

# PUBLIC NOTICE

## ST. LANDRY PARISH GOVERNMENT \*PUBLIC HEARING\*

THE ST. LANDRY PARISH COUNCIL HEREBY GIVES NOTICE THAT IT WILL HOLD A PUBLIC HEARING ON **WEDNESDAY, DECEMBER 18<sup>TH</sup>, 2024**, AT OLD CITY MARKET LOCATED AT 131 W. BELLEVUE STREET, OPELOUSAS, LOUISIANA.

THE HEARING IS FOR THE PURPOSE OF RECEIVING ANY AND ALL OBJECTIONS FROM THE GENERAL PUBLIC IN CONNECTION WITH THE FOLLOWING:

**5:30 p.m.**

### **ORDINANCE NO. 2024- 045 (Sponsored By: Councilman Ernest Blanchard)**

**AN ORDINANCE TO AMEND ST. LANDRY PARISH ORDINANCE CHAPTER 44, SECTION 44-14 so that Oak Road in St. Landry Parish can be included on the list of roads in St. Landry Parish that are designated as “No Truck or 18-Wheeler Thru Traffic” routes.**

**WHEREAS, St. Landry Parish Ordinance Chapter 44, Section 44-14 lists the roads in St. Landry Parish that are designated as “No Truck or 18-Wheeler Thru Traffic“ routes.**

**WHEREAS, this Ordinance amends St. Landry Parish Ordinance Chapter 44, Section 44-14 so that Oak Road in St. Landry Parish can be included on the list of roads that are designated as “No Truck or 18-Wheeler Thru Traffic“ routes.**

**BE IT ORDAINED BY THE COUNCIL FOR ST. LANDRY PARISH GOVERNMENT that Chapter 44, Section 44-14 is hereby amended as follows:**

**The following roads are hereby restricted and designated as "No Truck or 18-Wheeler Thru Traffic" routes:**

<b>Andrepoint Road (Parish Road 6-10)</b>	<b>(1)</b>
<b>Beck Miller Road (Parish Road 6-340)</b>	<b>(2)</b>
<b>Beck Miller Road (Parish Road 6-340-1)</b>	<b>(3)</b>
<b>Begnaud Road</b>	<b>(4)</b>
<b>Belmont Drive</b>	<b>(5)</b>
<b>Comfort Lane</b>	<b>(6)</b>
<b>Country Ridge</b>	<b>(7)</b>
<b>Darjean Road</b>	<b>(8)</b>
<b>Dresser Loop</b>	<b>(9)</b>
<b>Federal Road (Council District No. 1)</b>	<b>(10)</b>

<b>Fisher Road (Parish Road 4-110)</b>	<b>(11)</b>
<b>Fort Hamilton Drive (Parish Road 1-319)</b>	<b>(12)</b>
<b>Frank Road</b>	<b>(13)</b>
<b>Frilot Cove Road</b>	<b>(14)</b>
<b>Gordon Street (Parish Road <a href="#">6-45</a>)</b>	<b>(15)</b>
<b>Government Road (Council District No. 3)</b>	<b>(16)</b>
<b>Greg Drive</b>	<b>(17)</b>
<b>Harmon Lane in Opelousas</b>	<b>(18)</b>
<b>Henderson Drive</b>	<b>(19)</b>
<b>Hidalgo Road (Council District No. 3)</b>	<b>(20)</b>
<b>Highway 1244</b>	<b>(21)</b>
<b>Iseringhausen Road</b>	<b>(22)</b>
<b>Jacob Road (Parish Road 6-345)</b>	<b>(23)</b>
<b>Jeff Thibodeaux (Parish Road 6-345)</b>	<b>(24)</b>
<b>Judson Walsh</b>	<b>(25)</b>
<b>Lawyer Road</b>	<b>(26)</b>
<b>Littell Street (Parish Road <a href="#">6-40</a>)</b>	<b>(27)</b>
<b>McClelland Road (Parish Road <a href="#">6-35</a>)</b>	<b>(28)</b>
<b>Nap Lane</b>	<b>(29)</b>
<b>National Road (Council District No. 3)</b>	<b>(30)</b>
<b>Nezat Road</b>	<b>(31)</b>
<b>North 6th Street between Hwy. 190 and Hwy. 104</b>	<b>(32)</b>
<b>Oak Road</b>	<b>(33)</b>
<b>Perry Drive (Parish Road 6-40-1)</b>	<b>(34)</b>
<b>Plantation Road</b>	<b>(35)</b>
<b>Rainbow Drive</b>	<b>(36)</b>
<b>Riverbirch</b>	<b>(37)</b>
<b>Rolling Oaks Drive (Parish Road 1-397)</b>	<b>(38)</b>
<b>Sir Thomas Henry Drive</b>	<b>(39)</b>
<b>Smith Lane (Parish Road 5-30)</b>	<b>(40)</b>
<b>Soileau Road (Parish Road 6-275)</b>	<b>(41)</b>
<b>Soileau Road from Hwy. 13 to Hwy. 757</b>	<b>(42)</b>
<b>Tecumseh Loop</b>	<b>(43)</b>
<b>Thibodeaux Street (Parish Road 6-35-2)</b>	<b>(44)</b>
<b>West Loop and Hwy. 190 West intersection</b>	<b>(45)</b>

