

BOARD OF SUPERVISORS



PINAL COUNTY
WIDE OPEN OPPORTUNITY

PROPOSED 2022 MAJOR COMPREHENSIVE PLAN AMENDMENTS

11/2/2022

Community Development Department

SCHEDULE- 2022

Major Comprehensive Plan Amendments



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- September 1: Citizens Advisory Committee Meeting
- September 15: P&Z Commission Hearing
- November 2: BOS Hearing

2022 MCPA- Proposals

Major Comprehensive Plan Amendments



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- 1. PZ-PA-006-22** : Cielo Solar & Storage project, request to re-designate 923 acres from MLDR (Moderate low Density Residential) to Green Energy Production for a large scale Photo Voltaic Solar generation facility.- **WITHDRAWN BY APPLICANT PRIOR TO P&Z**
- 2. PZ-PA-007-22** : Cameron Solar project requests to re-designate 888.06 acres from MLDR (Moderate low Density Residential) and Open Space to Green Energy Production for a Photo Voltaic Solar Plant.
- 3. PZ-PA-008-22** : Request to amend select portions of the Pinal County Comprehensive Plan to allow for the creation of a land use classifications for the Pinal County Compatible Use Implementation and to apply accompanying updates to the Plan's minor comprehensive plan amendment regulations.
- 4. PZ-PA-009-22** : Request to amend select portions of the Pinal County Comprehensive Plan to allow for the creation of a "Special District" land use classification for Arizona State Trust lands and to apply accompanying updates to the Plan's minor comprehensive plan amendment regulations.
- 5. PZ-PA-011-22** : to incorporate 'Wind Energy' under the Energy Element (Chapter 7: Environmental Stewardship, Energy Section) of the Pinal County Comprehensive plan.
WITHDRAWN BY COUNTY

Item #2: PZ-PA-007-22

Cameron Solar Project



- **Proposal:** Aurora Solar LLC.(a subsidiary of Avangrid Renewables LLC) proposes MCPA proposal to re-designate 888.06 \pm acres from MLDR (Moderate Low Density Residential) and Recreation/Conservation to Green Energy Production and Recreation/Conservation.
- **Area:** 888.06 \pm acres
- **Location:** 1/2 mile north of the City of Coolidge
- **Owner:** The Church of Jesus Christ of Latter-day Saints
- **Applicant:** Kristen Goland, Aurora Solar LLC

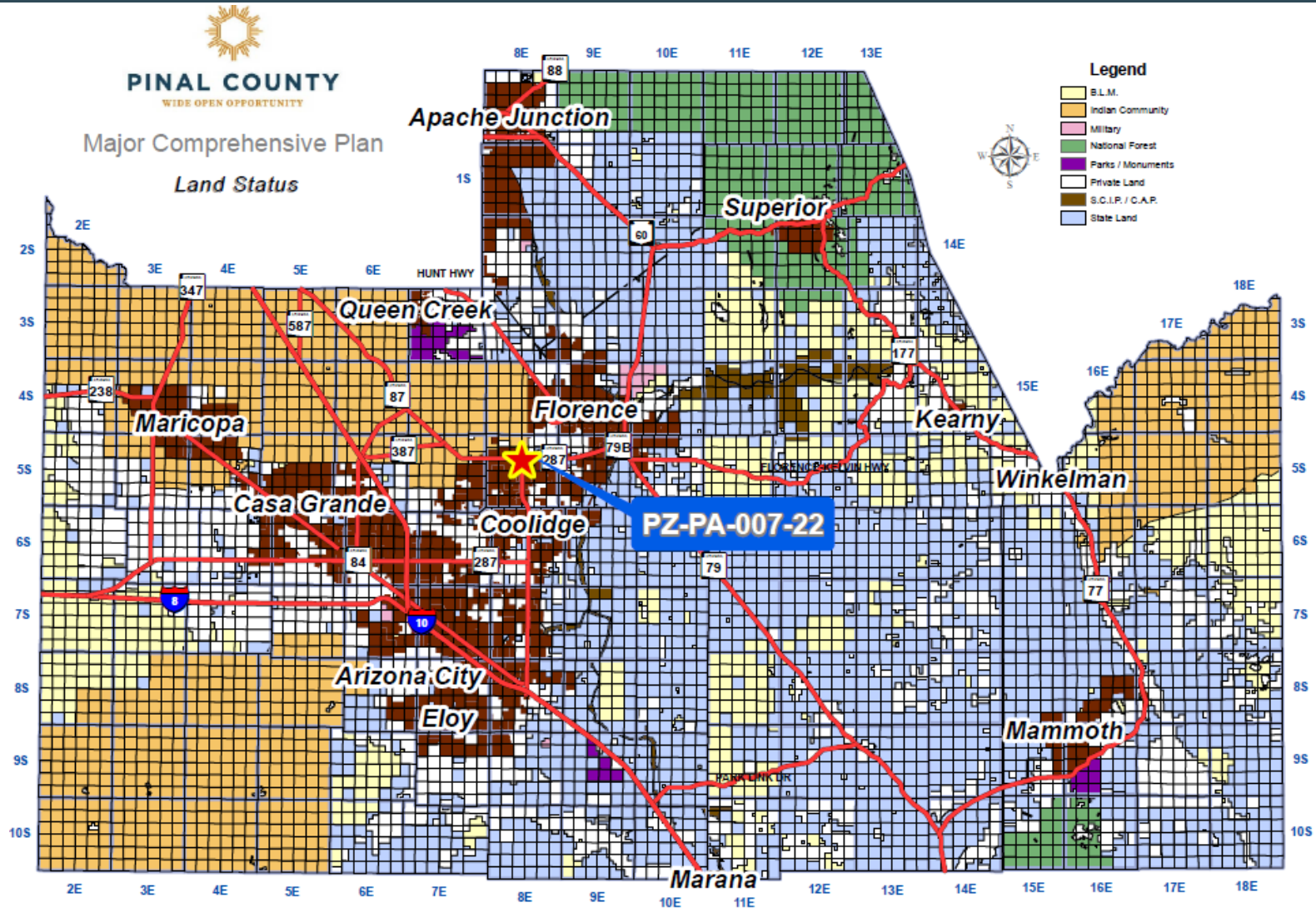
Item #2: PZ-PA-007-22 Cameron Solar Project

