

Summary Statement
Page Two

The City of Hesperia is currently reconsidering this issue and will be modifying its existing regulations. The Hesperia Planning Commission reviewed this issue at the May 14, 2009 meeting and will be discussing this matter again, with the City Council in a joint meeting on August 4, 2009. Town staff will be present at this meeting to gain any insight on this topic that can be passed on to the Apple Valley Planning Commission for its consideration.

Hesperia is considering permitting wind turbines on minimum one (1)-acre lots designated single-family residential, agricultural, institutional, specific plan and industrial. The City's view is that wind turbines are incompatible with commercial and multi-family development. The City is considering not limiting the number of wind turbines on a lot as long as the intent is to provide energy for the principal buildings on the site. Wind turbines that would provide power off-site are considered wind farms and would require a Conditional Use Permit. Wind farms would only be allowed in rural residential areas, institutional and industrial zoning districts. The height of wind turbines being considered is allowing up to fifty (50) percent higher than the height restriction for the zoning district. The setbacks being considered are a minimum of 1.1 times the height of the structure from the side and rear property lines. Hesperia is also considering additional noise regulations. Staff will monitor the progress of the City of Hesperia's process to further regulate wind turbines and report back to the Planning Commission. Staff will also inquire of other desert communities as to whether recent wind turbine regulations have been updated.

Upon direction of the Council at the July 14th meeting, staff recommends that the Council initiate a Development Code Amendment and forward the issue to the Planning Commission for consideration and development of a recommendation to the Council.