**ORDINANCE NO. 2024-046**  
**(Sponsored By: Councilman Alvin Stelly)**

**AN ORDINANCE TO SELL ADJUDICATED PROPERTY TO AN ADJOINING LANDOWNER OF THE ADJUDICATED PROPERTY AS PER LA R.S. 47:2202 (B)**

WHEREAS, Louisiana Revised Statute 47:2202 B. states that the governing authority of each political subdivision may allow an adjoining landowner to purchase adjudicated property for any price set by the governing authority without public bidding at a public meeting of the governing authority; provided, that the governing authority determines that the adjoining landowner has maintained the adjudicated property for a period of one year prior to the sale. Such a sale shall be deemed a public sale.

WHEREAS, the St. Landry Parish Government has determined that PAMELA ANDRUS of 116 DEJEAN STREET PORT BARRE, LOUISIANA bearing PARCEL#0400553525 is the adjoining landowner of adjudicated property bearing PARCEL# 8434285256 and has maintained said adjudicated property for a period of one year or more, and thus, may purchase the adjudicated property through a public sale without public bidding for a total amount of \$4,500.00.

**BE IT ORDAINED BY THE COUNCIL FOR ST. LANDRY PARISH GOVERNMENT that the following adjudicated property shall be sold by public sale without public bidding to PAMELA ANDRUS of 116 DEJEAN STREET PORT BARRE, LOUISIANA, an adjoining land owner to the adjudicated property who maintained said adjudicated property for one year or more, without public bidding, for a price set by St. Landry Parish Government of, as per LA R.S. 47:2202 B., at the assessed value and any additional cost owed to St. Landry Parish Government. Total sale price is \$4,500.00.**

**PARCEL: 8434285256 Adjudicated Property  
1 LOT BEING EAST 29' OF LOT # 1 (29X44) BLK 4 DEJEAN ADD 902770  
(P-39-168) 926942 (L-40-679)**

**The adjoining property which is owned by PAMELA ANDRUS bears parcel number 0400553525 in the St. Landry Parish land records.**

**ORDINANCE NO. 2024-047**  
**(Sponsored By: Councilwoman Nancy Carriere)**

**AN AMENDING ORDINANCE OF THE ST. LANDRY PARISH COUNCIL TO ESTABLISH REGULATIONS AND PERMIT REQUIREMENTS FOR WIND FARM PROJECTS LOCATED IN THE PARISH AND TO PROVIDE FOR OTHER MATTERS IN CONNECTION THEREWITH.**

WHEREAS, the St. Landry Parish Council (the “**Governing Authority**”), acting as the

Governing Authority of the Parish of St. Landry (the "**Parish**"), State of Louisiana, is a home rule charter government and a political subdivision of the State of Louisiana (the "**State**") pursuant to Article VI, Section 5 of the Louisiana Constitution (1974); and

**WHEREAS**, the Governing Authority adopted [Ordinance No. 2021-017](#) and Ordinance No. 2024-002 (collectively, the "**Solar Farm Ordinance**") on November 17, 2021, and February 21, 2024, respectively, establishing regulations and permit requirements for solar farms and other Energy Generation Systems located in the Parish and creating the St. Landry Parish Energy District (the "**District**"); and

