

BOONE COUNTY COMMISSION
PUBLIC MEETING ON PROPOSED WIND FARM REGULATIONS
HARRISBURG PUBLIC SCHOOL, HIGH SCHOOL GYMNASIUM
801 S HARRIS ST, HARRISBURG, MISSOURI
(573) 886-4330

Minutes

6:30 P.M.

Tuesday, August 24, 2021

Present: Northern Boone County Commissioner, Janet Thompson; Resource Management Director, Bill Florea; Resource Management Planner, Cece Riley.

This meeting is being held to discuss proposed Boone County Wind Farm Regulations.

Northern Boone County Commissioner Janet Thompson welcomed everyone in attendance and stated that this meeting is to hear public comments in relation to readopting the Boone County Zoning Regulations, conditional use permits for Commercial Wind Energy Conversion Systems (WECS-C), and Wind Energy Conversion Overlay Districts (WECOD).

Resource Management Director, Bill Florea presented the timeline in creating the proposed Wind Farm Regulations. This timeline is attached to the end of this document and also available on the WECOD website at: https://www.showmeboone.com/resource-management/WECOD/Timeline_07-27-2021.pdf

Resource Management Director, Bill Florea gave a power point presentation which included a brief summary of the requirements for establishing a wind farm in Boone County. This presentation is available on the Resource Management website at: <https://www.showmeboone.com/resource-management/WECOD/>.

Commissioner Thompson stated that this is the last of three hearings that the Commission is holding on these proposed regulations and it will go forward to the County Commission. Commissioner Thompson asked that speakers not be repetitious with their remarks and to remain polite and respectful of others.

Commissioner Thompson opened the floor for comments from those who are in favor of the proposed regulations:

Present speaking in favor of the regulations:

Tom Weislocher, 11581 N Trimble Rd, Harrisburg

Mr. Weislocher stated he is in favor of the regulations as written. Mr. Weislocher expressed concern about a German company building a wind farm in Boone County as the money won't stay in this country but in Germany, as well as possible violations and how to address the violation if the company is based a different country. Mr. Weislocher also expressed concern about Germany being tied into our power grid and the computers that control it stating that it is a threat to National security. Mr. Weislocher stated that Germany now requires turbines to have a five-mile setback, the turbines didn't make Germany green and they now import over half of their energy.

Mr. Weislocher stated that he is surprised that the idea of a wind farm in northern Boone County has gained this much traction, but now that it has, we should deal with it appropriately and we should adopt the regulations as written. The proposed regulations don't prohibit wind development in Boone County, they are safeguards so that it will be done in a matter that protects property rights, safety and long-term health and wellbeing of our citizens. Regarding the suggested changes, Mr. Weislocher believes the height limitation of 355-feet is taller than anything we are accustomed to seeing; for comparison, the state capital in Jefferson City is 238-feet and Jesse Hall in Columbia is 180-feet. When you put 50 to 100 turbines in a concentrated area they are going to dominate the landscape.

With regard to incorporating language to hire locally and provide apprenticeships, Mr. Weislocher stated he sees both sides of this issue but doesn't know if it is desirable for Boone County to mandate a certain number of local hires; either workers would get a job for a year and then be out of work or they would get a job for a year and then move out of the county to work on wind farms being constructed in other areas. Mr. Weislocher stated mandating local hires could result in making Boone County less attractive to a wind company looking to develop here. Mr. Weislocher supports hiring local workers for construction and having apprenticeships to learn the energy building trades but questions whether regulatory language would have the desired effect. Mr. Weislocher stated he is in favor of adopting the proposed regulations as written.

Also speaking in favor of the proposed regulations:

Nirtana Goodman, 11581 N Trimble Rd, Harrisburg

Ms. Goodman stated she is in favor of the proposed regulations, but they don't include everything that was asked for. Ms. Goodman stated she asked for property value guarantees, the wind companies have said there is no loss in property value where these go in. If that is the case, Ms. Goodman wonders why they don't take responsibility and provide property value guarantees and stated it is because they know property values do go down. Ms. Goodman wants longer setbacks and stated that Planning and Zoning has done a good job but believes they dropped the ball on setbacks. The fire department has documented burning debris from turbines going 4000-feet so 1750-foot away is in danger. Regarding sound levels, Ms. Goodman doesn't want noise at her home when she spent a lot of money to buy a quiet place in the country. Ms. Goodman stated she is in support of the proposed regulations because Planning and Zoning worked hard and tried to give something to everyone; they made it possible for wind companies to build here but they need to build in decent and responsible ways. Ms. Goodman stated if any of the proposed regulations are changed then it all needs to be reconsidered because it all works together.

