

# Ordinance 55

## Hopi Planning Ordinance



# Introduction

The Hopi Tribe finds:

that unregulated growth and development on Hopi Lands may have unintended impacts that when considered cumulatively may adversely affect the public health, safety and general welfare of the Hopi public.

# Introduction

- On July 23, 2001 the Hopi Tribal Council passed resolution H-070-2001 enacting The Hopi Tribal Planning Ordinance, Ordinance 55.
- Ordinance 55 provides the tribe with a tool to begin managing growth on the reservation through a planning process.

# Section 1.1.4- Applicability

*“Subject to Article VII – Land, of the Hopi Constitution  
.....applies to all Persons undertaking community planning and development activity on the Hopi Reservation and all other Hopi land interests.”*



## Section 1.1.3 Purpose

- Authorized the creation of a Tribal Planning Agency to provide for a fair planning and decision making process
- Established an administrative process and regulatory review of planning and development decisions, Compliance Assistance Team (CAT)
- Establishes cooperation and coordination among the various interests in the Hopi Tribes planning and development process. (CAT)

# Compliance Assistance Team

- OCPED
- NEPA
- Real Estate Services
- Hopi Land Administration
- Environmental Protection Office
- Cultural Preservation Office
- Water Resources Office
- Tribal Employment Rights Office (TERO)
- Office of Revenue Commission
- Property & Procurement
- Risk Management
- LIS
- Range Management
- Wildlife (WEMP)

# Compliance Assistance Team cont.

- AZ Department of Transportation
- Office of Public Relations
- Office of Facilities Management
- BIA Hopi Indian Agency
- Indian Health Service

# Chapter 4

## Land Development Review

- Section 4.1.1 Purpose

The purpose of good site, subdivision and planned community development design is to create functional and attractive communities, to minimize adverse impacts, and insure that a development project will be an asset to the community.....

# Chapter 4

## Land Development Review cont.



...Specifically, this chapter establishes the procedure for the Hopi Tribal Council to act upon permit applications for site, subdivision and Planned Community Development of Tribal Lands.

# Types of Land Development Permits

1. Site Development- Residential
2. Site Development- Commercial
3. Site Development- Institutional
4. Site Development- Special
5. Subdivision Development- Residential
6. Subdivision Development- Commercial
7. Subdivision Development- Mixed Use
8. Planned Community Development

## Article 4.2. Project Concept Plan

The purpose of the Project Concept Plan is to provide OCPED and other pertinent staff with information about a proposed project; to afford an opportunity to identify planning, design and procedural needs and requirements in the formative stages of a project's development.

## 4.2.2. Pre-Application Conference

In order to expedite Land Development Permit Applications and to reduce project planning, design and development costs, all proponents shall schedule a pre-application conference with OCPED. Project Concept Plans shall be submitted by the proponent no less than 30 days prior to the conference

# Article 4.3.Land Development Permit

In order to initiate a Land Development Project, the proponent shall file a draft application to OCPED. The application will be reviewed for completeness and if incomplete will be returned noting the deficiencies. If complete, the proponent will be notified to submit an original and 10 copies for submittal to Tribal Council.

# Application Coversheet

- a) Name of project and type of permit sought.
- b) Date of application.
- c) Table of contents (*with page numbers*).
- d) Source of design standard and criteria used for project.
- e) Name, address and other contact information of applicant.
- f) Name, seal, signature and license number of all professionals involved in the project.

# Development Protocols

- Section 106 – National Historic Preservation Act
- Lease Compliance
- Leasing Protocol
- Service Line Agreements (SLAs) Protocol
- Rights-of-Way (ROW) Protocols
- DNR Department of Natural Resources Protocols
- NEPA Protocols



# Narrative Descriptions

- a) Brief outline of project
- b) Site and climate description
- c) Legal Description-Land assignment documentation
- d) Environmental assessments
- e) Cultural/archaeological clearances



# Existing Conditions

- a) Map showing adjacent existing land use (including future use if applicable) and structures.
- b) Map showing existing vehicular and pedestrian traffic generators and circulation patterns.
- c) Maps or plans showing surrounding street and structural exterior lighting.

# Existing Conditions (cont.)

- d) Plans showing existing infrastructure and utility right of ways, easements, and any water wells within 5,000 ft. of the project
- e) Maps or narratives of significant land features, soils, vegetation, geology and surface drainage of the site.
- f) Floodplain map.

# Proposed Development Project

- a) Boundary map of site showing location in community, providing longitude and latitude co-ordinates, site dimensions, and 5- ft. contour lines extending 100 feet beyond the project site.
- b) Site layout plan of proposed improvements (const.) showing building footprints, structure height, setbacks from site boundaries.

# Proposed Development Project

- c) Site layout plan of proposed infrastructure and utility development (*roads, parking, pedestrian routes, site and structure access, electricity, water, wastewater, telecommunications.*).
- d) Site plans of landscaping, exterior lighting and signage.
- e) Site plans of grading and drainage management.

## 4.3.5. Effect of Development Permit

Upon issuance of the development permit and satisfactory compliance of any outstanding issues, the proponent has 180 days in which to commence construction of the project. The permit may be extended for an additional 90 days if the proponent requests 30 days prior to the expiration of the initial term.

# Summary

- This procedure is intended to provide an orderly and expeditious process for issuance of Land Development Permits.
- The documents submitted in the Land Development Permit Application are intended to provide the approving authority with sufficient information and data to assure compliance with all applicable ordinances, regulations and Development standards.

# Ordinance 55 Compliant





# Contact Information

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