**WHEREAS**, the Solar Farm Ordinance presently governs the regulations and permit requirements for solar farms and other energy generation systems in the Parish; and

**WHEREAS**, the Governing Authority seeks to expand its strategic and unified approach to address the vendors and developers seeking to develop Wind Energy Conversion Systems and Wind Farms within the Parish; and

**WHEREAS**, pursuant to Sections 1-02 and 1-06 of the St. Landry Parish Home Rule Charter (the "**Home Rule Charter**"), the Governing Authority has the special power to pass all ordinances necessary to promote, protect, and preserve the general welfare, safety, health, peace, and orderly conduct of the Parish; and

**WHEREAS**, pursuant to the Home Rule Charter, the Governing Authority desires to adopt provisions specifically applicable to the development of Wind Farms and Wind Energy Conversion Systems within the Parish and to amend provisions regarding the application process for consistency as part of the Parish's cohesive development and regulation of renewable energy projects in the Parish; and

**NOW, THEREFORE, BE IT ORDAINED** by the St. Landry Parish Council, acting as the governing authority of the Parish, to facilitate and oversee the development of Wind Farms and Wind Energy Conversion Systems projects within the Parish, that the following provisions and amendments of **SECTIONS 32-53 and SECTIONS 32-68 through SECTION 32-79 of CHAPTER 32, ARTICLE III**, are hereby adopted and read as follows:

### **ARTICLE III: ENERGY GENERATION SYSTEMS**

#### **SEC. 32-53 – Permits and fees.**

- a. Prior to placing, establishing, expanding, or substantively altering the operation of an Energy Generation System, a permit must be obtained by the developer from St. Landry Parish Government. Permits shall be issued only after the plan has been approved as provided for in this section.
- b. The Permit Applicant shall submit an Energy Generation System permit Application along with the plans for the proposed project. Each Application will include a site plan showing all property to be included in the project, all access roads, a drainage study, an environmental study, and a traffic plan.

- c. The Permit Applicant shall pay, upon submission of the Application, an application fee in the amount of the greater of \$1,000.00 or for any project consisting of 500 acres or less, and for a project consisting of more than 500 acres, the fee shall be \$1,000.00 plus an additional \$1.00 for each acre in excess of 500 acres. The applicable application fee shall be determined by consideration of the entire project, including buffer zones and access roads.
- d. The Parish Engineer shall review the permit Application and site plan. Permit applicant is responsible for all engineering costs associated with the project.
- e. If the Parish Engineer disapproves of the plan and project, the developer shall be given sixty days to correct the problems cited by the Parish Engineer for rejection of the plan and project, and then the developer may resubmit the permit Application to the Parish Engineer for approval. If the Parish Engineer approves of the plan and project, the developer shall conduct at least one community meeting to provide adjacent landowners and the public an opportunity to ask questions and discuss the project. The community meeting shall be conducted before obtaining an Energy Generation System permit. Notice of the time and location of the public meeting shall be published at least twice in the Parish's official journal before the public meeting.
- f. After the community meeting, the Permit Application and site plan shall be presented to the St. Landry Parish Council at a council meeting to approve or deny the permit.
- g. If a permit is granted hereunder, prior to commencing construction of the project, the applicant shall pay a permit fee in accordance with the established permit fee schedule as adopted by the St. Landry Parish Council. The total project value for the permit fee shall be the cost to purchase and install all equipment, plus the cost to construct ancillary structures and infrastructure utilized in the operation of the project that are within the bounds of St. Landry Parish. The Application will not be considered, nor the final permit to construct the project issued until the payment of the applicable fees.

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**SEC. 32-68**      **Purpose.** The purpose of this article is to promote the health, safety, and general welfare of the citizens of St. Landry Parish by regulating wind farms and wind energy conversion systems located within St. Landry Parish. The St. Landry Parish Energy District (the “**District**”) shall have the authority and jurisdiction to oversee all proposals, approvals, and establishment of any Wind Farm or Wind Energy Conversion System within St. Landry Parish and shall have the authority to promote, negotiate, enter into, or amend contracts or obligations for Wind Farm projects for the benefit of St. Landry Parish, and to consider and oversee all other matters in connection. The District shall have the authority to approve, negotiate, modify, and renew any tax abatement and payment in lieu of tax (“**PILOT**”) agreements. Sections 32-51 through 32-67 of this Article shall not be

applicable to Wind Farms or WECS except to the extent expressly referenced in Sections 32-68 through 32-79.