Also speaking in favor of the proposed regulations:

David Nagel, 5501 W Tracy Ct, Columbia

Mr. Nagel stated he has lived in northwest Boone County for 35 years and is in favor of the proposed regulations as written to protect the citizens, property values, families and their quality of life.

Also present speaking in favor of the proposed regulations:

Keller Colley, 14631 N Hwy NN, Harrisburg

Mr. Colley stated he is generally in favor of the proposed regulations. Mr. Colley stated he is a safety professional and it is his job to go above and beyond for his company and would like to see a few things added to the definitions. Mr. Colley stated there are two major waterways, one being Prairie Creek on the west side of Route J which eventually goes into the Moniteau Creek, Mr. Colley stated if there are a lot of turbines put in that will mean a substantial amount of oil and the possibility that the oil will penetrate into the groundwater and into the waterways. On the east side is Callahan Creek which falls into Perche Creek. Mr. Colley would like to see that added to the regulations. Mr. Colley stated in 30 years those turbines will be decommissioned and most of us won't be around for that, but he would hate to see his family have to bear seeing those for the rest of their lives. Mr. Colley also stated he was concerned about property values as he just built a new house.

Also speaking in favor of the proposed regulations:

Stephen Nagel, 11295 N Rte E, Harrisburg

Mr. Nagel stated he can't see how a wind farm will increase the value of his property. If this wind farm is sold, as it has been sold once before, the tax revenue will be gone and the local school will not benefit.

Speaking neither in favor or opposition:

Greg Sublett, P.O. Box 83, Harrisburg

Mr. Sublett stated that he was a lineman with the City of Columbia for 31 years and his dad worked at the power plant for 44 years so he knows about kilowatts and has sat in on a lot of meetings. At that time, the idea was to get 17% of green power by 2021. Mr. Sublett wonders how many homes one of these towers will create electricity for, for a year and stated that a lot of things hinge on that but probably 33%. Mr. Sublett stated he looked it up and it states one turbine will power 460 homes. Mr. Sublett is for green power and the noise doesn't bother him but a lot of land has been bought that our kids will not have a chance to purchase in order to build a nice home. The taxes paid on that land doesn't compare to what you pay on a nice home; we need to slow down. We have to find ways to create power that is healthy for us, but do some research, Mr. Sublett wonders if they are worth what they do.

(At this time there was a back-and-forth conversation between Mr. Sublett and an unknown attendee which was not completely picked up on audio; this conversation was unable to be adequately transcribed). Partial discussion picked up on audio referred to megawatts and coal.

Mr. Sublett stated he is not opposed to all of this but felt compelled to encourage the Commission to do their research.

Present speaking in favor of the proposed regulations:

Terrie Nagel, 5501 W Tracy Ct, Columbia

Ms. Nagel stated she has lived in the area for 35 years and is in favor of the proposed regulations because we need to have a mechanism to enforce rules for the wind turbine companies. Ms. Nagel stated wind turbines are not green energy; they are full of fossil fuels. These don't last 30 years, they are falling apart after five, seven and ten years; they are very dangerous and throw ice. For these reasons, Ms. Nagel believes we need these regulations. Ms. Nagel also encouraged the Commission to do their research and stated we should go back to the drawing board because she believes there are better devices than wind turbines.

An attendee asked how many turbines can be placed in one square mile.

Mr. Florea stated that there are variables to take into consideration, so he didn't know the answer. There are setbacks to consider and limitations on spacing and all of those are factors would have to be looked at.

Commissioner Thompson opened the floor to those in opposition to the proposed regulations.

Present to speak in opposition to wind farms in general:

David Comegys, 9000 Gray Rd, Harrisburg

Mr. Comegys stated that he has lived in this community for 45 years and taught at the high school, he has a degree in chemistry and physics and was a firefighter for the City of Columbia for 20-plus years. Mr. Comegys also worked as a boiler maker building coal fire power plants. A lot of the smoke you see coming out of the stacks of the power plant is little more than a water vapor. This country sits on a pile of coal. Mr. Comegys is not in favor of wind turbines in any shape or form, they use up the natural elements like copper and lead and the blades are made out of fiberglass. What generally ruins them is the edge of the fiberglass wings get dinged and worn out; their

solution to that is to cut the wings up and take them to Wyoming or somewhere and bury them. Mr. Comegys stated he does not want these in his community, he has friends who live in Texas and Wyoming and the life span for these things is only 25 years. Mr. Comegys doesn't see these as being a viable source of electricity in our community and they will be nothing but a noise, an eyesore and something that Mr. Comegys doesn't want. The Commission should take that into consideration.

