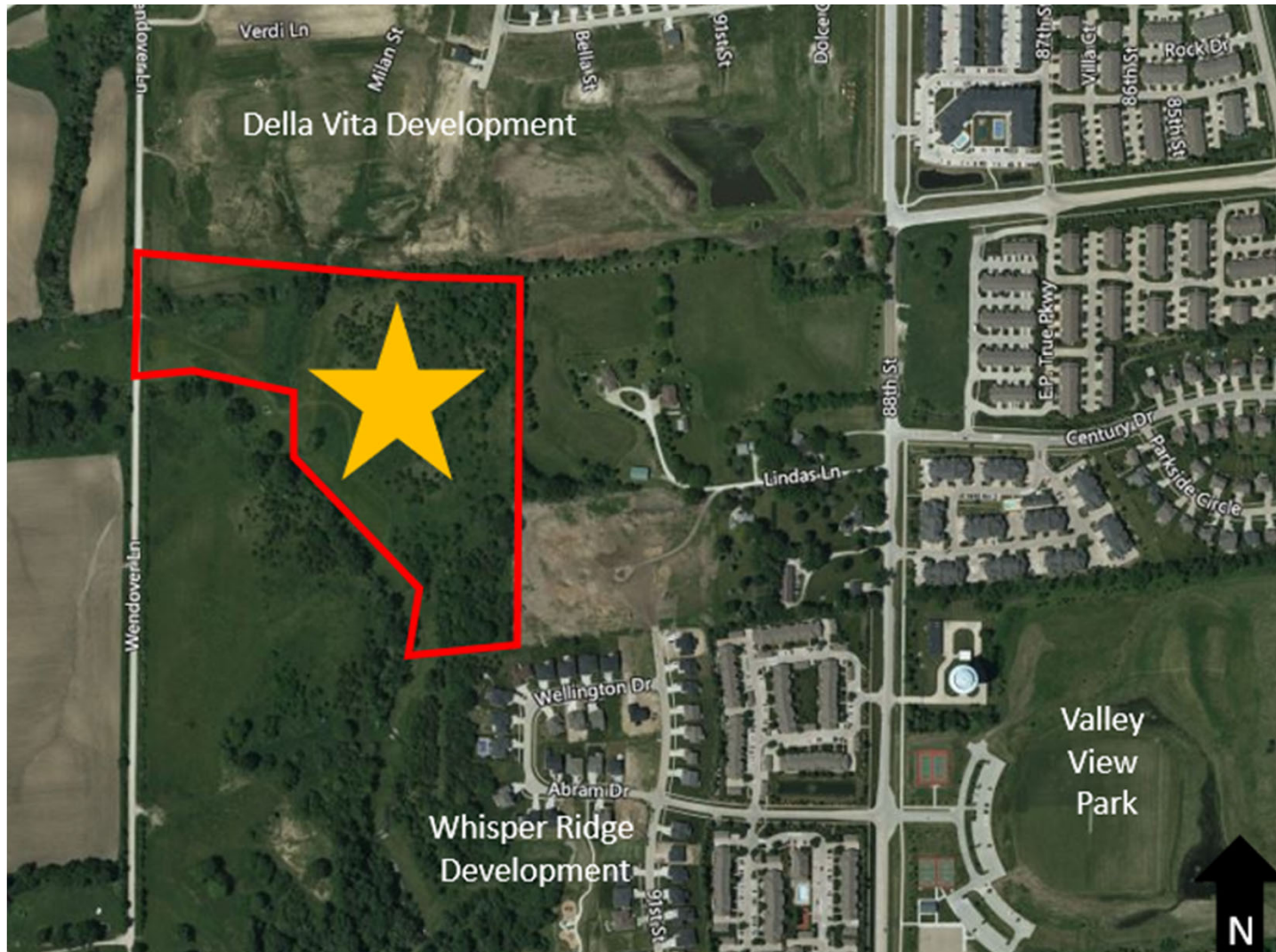
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OR



## Item 4b - Pavilion Park Phase 1 Preliminary Plat





# Item 4b - Pavilion Park Phase 1 Preliminary Plat

