

# PLANNING COMMISSION CHECK-OFF SHEET FOR WIND POWER FACILITIES

## WIND POWER FACILITY APPLICATION REQUIREMENTS:

- Project Description
- Project Map including transmission route
- Identify potential impacts, if any, to accepted farm or forest practices on surrounding resource land. Include the nature and extent of the impact of the facility on the cost of such practices. (See UCDC 152.061)
- Provide an avian impact monitoring plan. Include a plan for formation of a technical oversight committee. [See UCDC 152.616 (HHH) (1) (D)]
- Sign Covenant Not to Sue (See UCDC 152.061)
- Include Fire Protection & Emergency Response Plan
- Submit Erosion Control Plan, including the seeding of road cuts or related bare road areas. (An NPDES permit will satisfy this requirement.)
- Submit Weed Control Plan
- Provide a report of possible impacts, positive or negative, upon the social, economic, public service, cultural, visual and recreational aspects of affected communities and/or individuals.
- Submit an exception to Goal 3 if the facility exceeds 20 acres in size
- Provide a report of possible impacts to:
  - Wetlands
  - Wildlife
  - Wildlife Habitat
  - Criminal Activities

Include proposed actions, if any, to avoid, minimize or mitigate negative impacts.

- Provide dismantling & decommissioning plan
- Submit bond or irrevocable letter of credit for the decommissioning fund

**WIND POWER FACILITY PERMITS:**

Obtain Permits Prior to Construction

- County Zoning Permit
- County Access Permit(s) and/or other Public Works Permit
- Other Permits, ODOT, DEQ, OBC

**WIND POWER SITE REQUIREMENTS:**

- No portion of the facility shall be within 3,520 feet of properties zoned residential use or designated on the Comprehensive Plan as residential.
- Wind towers shall blend with the natural surroundings in order to minimize impacts upon open space and the natural landscape.
- Reasonable efforts shall be taken to protect and to preserve existing trees, vegetation, water resources, wildlife habitat or other significant natural resources.
- Turbine towers shall be designed & constructed to discourage bird nesting and wildlife attraction.
- Turbine towers shall be of a size and design to help reduce noise or other detrimental effects.
- Where practicable the electrical cable collector system shall be installed underground, at a minimum depth of 3 feet; elsewhere the cable collector system shall be installed to prevent adverse impacts on agriculture operations.
- Required permanent maintenance/operations buildings shall be located off-site in one of Umatilla County’s appropriately zoned areas, except that such a building may be constructed on-site if:
  - 1) the building is designed and constructed generally consistent with the character of similar buildings used by commercial farmers or ranchers, and
  - 2) the building will be removed or converted to farm use upon decommissioning of the Wind Power Generation Facility consistent with the provisions of Section 152.616 (HHH) (7).
- Comply with safety standards for Wind Facilities delineated in OAR 345-024-0010 (as adopted at the time of application).

**SUBSEQUENT REQUIREMENTS:**

- Provide latitude and longitude location of State plane NAD 83(91) coordinated of each turbine tower, connecting lines, and transmission lines, shall be provided to Umatilla County once commercial electrical production begins.

- Provide a summary of “as built” changes in the facility from the original plan, if any.
- Amendments of the conditional use permit for the original facility can be made.
- Within an 120 days after the end of each calendar year the facility owner/operator shall provide Umatilla County an annual report including:
  - 1) Energy production by month & year.
  - 2) Non-proprietary information about wind conditions, (e.g., monthly averages, high wind events, bursts, etc.).
  - 3) A summary of changes to the facility that do not require facility amendments.
  - 4) A summary of the avian monitoring program – bird injuries, casualties, positive impacts on area wildlife and any recommendations for changes in the monitoring program.
  - 5) Employment impacts to the community and Umatilla County during and after construction.
  - 6) Success or failures of weed control practices.
  - 7) Status of the decommissioning fund.
  - 8) Summary comments – any problems with project, any needed adjustments, or suggestions.

The annual report requirement may be discontinued or required less frequently by the County. The reporting requirement and/or schedule shall be reviewed, and possibly altered, at the request of the facility owner/operator.

**ADDITIONAL REVIEW & APPROVALS:**

Project roads, substation and turbine pad construction likely will require an on-site aggregate pit, rock crushing and concrete batch plant which require approval through a conditional use permit.

Site limitations:

- Fencing
- Lighting
- Parking requirements
- Signage
- Screening or landscaping
- Stream (riparian) setbacks