Location Map



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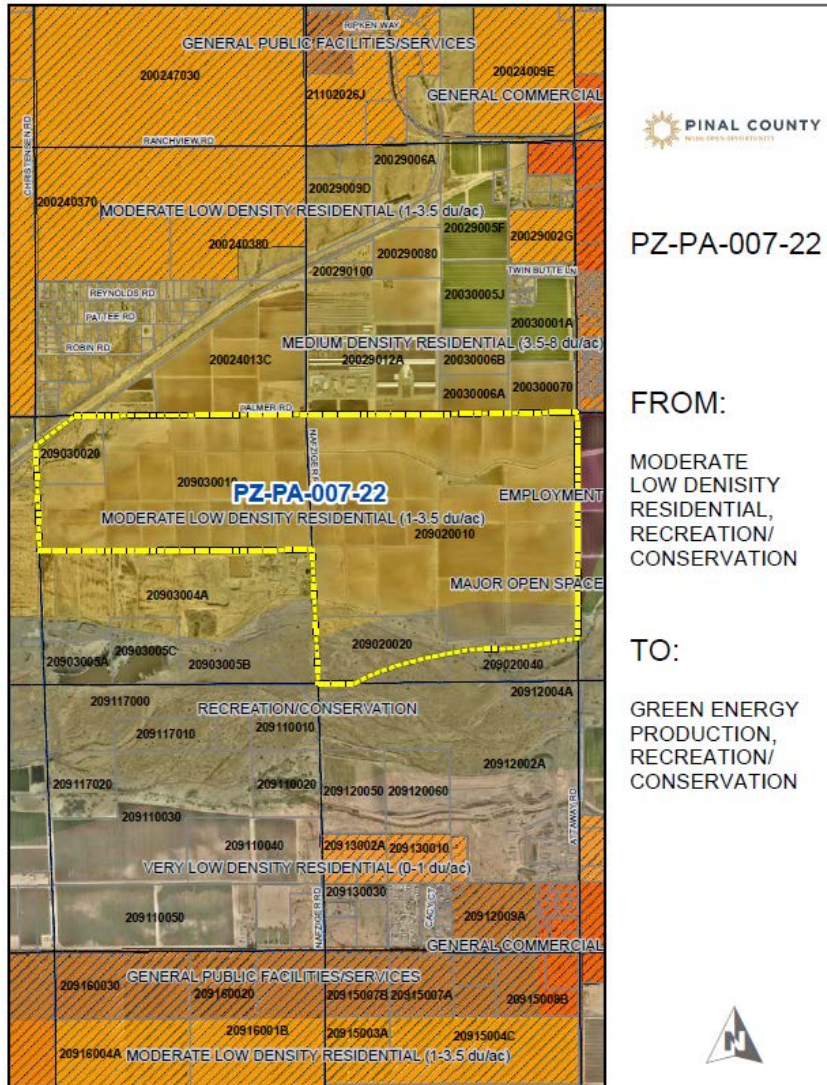
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Item #2: **PZ-PA-007-22** Cameron Solar Project Comprehensive Plan



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Existing Land-use Designation:

MLDR 1-3.5 du/ac,
Recreation/Conservation

Proposed Land-use Designation:

Green Energy
Production and
Recreation/Conservation

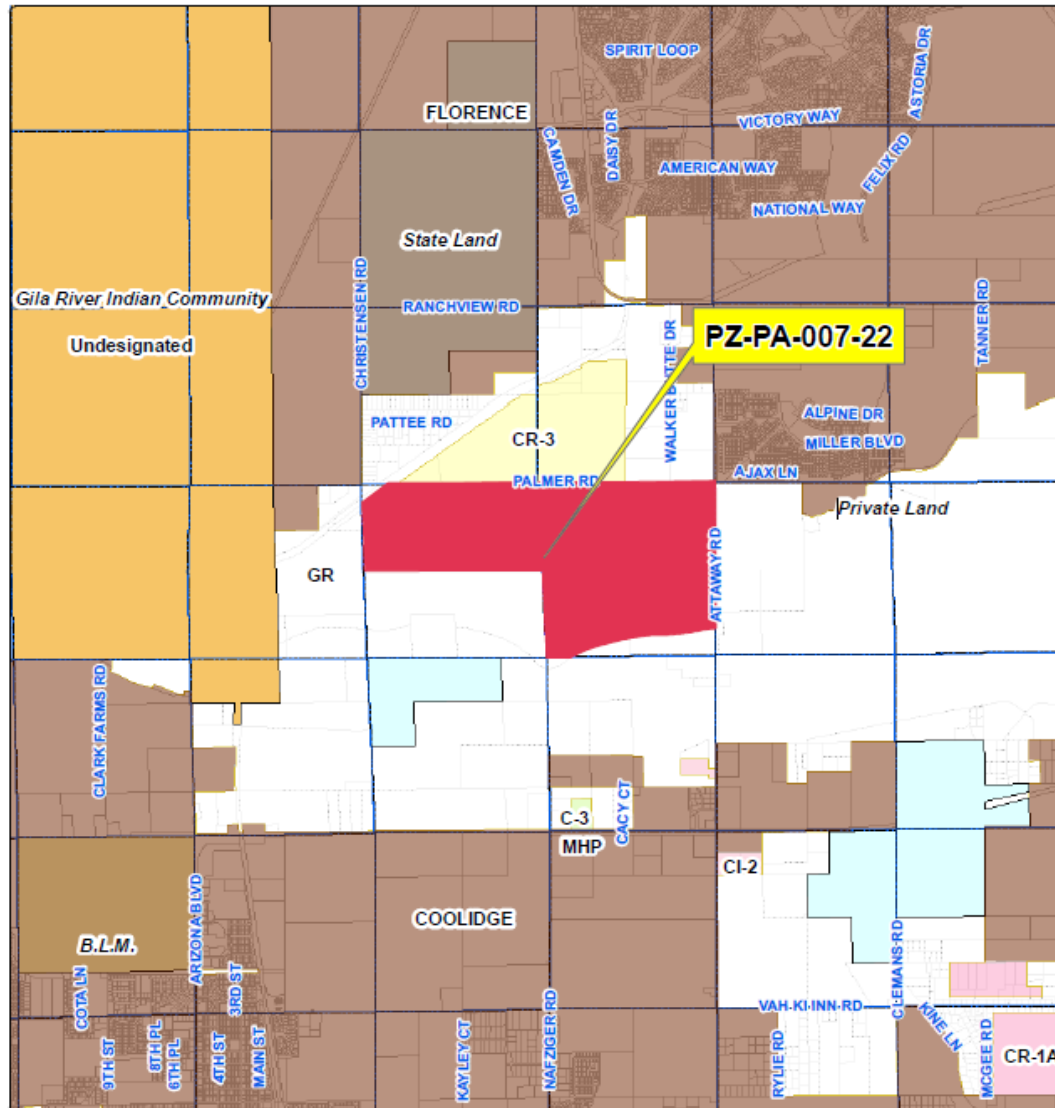
Item #2: PZ-PA-007-22 Cameron Solar Project

