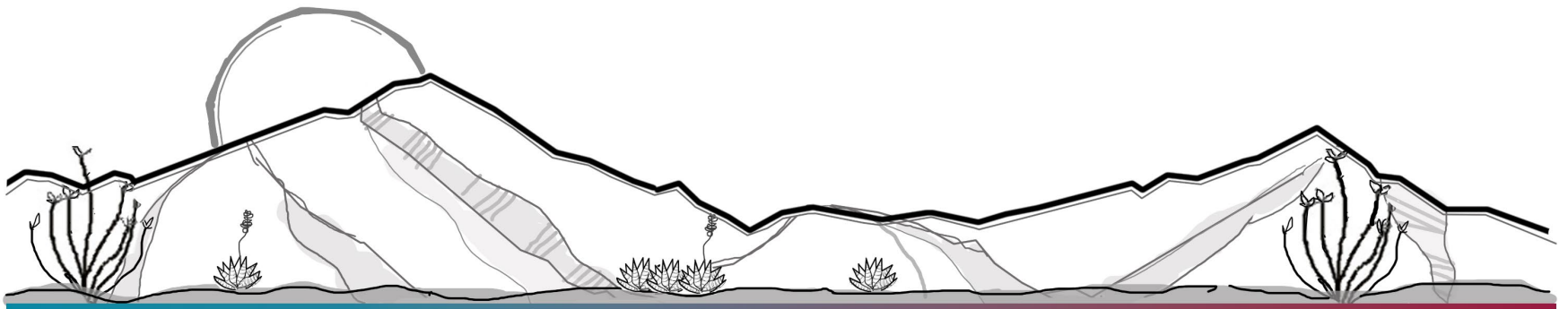


Zoning Text Amendment R 22-03 (Wind Energy Power Plant)

Planning & Zoning Commission
December 14, 2022



DEVELOPMENT SERVICES

Wind Energy Power Plants (WEPP) Non-Residential, utility-scale Wind Energy System, the primary purpose of which is to supply electricity to off-site consumers.

Special Use

- Rural
- General Business
- Light Industry
- Heavy Industry

All WEPP must also comply with the site development standards included in Zoning Regs, Section 1822



DEVELOPMENT SERVICES



 Constructed
WEPP

Only 4 in
Arizona



Current Regulations Include the Following:

- Setback (Cannot be modified) –
 - equal to the height of the tallest structure, + 10 feet (same for distance between structures)
 - 1,000 ft from any existing residence
- Noise
 - shall not exceed fifty decibels (50 dBA), as measured from the nearest property line
- Lighting
 - None allowed, except as required by the FAA
- Signage
 - None allowed, except manufacturer logo or emergency info
- Height Exemption – can be any height



Proposed Design Standards (include best practices)

- Add schools, nursing home, or hospitals to 1,000' setbacks
- Transmission lines – underground
- Color and finish – neutral color, matte finish
- Support – only monopole structures, no lattice
- Shall be maintained in good condition
- May require additional design features to lessen negative impacts

Include Supplemental Safety Provisions

- Warning signs, redundant braking...



Proposed Legal Protections (Limit County Liability)

- Specify procedures for transfer/sale of project
- Include provisions for cessation of use/damage – define cessation/abandonment, WEPP owner responsibilities
- Decommissioning and site restoration – burden placed entirely on WEPP owner
- Financial assurance required (decommissioning cost) – in the event of abandonment by the WEPP owner, this can be used by the County to pay for decommissioning and restoration.
- WEPP owner liability Insurance required



Sample Motion

Mr. Chairman, I move to recommend to the Board of Supervisors approval of Docket R-22-03, amendments to Article 18 of the Cochise County Zoning Regulations as outlined in Exhibit A.