**SEC. 32-69**            **Definitions.** For the purposes of this Chapter, the following terms shall mean:

- a. **Maximum WECS height:** The height of the WECS from grade to the top of the system including the uppermost extension of the blades.
- b. **Renewable Source:** any source used to create electrical or mechanical energy that is replenished at a higher rate than it is consumed.
- c. **Tower:** The vertical structures that support the electrical, rotor blades, or meteorological equipment
- d. **Tower Height:** The height above the grade of the hub portion of the tower, excluding the wind turbine itself.
- e. **Wind Energy:** Kinetic energy received from the wind that can be collected in the form of electric or mechanical energy by a wind energy conversion system.
- f. **Wind Energy Conversion System (WECS):** An electrical generating facility comprised of one or more wind turbines and accessory facilities, including but not limited to: power lines, transformers, substations and meteorological towers that operate by converting the kinetic energy of wind into electrical energy. The energy may be used on-site or distributed into the electrical grid.
- g. **Wind Farm:** The use of land where a series of WECS and related equipment and accessories are placed in an area of land for the purpose of generating wind power. A wind farm shall not be interpreted to mean one or more wind collectors intended to provide electrical power generation for a single residential dwelling or commercial property.
- h. **Wind Turbines:** Any piece of electrical generating equipment that converts the kinetic energy of blowing wind into electrical energy using airfoils or similar devices to capture the wind.

**SEC. 32-70**            **Permits and Fees.**

- a. Prior to placing, establishing, expanding, or substantively altering the operation of a Wind Farm or WECS, a permit must be obtained by the developer from St. Landry Parish Government. Permits shall be issued only after the plan has been approved as provided for in this section.
- b. The Permit Applicant shall submit a Wind farm or WECS permit Application along with the plans for the proposed project. Each Permit Application will include a site plan showing all property to be included in the project, all access roads, an environmental study, and a traffic plan.

- c. The Parish Engineer shall review the permit Application and site plan to ensure that the proposed design and methods of construction for the Wind Farm or WECS are in accordance with accepted standards of practice as outlined in this Article III and comply with any applicable building codes. Permit applicant is responsible for all engineering costs associated with the project.

If the Parish Engineer disapproves of the plan and project, the developer shall be given sixty days to correct the problems cited by the Parish Engineer for rejection of the plan and project, and then the developer may resubmit the permit Application to the Parish Engineer for approval. If the Parish Engineer approves of the plan and project, the developer shall conduct at least one community meeting to provide adjacent landowners and the public an opportunity to ask questions and discuss the project. The community meeting shall be conducted before obtaining a Wind Farm or WECS permit. Notice of the time and location of the public meeting shall be published at least twice in the official journal before the public meeting.

- d. After the community meeting, the Permit Application and site plan shall be presented.
- e. The Permit Applicant shall pay, upon submission of the Application, an application fee in the amount of the greater of \$1,000.00 or \$10.00 per megawatt rated capacity of the Wind Farm represented in the permit application. If a Permit is granted hereunder, prior to commencing construction of the Wind Farm or WECS, the developer shall pay a permit fee in accordance with the established permit fee schedule as adopted by the St. Landry Parish Council. The total project value for the permit fee shall be the cost to purchase and install each Wind Turbine, plus the cost to construct ancillary structures and infrastructure utilized in operation of the Wind Farm or WECS that are within the bounds of St. Landry Parish. The Application will not be considered, nor the final permit to construct the Wind Farm or WECS issued, until payment of the applicable fees.
- f. A permit issued under this Ordinance may be transferred or assigned, with the assignee being obligated to all requirements of the permit and this Chapter. However, written notice of such transfer or assignment shall be made to the St. Landry parish Government, and the identity of the new permittee shall be noted in the parish records.
- g. The issuance of a permit under this article shall serve as the agreement and acknowledgment by the permittee, and its successors and assigns, as well as the property owners, that the St. Landry Parish government shall have standing to enforce any and all provisions and obligations of this article.
- h. A permit shall expire two years from the date of issuance if construction has not yet commenced on the Wind Farm or WECS, provided, however, the permittee may request up to two additional one-year extensions of the period within which construction must commence. Any extension request shall be accompanied by a summary of progress made towards development and any changes to the Wind Farm or WECS design as previously submitted under the original permit. Extensions are subject to the approval of the St. Landry Parish Council; further

review by Parish Engineer will not be required unless the St. Landry Parish Council identifies major changes to the proposed Wind Farm or WECS. No public meeting will be required for a permit extension.