Vicinity Map



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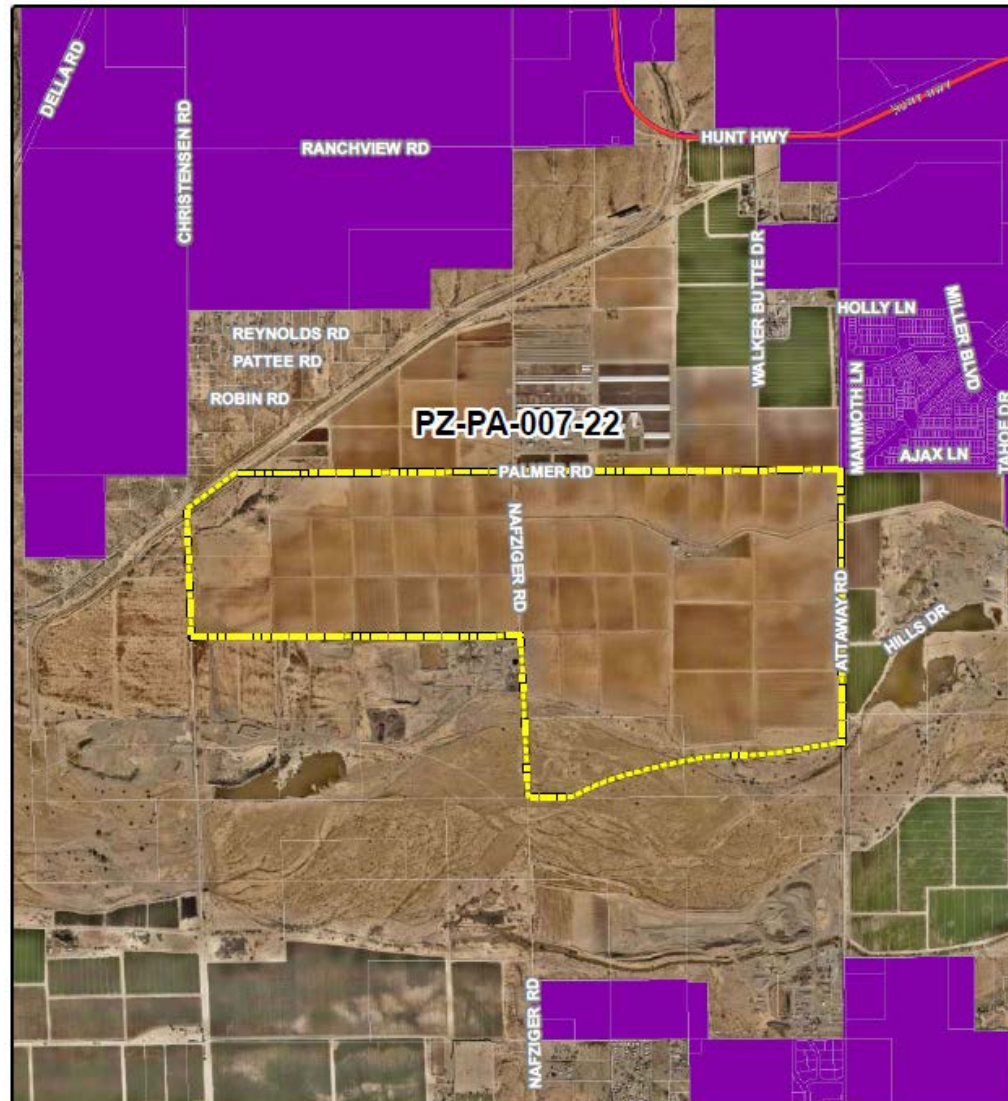
Item #2: PZ-PA-007-22 Cameron Solar Project

Aerial Map



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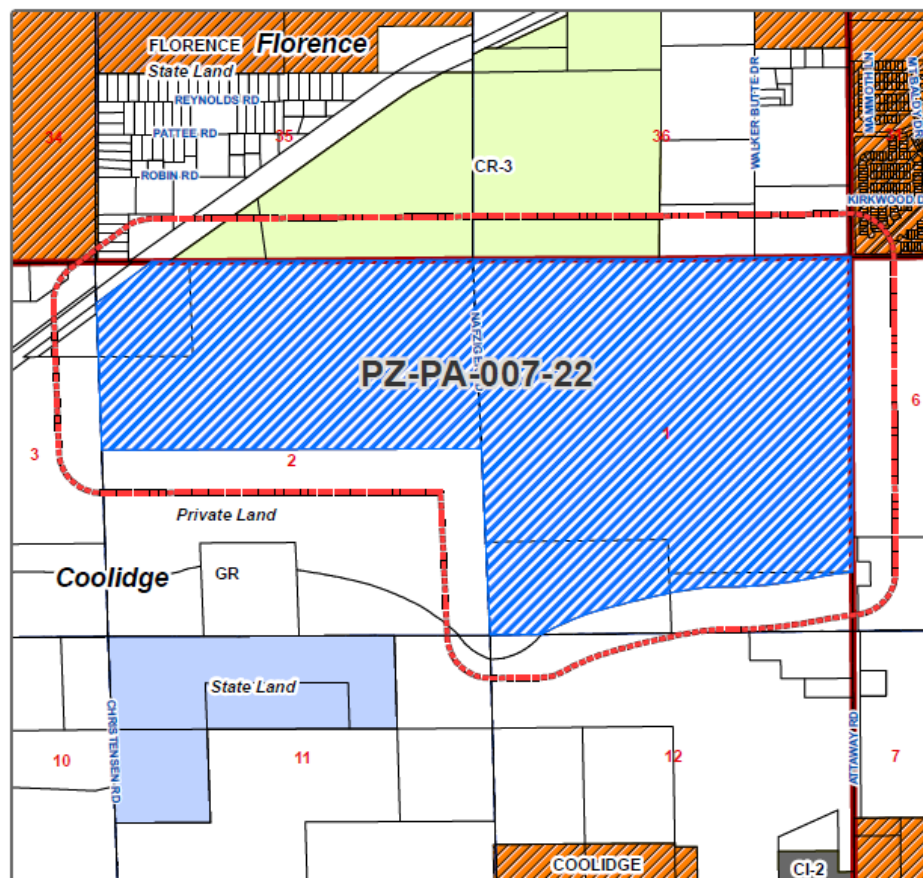


Item #2: PZ-PA-007-22 Cameron Solar Project

Zoning



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Rezone

PZ-PA-007-22 PUBLIC HEARING/ACTION: The Church of Jesus Christ of Latter-day Saints, landowner, Aurora Solar LLC, (a subsidiary of Avangrid Renewables LLC), Kristen Goland, applicant, requesting approval of a Major Comprehensive Plan Amendment to the 2019 Pinal County Comprehensive Plan to re-designate 888.06 ± acres from MLDR (Moderate Low Density Residential) and Recreation/Conservation to Green Energy Production and Recreation/Conservation for a photovoltaic Solar Power Plant, situated in Section 20, Section 10, T5S, R08E G&SRB&M, tax parcels 209-03-001, 209-03-002, and portions of parcels 209-02-001, 209-02-002, and 209-02-005, (legal on file), located half a mile north of the City of Coolidge adjacent to the Town of Florence in the unincorporated Pinal County.