Present speaking in opposition to the proposed regulations:

Tim Opitz, 409 Vandiver Dr, Columbia

Mr. Opitz submitted documentation and stated that the documentation shows that the central components of these proposed regulations are unreliable and that the Planning and Zoning Commission knows, or has reason to know that these are designed to ban wind in Boone County. Mr. Opitz stated he has documents that show that these regulations are being sent to other counties to ban wind development there too.

Exhibit 1: An email from Paula Evans to the Planning and Zoning Commission forwarding comments from Eric Lidholm.

Mr. Opitz stated that Mr. Lidholm states that he is an engineer and that he relies on a study to develop setbacks in these regulations. Within the email Mr. Lidholm goes on to offer what he claims is a professional opinion on setbacks.

Exhibit 2: A chain of emails from April 29, 2021.

Mr. Opitz stated that the initial email is from the Climate and Environment Commission outlining problems with the current wind regulations. Within that document, Commissioner Thompson emails Bill Florea saying "we probably need to sit down and least internally draft responses to each of these complaints, don't you think?". Mr. Opitz stated that someone did sit down and develop responses.

Exhibit 3: An email from Bill Florea to Commissioner Dan Atwill.

Mr. Opitz stated that the email contains talking points to respond to the Climate and Environment Commission's concerns. On page 6 regarding setbacks, Mr. Opitz stated that the setback was derived from an article published in the journal, Wind Energy, titled "A Method for Defining Wind Turbine Setback Standards". This article was mentioned during the presentation and is the same article as submitted by Mr. Lidholm.

Exhibit 4: An email chain from June 28 & 29, 2021

Mr. Opitz stated this email is where Bill Florea sends the draft regulations to a County Commissioner in Knox County. Mr. Opitz stated that Mr. Florea tells the Commissioner from Knox that the setback is based upon a peer reviewed journal article, Mr. Florea states in the email that he attached the article and that the highlighting and annotations were provided by Eric Lidholm, P.E. and continued that Eric is a structural engineer who advised the Planning and Zoning Commission.

Mr. Opitz stated that these documents show that the Planning and Zoning Commission relied on Mr. Lidholm to develop and defend these draft regulations; they cite him as an expert and send these regulations to other counties. Mr. Opitz stated that these next documents show that is a big mistake.

Exhibit 5: A petition of all of the people who want to ban all wind developments in Boone County.

Mr. Opitz stated Eric Lidholm signed this petition and the Planning and Zoning Commission received copies of this petition from anti-wind people early on in the process. Mr. Opitz stated he can't fathom how Planning and Zoning thought it was reasonable to rely exclusively on someone with a clear, articulated, anti-wind bias. Once it was discovered the fact that Planning and Zoning continued relying on this gentleman for regulations in Boone County and also touting him as a reliable expert to other Commissions is disqualifying. Mr. Opitz stated not only is Mr. Lidholm an anti-wind activist but his interpretation of the study he cites is dead-wrong. Mr. Opitz reached out to the author of that study, Dr. Jonathan Rodgers, PHD who is the CEO of Persimia LLC and is the Lockheed Martin Associate Professor of Aerospace and Mechanical Engineering at Georgia Tech. Mr. Opitz stated he provided the ordinances and some of the information discussed tonight to Dr. Rodgers, and how the Planning and Zoning Commission used his study. Dr. Rodgers informed Mr. Opitz that he was dismayed that Boone County is using this paper to justify these setbacks in this way. Dr. Rodgers explained to Mr. Opitz that the paper is outdated and there are more current assessment methodologies and that the local engineer misapplies the study and offers what only amounts to his personal opinion rather than actual engineering.

Exhibit 6: A letter from Dr. Jonathan Rodgers referenced previously.

