

**SPECIAL USE PERMIT
for
WIND ENERGY GENERATION FACILITIES**

**ADDITIONAL APPLICATION MATERIALS &
PROCESS REQUIREMENTS**

(October 26, 2010)

Application Materials:

In addition to the materials typically required with the submittal of a Special Use Permit, the following additional information, plans, details and/or materials are also required for a Special Use Permit for **Wind Energy Generation Facilities**:

1. Site Plan – minimum requirements (in addition to those specified in Section 2002 and noted in the Navajo County application materials)

- a. Existing topography and drainage features, including the boundaries of any riparian or other environmentally sensitive areas.
- b. Project boundaries, internal property lines and ownership.
- c. Legal description (general description and a metes and bounds description) of the project boundary (and of any phases), as well as all Assessor Parcel Numbers.
- d. Phasing, if applicable.
- e. Indication of setbacks to all structures and improvements, as required by this section.
- f. Approximate locations of proposed energy generating facilities and structures, operation and maintenance facilities, transmission corridors, etc.
- g. Location and type of project security fencing, including any fencing proposed around transformers, turbines, phases, project boundaries or other secure areas.
- h. Vicinity map, including existing and proposed roadways leading to the site, as well as any incorporated areas within three miles of the project boundary.

Note that a Final Site Plan, indicating the final location of all approved improvements and other information as required by Navajo County, will be required prior to issuance of any permits for development of the site.

2. Context Plan – minimum requirements:

- a. Location and type of all existing structures, electrical and transmission lines and other facilities, both within the project boundary and within three miles of the project boundary.
- b. Location and minimum distance from the project boundary to all existing residences and occupied structures within three miles of the project boundary.

- c. Location and name of all public roadways and railroads within three miles of the project boundary. Also indicate access to the site from the nearest public roadway.
- d. Location and minimum distance from the project boundary to the limits of all incorporated municipalities within three miles of project boundary.
- e. Land use, ownership, parcel size and Assessor's Parcel Numbers for all parcels adjacent to the project boundary. Indicate any participating properties.
- f. Property lines for adjacent properties as they intersect the project boundary.
- g. Location, name and distance from nearest military low-level training routes and any private or public airports, if located within ten miles of the project boundary.
- h. Identification of all constraints and critical issues within the project boundary and within three miles thereof, including all proposed improvements, setbacks and sound limitations (as noted in this section), microwave beam constraints, existing cultural, biological and wildlife constraints, existing structures, etc.
- i. Aerial photo, depicting all of the area within the project boundary, plus three miles in all directions. Indicate all proposed improvements and any participating properties. The scale shall be no less than approximately one inch equals one mile.

3. Project Narrative – minimum requirements:

- a. Description of the applicant and detailed description of the project.
- b. Relationship to surrounding properties (uses, zoning, etc.). Indicate any participating properties and explain why & how they are participating.
- c. Location of the project. Proof of adequate legal access to the site should be provided as an appendix to the project narrative.
- d. Proposed traffic circulation system (on- and off-site), including existing and proposed improvements, dedications, widths of all rights-of-way, easements, etc.
- e. Development schedule (including any phasing).
- f. Description and location of community facilities and services within three miles of the project boundary (including school districts; national, state, county and municipal parks; recognized historic or heritage sites; wetlands and important bird areas as identified in federal, state, county or local databases or other generally-available documentation).
- g. Conformance of the proposal to the Navajo County comprehensive plan and any other area or municipal plans.
- h. Plan for compliance with public participation requirements set forth in this section.
- i. Explanation of conformance to development standards and requirements of Navajo County, including structure types, heights of all structures, number of structures, setbacks, sound levels, proposed screening, signage, etc.

- j. Indicate whether or not any blasting will be done in conjunction with the development and/or operation of the Wind Energy Generation Facility. Any blasting work shall be performed by a contractor licensed and bonded in the State of Arizona.
- k. A decommissioning plan, performed in compliance with Section 2008 of the Navajo County Zoning Ordinance.

4. Supplemental SUP application information (required):

- a. Standard drawings, cut sheets and elevations of any tower structures that include the tower, base and footings, as well as an engineering analysis of any towers showing compliance with the applicable building codes.
- b. Information regarding the turbine manufacturer(s) and model(s), "nameplate rating" output (as determined by the manufacturer) of each wind turbine model, tower or tower array locations ("corridors"), maximum tower heights, maximum rotor diameters, maximum blade shaft/rotor RPM, approximate locations of proposed structures and buildings, and certification for each turbine model that it is a production model and not an experimental or prototype model. Experimental and prototype models are prohibited.

5. Additional SUP application information – as determined by staff:

- a. A comprehensive transportation plan for moving necessary project equipment within Navajo County, to be reviewed and approved by the Public Works Department and (if applicable) the Arizona Department of Transportation (ADOT). At a minimum, the plan shall include:
 - 1) Identification of all state and county roads to be used for transporting overweight or oversized wind turbine generators, solar panels, towers or substation parts, or overweight or oversized equipment for construction, operation or maintenance of the project, as well as identification of any railroad sidings to be used.
 - 2) A graphic and written description of the access route from the nearest public road to the site, which shall include:
 - i. Road surface material, stating the type and amount of surface cover.
 - ii. Width, length and grades of the improved access route.
 - 3) A method for assessing potential future road damage to any public roads.
 - 4) Applicable weight and size limits, and all required permits.
 - 5) Dust control procedures for all unpaved roadways and access routes (during and post-construction).
 - 6) A plan for posting a surety bond or equivalent security for the repair of any damage to any public roadway caused during construction, operation or maintenance of the project. Such plan shall be submitted to and approved by the Public Works Department and by ADOT, if applicable.

- b.** If required by federal or state law, a letter from the appropriate state or federal agency indicating that an archaeological and cultural resources impact report or similar document concerning the location and extent of known archaeological resources has been submitted to that agency for review and approval.
- c.** Copies of any and all reports or analyses issued, approved or adopted by an agency of the federal government pursuant to the National Environmental Policy Act in connection with the construction or operation of the project shall be submitted, and mitigation measures shall be incorporated into an environmental plan for implementation of the recommendations contained in such reports.
- d.** A project sound study, performed in compliance with Section 2008 of the Navajo County Zoning Ordinance.
- e.** A visual impacts assessment of the project and a plan for mitigation of impacts. This may consist of representative visual simulations of the project in its planned surroundings, FAA lighting plan, and/or daytime visual simulations of the project, from locations approved by the Public Works Department, which may include nearby public roadways, nearby occupied structures, and/or the nearest municipality.
- f.** A shadow flicker assessment of the proposed project shall be required if any residences, schools, hospitals or public roadways are located within 2 miles of the project boundary. Methods for mitigation to affected residences and roadways shall be provided.
- g.** A copy of an environmental impact study, performed in accordance with the Arizona Game & Fish Department's *Guidelines for Reducing Impacts to Wildlife from Wind Energy Development in Arizona* and *Guidelines for Solar Development in Arizona* and with the United States Fish & Wildlife Service's recommendations for wind energy development. Additionally, a letter from the Arizona Game & Fish Department will be required prior to scheduling of the SUP application for a hearing before the Planning and Zoning Commission, detailing the agency's comments and/or recommendations for the project.

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