Current Zoning: GR

Requested Zoning: Rezone

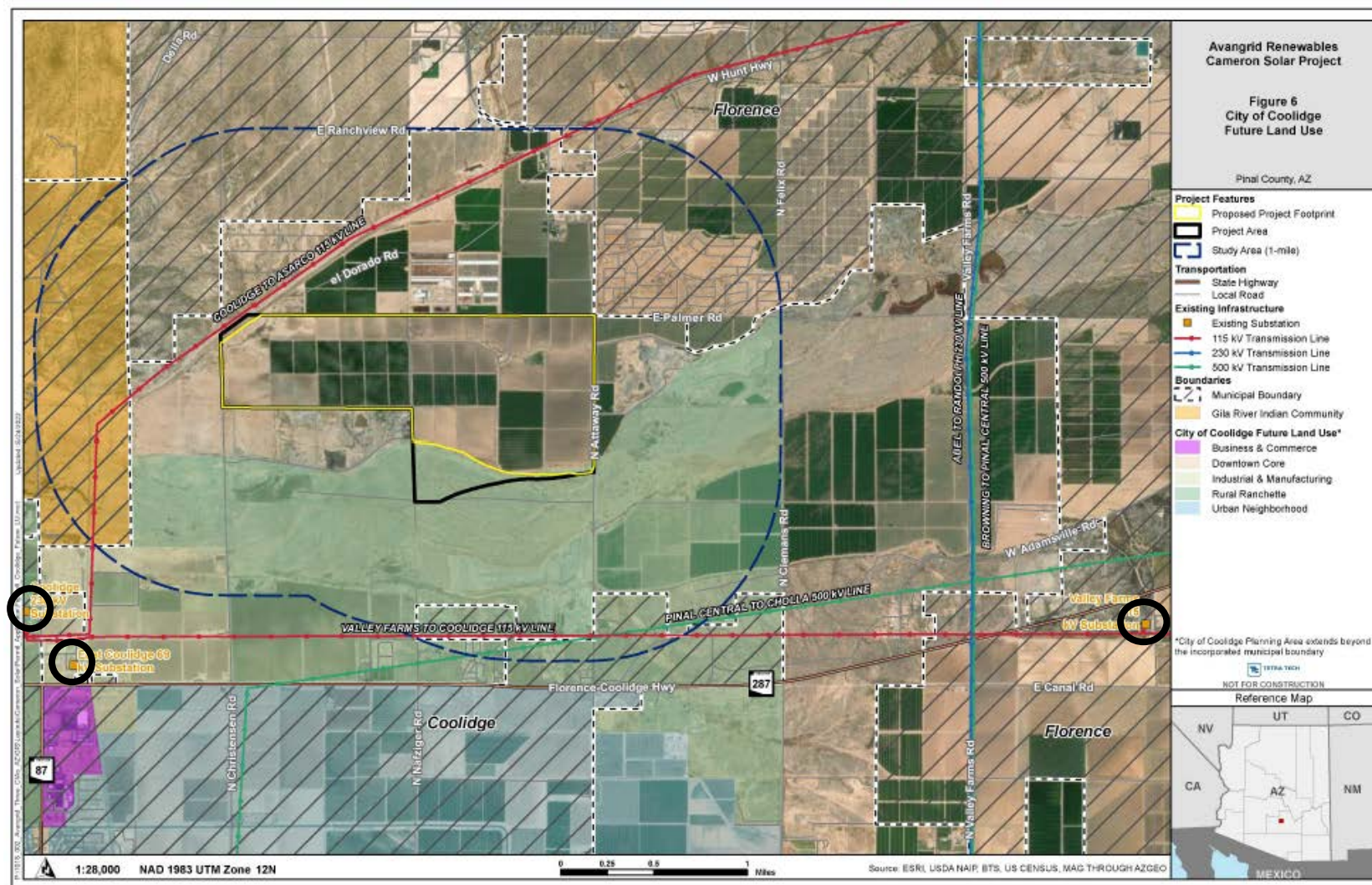
Current Land Use: MLDR, RECREATION/CONSERVATION

Item #2: PZ-PA-007-22 Cameron Solar Project

Existing infrastructure



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Item #2: **PZ-PA-007-22** Cameron Solar Project