Mr. Opitz stated as he continues to go through the documents and sources that the Planning and Zoning Commission relied upon, one thing is clear, it is not just the setbacks. Every aspect of these ordinances is designed to ban wind in the county in a variety of ways, Mr. Opitz stated that no one can say that these are reasonable restrictions. Mr. Opitz urges the Commission to reject these draft regulations and tell the Planning and Zoning Commission to get to work with actual experts to develop reasonable regulations to benefit the county. Mr. Opitz stated that Renew Missouri is ready to help, RWE, Ameren Missouri, the American Clean Power Association have all commented, and Dr. Rodgers has volunteered to participate. Mr. Opitz stated that bias opinions of anti-wind activists have no role in developing regulations for open and transparent government. Mr. Opitz asked that the Commission recognize that the approach and methods taken by Planning and Zoning are unsound, flawed and replete with anti-wind bias. To be anti-wind is to be anti-environment, anti-economic development, anti-jobs, and anti-property rights. The Commission should be aware that this is a ban, Mr. Opitz asked that the Commission be transparent with citizens if that is what they intend to do. If the Commission wants reasonable regulations reject this ban and work with real experts.

Speaking with questions for Mr. Opitz:

Emily Furlong, 4401 W Voorheis Rd, Sturgeon

Mrs. Furlong asked where Mr. Opitz lived and guessed that he doesn't live in this community. Mrs. Furlong asked what agency Mr. Opitz worked for.

Mr. Opitz stated he worked for Renew Missouri located at 409 Vandiver Drive, Columbia.

Mrs. Furlong asked what their major funding source is.

Mr. Opitz stated he didn't know.

Mrs. Furlong asked who his paycheck comes from.

Mr. Opitz stated Renew Missouri.

Mrs. Furlong asked what the major funding resource is for Renew Missouri.

Mr. Opitz stated he didn't know.

There was back and forth conversation between Mrs. Furlong and an unknown attendee which was not picked up on the audio recording. This portion of the meeting is unable to be transcribed.

Additional questions were asked of Mr. Opitz from members of the audience that were not audible.

An attendee asked Mr. Opitz why turbines can't be placed in city parks or the landfill.

Mr. Opitz stated that with the proposed regulations you couldn't put them up anywhere in Boone County, even if it is a park or landfill.

Mr. Opitz stated the Planning and Zoning Commission developed the proposed regulations, Mr. Opitz stated he is offering his comment that they are not based on facts and they are unusable.

Mrs. Furlong asked if she understood correctly that Mr. Opitz was not going to tell who his funding source is.

Mr. Opitz stated he doesn't know who they are and from his understanding Renew Missouri isn't going to tell who it is but interested parties can look up the form 990s online for free. Mr. Opitz asked if the premise of Mrs. Furlong's interrogation is that he is an out of state person who only wants to put wind turbines here and is only commenting on the regulations because he is being paid by some group. Mr. Opitz stated he is being paid by Renew Missouri to advocate for policies in advanced renewable energy and energy efficiency.

An audience member reminded the audience that Mr. Opitz is volunteering to answer questions, but he is not required to.

Mrs. Furlong stated there have been prior Planning and Zoning meetings that have been open to the public and open to suggestions and comments as the regulations were being developed. Mrs. Furlong asked Mr. Opitz if he attended any of those meetings and provided feedback.

Mr. Opitz stated he personally did not offer comments at the Planning and Zoning meetings but was involved in developing comments on what would be reasonable regulations at the Planning and Zoning stage. At that time, which was several years ago, other members of our staff delivered those comments to members of the Planning and Zoning Commission and were told by members of the Planning and Zoning Commission that they don't need wind here and don't want the revenue.

Mrs. Furlong asked as the regulations were being developed, the information that was being used by the members of the Planning and Zoning Commission, you didn't have a comment on it then. Mrs. Furlong stated that Mr. Opitz had stated that he attended one of those meetings.

Mr. Opitz stated he attended the Planning and Zoning meeting in Ashland as a citizen of Boone County when they received comments before final editing of the draft.

Mrs. Furlong asked if he provided comments about where they were getting their information.

Mr. Opitz stated the information was not made known to him until he received it from the county about two weeks ago.

Mrs. Furlong stated that they didn't know that Mr. Opitz felt they were getting faulty information when they were developing the regulations.

Mr. Opitz stated that Renew Missouri communicated with members of the Planning and Zoning Commission that their information was incorrect and the proposed regulations were unreasonable.

Mrs. Furlong asked Mr. Opitz to provide a suggestion where she should go to get what he believes to be the correct information regarding setbacks.

Mr. Opitz stated that he guessed you could look at the American Clean Power Association or NREL (National Renewable Energy Laboratory) and suggested that you don't look at outdated studies, if inclined, you could reach out to Dr. Jonathan Rodgers.