**SEC. 32-71 Single or Multiple Tracts.**

Wind Farms and WECS may be operated on a single contiguous tract or multiple contiguous tracts, either with ownership by the developer/applicant, under one or more leases in which the developer/applicant is a lessee or any combination thereof.

Any permit issued for a Wind Farm or WECS that relies upon one lease agreement shall become null and void upon the termination of said lease agreement unless the lease agreement is terminated because the developer/applicant has been conveyed ownership of the property previously subject to the lease. In the case of a permit issued for a Wind Farm or WECS that relies on more than one lease agreement, if one of the lease agreements is terminated, the permit shall become null and void only to the part of the project that is affected by the lease termination by being on the land subject to the lease that was terminated

**SEC. 32-72 Buffer Zones and Setback Requirements.** Wind Farm and WECS plans shall comply with the following requirements:

- a. The plan for a proposed Wind Farm or WECS shall include the provision of a buffer zone around the perimeter of the project.
- b. The buffer zone shall include a setback of not less than 150 feet from the center of any adjacent public roadway.
- c. The buffer zone shall include a setback of at least 150 feet from any residence, unless otherwise waived by the homeowner, and 50 feet from any adjacent property line used for residential purposes at the time of the application.
- d. No Tower shall be located within 1.1 times the maximum WECS height from any adjacent public roadway.
- e. No Tower shall be located within 1.1 times the maximum WECS height from any residence unless otherwise waived by the homeowner.
- f. No Tower shall be located within 1.1 times the maximum WECS height from a non-participating adjacent property line.

**SEC. 32-73 Special Safety and Design Standards.** All Towers shall adhere to the following safety and design standards:

- a. Clearance of rotor blades or airfoils must maintain a minimum of 12 feet of clearance between their lowest point and the ground.
- b. All Commercial/Utility WECS shall have a sign or signs posted on the pad mount transformers, the junction boxes, and the substation, warning of high voltage. Other



signs shall be posted at the entrance to the site with the 911 address and emergency contact information.

- c. All wind turbines, which are a part of a commercial/utility WECS, shall be installed with a tubular, monopole-type tower.
- d. Consideration shall be given to painted aviation warnings on all towers less than 200 feet
- e. **Color and finish.** All Wind Turbines and Towers that are part of a commercial/utility WECS shall be white, grey, or another non-obtrusive color. Blades may be black to facilitate deicing; Finishes shall be matte or non-reflective.
- f. **Secured Access.** For any proposed WECS, the plan shall include a plan for limited access to the Wind Farm substation(s) by a security fence no less than six (6) feet nor no greater than eight (8) feet in height.
- g. **Lighting.** To reduce light pollution, lighting shall be limited to the minimum lighting reasonably necessary for the WECS' safe operation, and the lighting shall be directed downward where reasonably feasible. Lighting, including lighting intensity and frequency of strobe, shall adhere to but not exceed requirements established by the FAA permits and regulations. Red strobe lights shall be used during nighttime illumination to reduce impacts on neighboring uses and migratory birds.
- h. **Other Signage.** All other signage shall comply with the sign regulations found in these regulations.
- i. **Collection and Transmission Lines.** All communications, collection, distribution and/or transmission lines installed as part of a WECS shall be buried or placed underground, where physically feasible and commercially reasonable.
- j. **Waste Disposal.** Solid and Hazardous wastes, including but not limited to crates, packaging materials, damaged or worn parts, as well as used oils and lubricants, shall be removed from the site promptly and disposed of in accordance with all applicable local, state and federal rules and regulations.
- k. **Decommissioning Plan.** The plan for a proposed WECS shall include a decommissioning plan for the remediation of the area of the project upon the cessation of operation in compliance with the following requirements:
  - 1. The plan for a proposed Wind Farm or WECS shall include a decommissioning plan for the remediation of the area of project upon the cessation of operations of the Energy Generation System.
  - 2. Decommissioning of the Wind Farm or WECS shall begin no later than 12 months after the project has ceased to operate as an Energy Generation System. For purposes of this provision, temporary cessation of operations of the Wind Farm or WECS due to circumstances beyond the control of the

developer or operator, such as force majeure or commercial decisions by the developer's or operator's customers, for a period of less than 12 months would not trigger any decommissioning requirements.