Mrs. Furlong asked Mr. Opitz if he was aware that the community has asked for setbacks that are higher than what is proposed.

Mr. Opitz stated he is aware that there are members of this community that have opposed all wind in Boone County.

Mrs. Furlong admitted that she is one of those but wanted to make sure that Mr. Opitz was aware that 1750-feet is less than what the majority of the community asked for. Mrs. Furlong stated the amount of time that went into creating these regulations has been insane; the men and women that did this deserve gratitude for doing something that protects our community should this happen, they gave up time with their families to protect our community.

Also present speaking in opposition to the regulations:

Brent Voorheis, 10877 N Route J, Harrisburg

Mr. Voorheis stated he and his wife were the first ones approached about a wind farm and the first ones to sign a lease. He stated that he didn't sign the lease blindly and did six months of research before entering into the agreement. Mr. Voorheis stated he went to Sweetwater, Texas and visited with Ken Becker who was the Economic Director of Nolan County, Texas. Mr. Becker indicated that the wind farms had brought good paying jobs to Nolan County and had been a wonderful source of revenue for the schools. Mr. Voorheis stated he stood under the turbines and visited with several homeowners near the windfarm and none of them had anything negative to say about the windfarm. Mr. Voorheis stated that when Harrisburg was founded it was founded on the premise that a railroad would run through it due to the abundance of coal in the area, however it was soft coal and was outlawed by the government. Mr. Voorheis stated he is sure there were health concerns regarding a railroad being built in the area. People also had concerns about the rural electrification act by Roosevelt in 1936, there were also health concerns about nuclear power plants and cellphones. Mr. Voorheis stated he is not trying to down-play the people who say they have health problems because of wind farms and believes some people are affected and some are not. Mr. Voorheis stated a concern mentioned was a reduction of property values, one person said that he heard his property value could be reduced by 50%. Mr. Voorheis stated he asked this question numerous times when he was in Texas and was told that during the construction phase real estate sales slowed with reduced prices and after construction prices came back and demand grew. Mr. Voorheis stated his family has about 700 acres in the Harrisburg School District with a value of \$5,000 or \$6,000 per acre; if the wind farm were to reduce property values by 50% that would be like our family giving 350 acres away for a wind turbine that may generate an income of \$16,000 per year. We started this journey because we saw the benefit to our schools, Mr. Voorheis spent 24 years on the school board and served as President so he knows that funds are tight and the wind farm could help. From the get-go this was to be 150-megawatt project that would use approximately 50 wind turbines on 10,000 – 15,000 acres, they would not be that close together. E Climate and Renewables develop, maintain and retain ownership in their wind farm projects, plus they sell electricity. The proposed regulations as presented will not allow a wind farm to be built in Boone County and will push this project into Howard County. People will still see the wind turbines but our school will not receive any benefit. Mr. Voorheis stated he always thought that Boone County was a progressive area but it seems to be progressive until the nimby (not in my back yard) takes effect.

An audience member asked how many people live in Nolan County, Texas.

Mr. Vooheis stated he didn't know.

An audience member stated there are 14,000 people there; Columbia has 100,000 people plus people in rural Boone County.

An audience member asked about property values for everyone else; Mr. Voorheis will have income from the windmill. (more back and forth conversation that was not picked up on audio).

Mr. Voorheis stated that he was told that during the construction phase in Nolan County, TX, property values decreased but went back up after the wind farm was built.

An audience member stated you can't compare Nolan County, TX and Boone County due to the large difference in population.

Mr. Voorheis stated he didn't start this to hurt the community but thought it would be a benefit.

Additional comments and questions were made by audience members that were not picked up on the recording and many speakers did not provide their names. Some audible comments referred to temperatures in Boone County and that the turbines used oil.

An audience member asked how long the met mast has been on Mr. Voorheis' property.

Bill Florea stated the conditional use permit was approved in 2018.

Mr. Voorheis stated a lidar unit was installed and the mast was taken down once to install bat monitors, Mr. Voorheis doesn't believe they would have invested more money to do that if they didn't have sufficient wind.

Also present speaking in opposition to the proposed regulations:

Zack Dunn, Laborers District Council for Missouri and Kansas, 5511 Hunley Ct, Columbia

Mr. Dunn stated he is here to advocate for good paying jobs. Mr. Dunn stated he is here to ask for revisions to the proposed regulations, as written they act as a ban in Boone County. We've also asked the Commission to enact a local hire clause in the regulations that will set a goal for the developers and contractors to hire local workers within the community. These jobs will provide revenue for the schools, hospitals and small businesses.