3. The decommissioning plan shall provide for the removal of the Wind Farm or WECS equipment, ancillary structures, and other infrastructure utilized in the operation of the Wind Farm or WECS up to a depth of four (4) feet unless otherwise agreed or requested by the applicable landowner.
  4. The decommissioning plan shall provide for the remediation of any environmental hazards remaining on the property of the Energy Generation System, as determined by the EPA, DEQ, or the St. Landry parish Government, in accordance with all applicable state and federal laws.
  5. Any lease forming a portion of the application for the original permit shall include reference to the decommissioning plan and the funding or security thereof as a necessary term therein.
  6. The decommissioning plan shall provide for a decommissioning fund or security with sufficient funding to remediate all the property encompassing the project and restoring said property to its original purpose. Prior to commencing construction on the Wind Farm or WECS, the developer shall present documentation to St. Landry Parish Government that the decommissioning fund or security is established.
- l. **Drainage Plan Not Required.** WECS shall not be required to submit a drainage plan or comply with requirements of Sec. 32-56.
  - m. **Environmental Study.** The plan for a proposed WECS shall include environmental studies in accordance with all local, state, and federal requirements.

**SEC. 32-74            Responsibilities and Duties.**

- a. The Parish President and two Council members appointed by the Council Chairman shall be charged with negotiating the terms and conditions of any and all agreements and contracts for establishing a WECS, including but not limited to the following:
  1. Tax abatements, leases, and related payments in lieu of tax agreements.
  2. Terms and conditions regarding removing energy-generating equipment at the end of operations or the equipment's end-of-life period.
  3. Engage with community leaders and citizens to keep them informed about the establishment of a WECS to ensure community feedback and public comment.
  4. Provide an updated legal and regulatory framework for consideration for adoption by the Parish Council.

5. Ensure compliance with all terms and conditions of agreements entered into by the energy-producing entity and the parish of St. Landry.
6. Ensure compliance with all state and federal laws and local rules and regulations.

**SEC. 32-75 Authorization of Officers.** The Parish President, the Chairman of the Parish Council, and the Clerk of the Parish Council are hereby authorized, empowered, and directed to do any and all things necessary and incidental to carry out the provisions of this Article.

**SEC. 32-76 Severability.** If any provision of this Ordinance shall be held to be illegal or invalid, such illegality or invalidity shall not affect any other provision of this Ordinance, but this Ordinance shall be construed and enforced as if such illegal or invalid provisions had not been contained herein. Any constitutional or statutory provision enacted after the date of this Ordinance which validates or makes legal any provision of this Ordinance which would not otherwise be valid or legal shall be deemed to apply to this Ordinance.

**SEC. 32-77 Repeal.** All ordinances or resolutions, or parts thereof, in conflict herewith, are hereby repealed.

**SEC. 32-78 Recordation.** A certified copy of this Ordinance shall be filed and recorded as soon as possible in the Mortgage Records of the Parish of St. Landry, State of Louisiana.

**SEC. 32-79 Publication; Effective Date.** Upon its adoption, this Ordinance shall be published one (1) time in the official journal of the Parish. The Ordinance shall become effective immediately upon its adoption.

BY ORDER OF ST. LANDRY PARISH COUNCIL

/s/ Wayne Ardoin, Chairman

Sherell Jordan, Council Clerk  
St. Landry Parish Council  
P.O. Drawer 100, Opelousas, LA 70570  
Telephone Number: 337-942-6863

In accordance with the Americans with Disabilities Act, if you need special assistance, please contact Sherell Jordan or Karen Barlow at 337-942-6863 describing the assistance that is necessary.