Mr. Dunn presented a study by Lucas Franco, Ph.D titled "Maximizing the Benefits of Wind Energy Development in Boone County, Missouri"

Mr. Dunn read a statement from Dr. Franco which stated that he is a regional research manager for the Laborers International Union in North America and that he has done extensive research on the impact of different hiring practices in the renewable energy industry. Dr. Franco encouraged the Commission to make modifications to the proposed regulations and without changes the Commission will undercut the social-economic benefits of wind energy. Wind energy projects create good paying jobs for local workers and pathways to family-supporting careers. The proposed regulations have prevented the development of this project. The Commission can embrace the WECOD regulations proposed by Renew Missouri which make important modifications to include encouragement of wind energy developments, encouraging the use of local labor rather than out of state workers, and encouragement of the use of registered apprentices on new wind farm projects. The proposed regulations by Renew Missouri will help foster the new wind energy development and ensure that projects are built the right way

by encouraging the use of skilled local labor. Dr. Franco's statement continued to encourage the Commission to adopt the changes proposed by Renew Missouri.

Mr. Dunn stated he is here to advocate for good paying jobs; some of the Union members probably live in this community.

Also present speaking in opposition to the proposed regulations:

Josh Wright, Stalker Lane, Montgomery City, MO

Mr. Wright stated he is the Apprenticeship Advisor and Assistant Director of Training for Laborers and Contractors Training Center in High Hill, Missouri. Mr. Wright stated he began his construction career as an apprentice, and it was a large part of his success in the construction industry. Mr. Wright spoke about the apprenticeship program and the required hours and training that apprentices are required to have. The center in High Hill it is a registered apprenticeship program with the United States Department of Labor. He continued speaking of salaries and benefits that apprentices will have. Mr. Wright hopes that the Commission will add requirements for all contractors and sub-contractors to utilize registered apprenticeship programs.

End of public comments.

Commissioner Thompson stated that the comments that have been made during the last three meetings will be collated and considered by the County Commission. Once the Commission has gone through all of the comments there will be a first and second reading; those meeting agendas will be posted on the county website.

Meeting notes prepared by Paula Evans, Administrative Coordinator, Boone County Resource Management

Boone County Wind Farm Regulations Timeline

as of 7/26/21

2018	July	County Commission approved a Conditional Use Permit for a met mast tower in northern Boone County.
2019	February	A private company (E.ON) sent several residents near Harrisburg letters stating the company's intent to explore whether a wind farm could be viable in the area.
	March	Harrisburg residents organized an informal public meeting to discuss their questions and concerns regarding the proposed wind farm project
	April	The County Commission directed Resource Management to work with the Planning and Zoning Commission to draft policies regarding commercial scale wind farms PZ began holding work sessions to discuss details. In total there would be 14 work sessions between April 2019 and May 2021
	May	A series of guiding principles became clear that the Planning and Zoning Commission would use to prioritize discussion regarding Wind Regulations: <ul style="list-style-type: none"> • A high level of community support for all proposed wind farms; • A high commitment to public safety, health, and welfare; • Minimizing impacts to non-participating properties and property owners; • Ensuring mitigation of any degradation of public transportation infrastructure; • Minimizing impacts to the natural environment; • Ensuring a fair process
	June	Energy and Environment Commission presented findings to the Planning and Zoning Commission
	July	The PZ Commission, after thorough research & guidance from the EEC, began making preliminary decisions regarding setback distance and interest in modeling the wind regulations on existing Character Preservation Overlay District
	December	The Wind Energy Conversion Overlay District framework was established, and staff began drafting regulations. This framework also included the intent for each turbine to apply for a Conditional Use Permit in addition to the District
	2020	January
March		The COVID-19 Pandemic temporarily delayed progress on regulations and hosting public meetings.
2021	January	The PZ Commission reviewed past findings and refined draft regulations presented by staff with intent to host Public Hearings in the coming months
	April	Three Public Hearings were hosted in Harrisburg, Ashland, and Columbia. Staff collected public comment provided both at hearings and through the dedicated WECOD email address
	May	After reviewing public input, staff presented an updated draft of the WECOD Regulations and a Wind Turbine specific Conditional Use Permit (WECS-C CUP) to the PZ Commission. The drafts were approved unanimously.
	July	Draft regulations were brought to the County Commission for consideration