Gila River Flood Zone



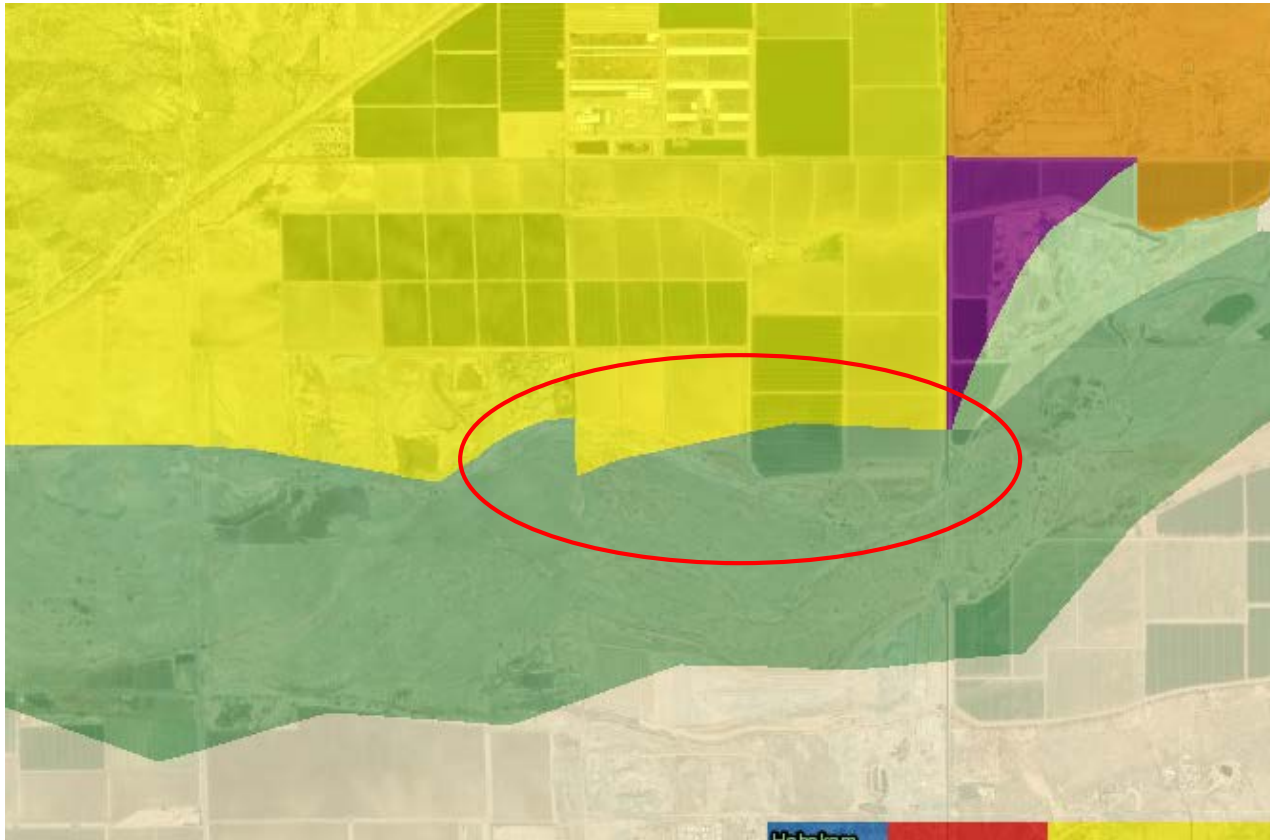
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Item #2: **PZ-PA-007-22** Cameron Solar Project

Current Comprehensive Plan



Existing Land-use Designation:

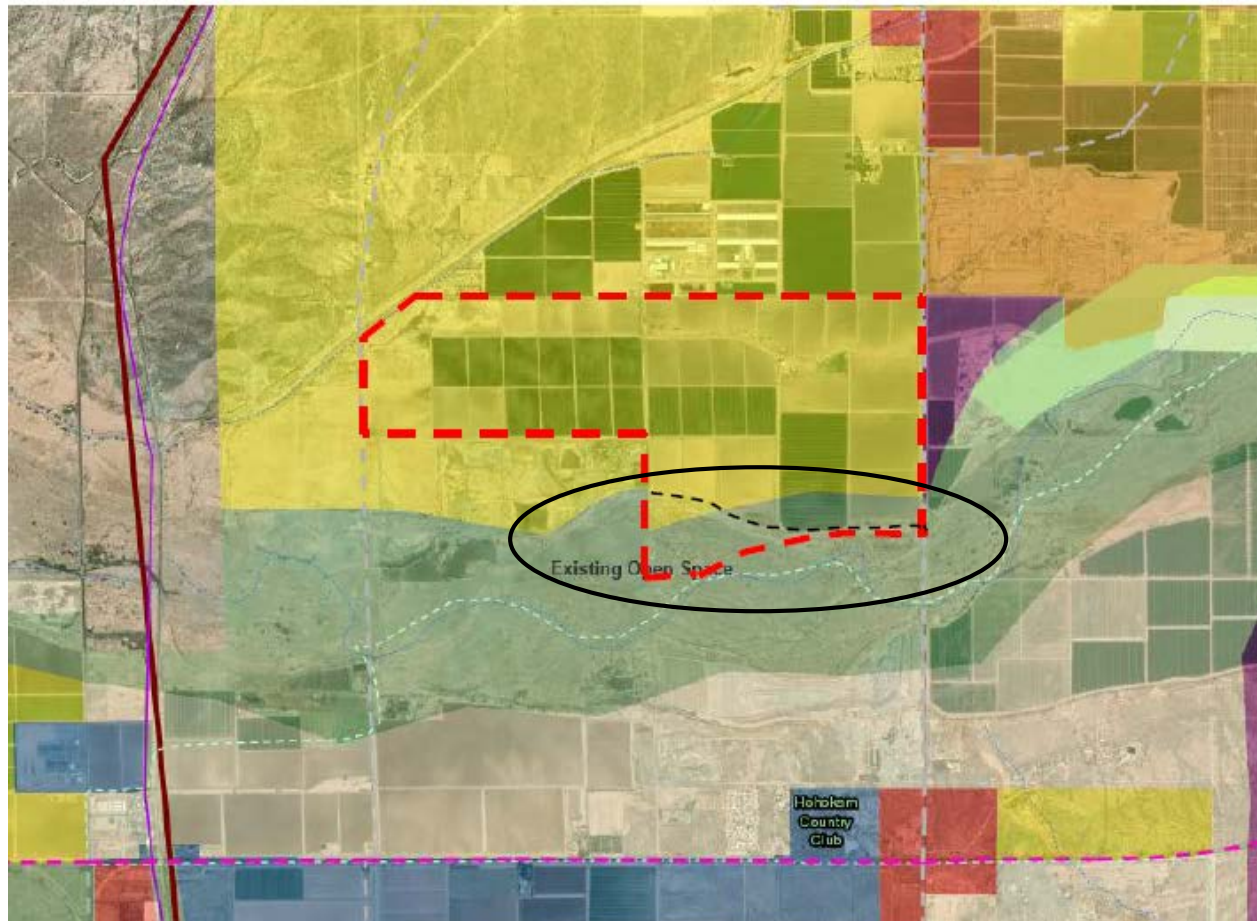
MLDR 1-3.5 du/ac,
Recreation/Conservation

Item #2: **PZ-PA-007-22** Cameron Solar Project

Open Space Re-designation

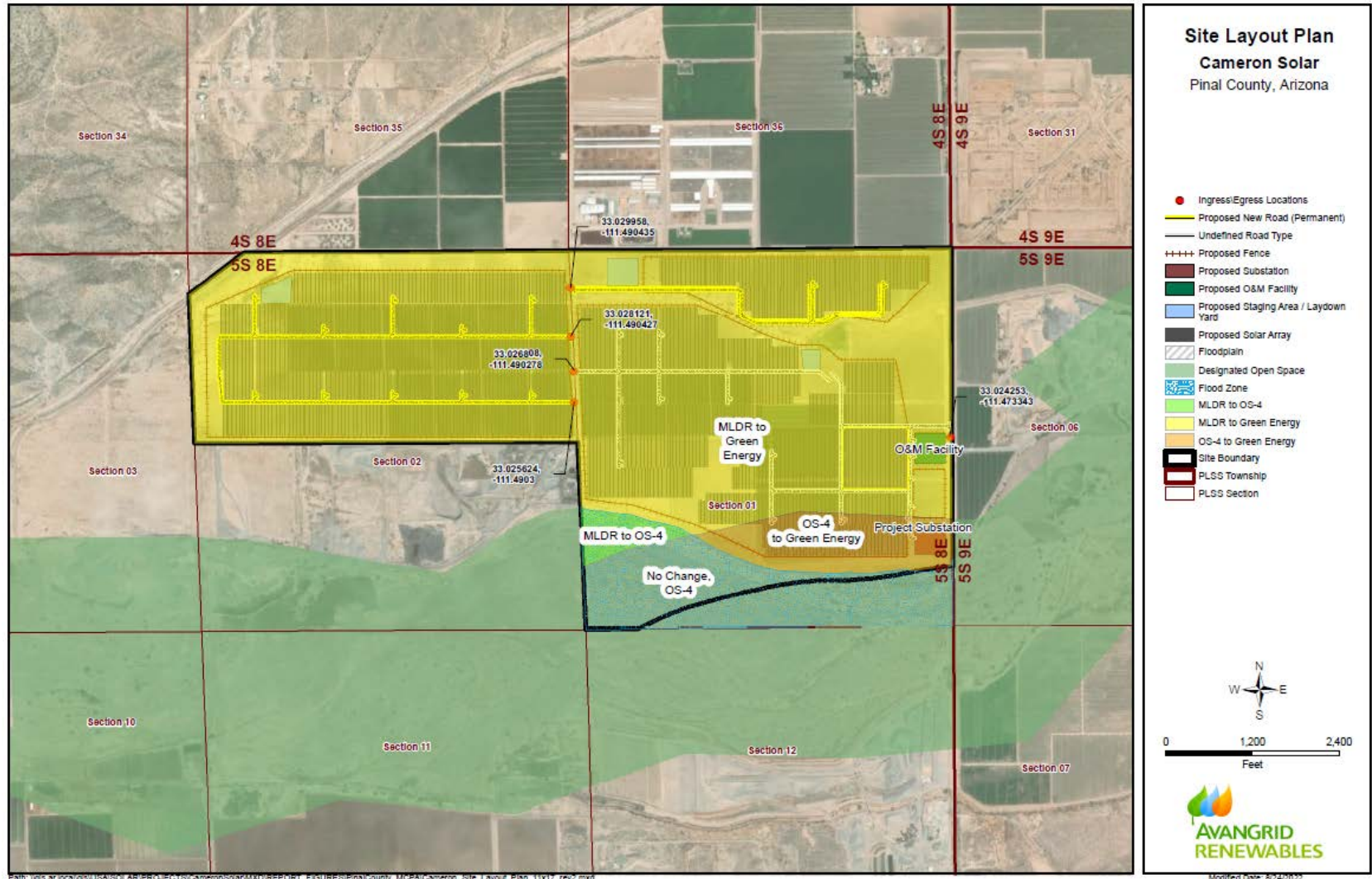
Open Space Land-use Designation:

- Currently the open space lines does not follow the Gila River Flood Plain – (Green edge- Incorrect Black dotted-correct edge)
- Re-designation of Open Space to ensure 100 year flood plain secured
- Additional 100 feet buffer beyond the flood plain to be observed



Item #2: PZ-PA-007-22 Cameron Solar Project

Site Plan



Item #2: **PZ-PA-007-22** Cameron Solar Project

Project overview



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□ Current Conditions:

- Active and fallow Agricultural area, relatively flat topography. (Disturbed land)
- Location of Gila river and 100 year floodplain- south-east of the project area,
- Proximity of existing electrical and transmission infrastructure (substations) (APS, SRP , Valley farms Substation)

□ Proposal: Solar generation of 100 MW of battery storage to include:

- Solar array of PV modules- single axis-tracking tracking system
- Battery Energy Storage System (BESS)
- O&M Building
- Associated infrastructure

□ Timing of the development: Expected Commercial operation date- Dec 2025

Item #2: PZ-PA-007-22 Cameron Solar Project

Discussion Item: Environmental Context



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1. Project area located in the vicinity of **wildlife habitat connectivity feature**. (ERT Report)
(S-E portion has identified **Riparian** area).

Implications on Land-use planning

- a. Applicant to ensure conserving the open space as directed under the Open Space and Trails Master Plan, Drainage Design Manual to avoid, minimize impacts to riparian habitat.
- b. Recreation and Conservation land-use designation to follow the 100 year flood plain line/edge of the Gila River (per Pinal County Flood Map)
- c. 100 feet buffer after the flood plain to be maintained
- d. Coordination with State Historic Preservation, US Fish and Wildlife Service, AZ Game and Fish Department would be required to ensure all wildlife are preserved including mobility, permeability is maintained and enhanced
- e. Habitats documented in the vicinity
 - Sonoran Desert Tortoise
 - Western Burrowing Owl

Item #2: **PZ-PA-007-22** Cameron Solar Project

Discussion Items: Urban Context



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1. Project area surrounded with Industrial scale operations: Cement/Aggregates/Concrete



Solterra Materials- Coolidge
Hanson Florence Plant
Southwest Rock Coolidge
Cal Portland Plant
CEMEX Coolidge Concrete Plant

2. No comments received from Town of Florence or other agencies.
3. No residential development abutting the project site/Sparse Residences around except N-E corner which is platted (Town of Florence)
4. Site Suitable for uses similar to abutting uses – Industrial/Commercial uses

Item #2: **PZ-PA-007-22** Cameron Solar Project



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□ Public Response:

Agencies -- No response

Property owners -- 2 letters in opposition

□ Citizens Advisory Committee Response:

Recommended approval & forward to P&Z (8-2)

□ Planning and Zoning Recommendation:

Recommended approval (5-3)



QUESTIONS

Item #3: PZ-PA-008-22

JLUS-Compatible Use Implementation



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- **Proposal:** Request to amend select portions of the Pinal County Comprehensive Plan to allow for the creation of land use classifications for the Pinal County Compatible Use Implementation and to apply accompanying updates to the Plan's minor comprehensive plan amendment regulations.

Objective:

- The Military Compatibility chapter of the Comprehensive Plan addresses military and community compatibility planning and long-term sustainability of military operations at all Pinal County AZARNG training facilities and operational areas.
- The Military Compatibility chapter of the Comprehensive Plan is an implementation recommendation from the JLUS.
- It establishes goals, objectives, and policies that define specific actions to be taken by the County and other stakeholders to achieve the broad objective of community and military compatibility.

Item #3: PZ-PA-008-22

JLUS-Compatible Use Implementation



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Area Overlay Locations in PINAL COUNTY:

- ❑ Rittenhouse Training Site
- ❑ Florence Military Reservation
- ❑ Picacho Peak Stagefield
- ❑ Silverbell Army Heliport

Military Installations

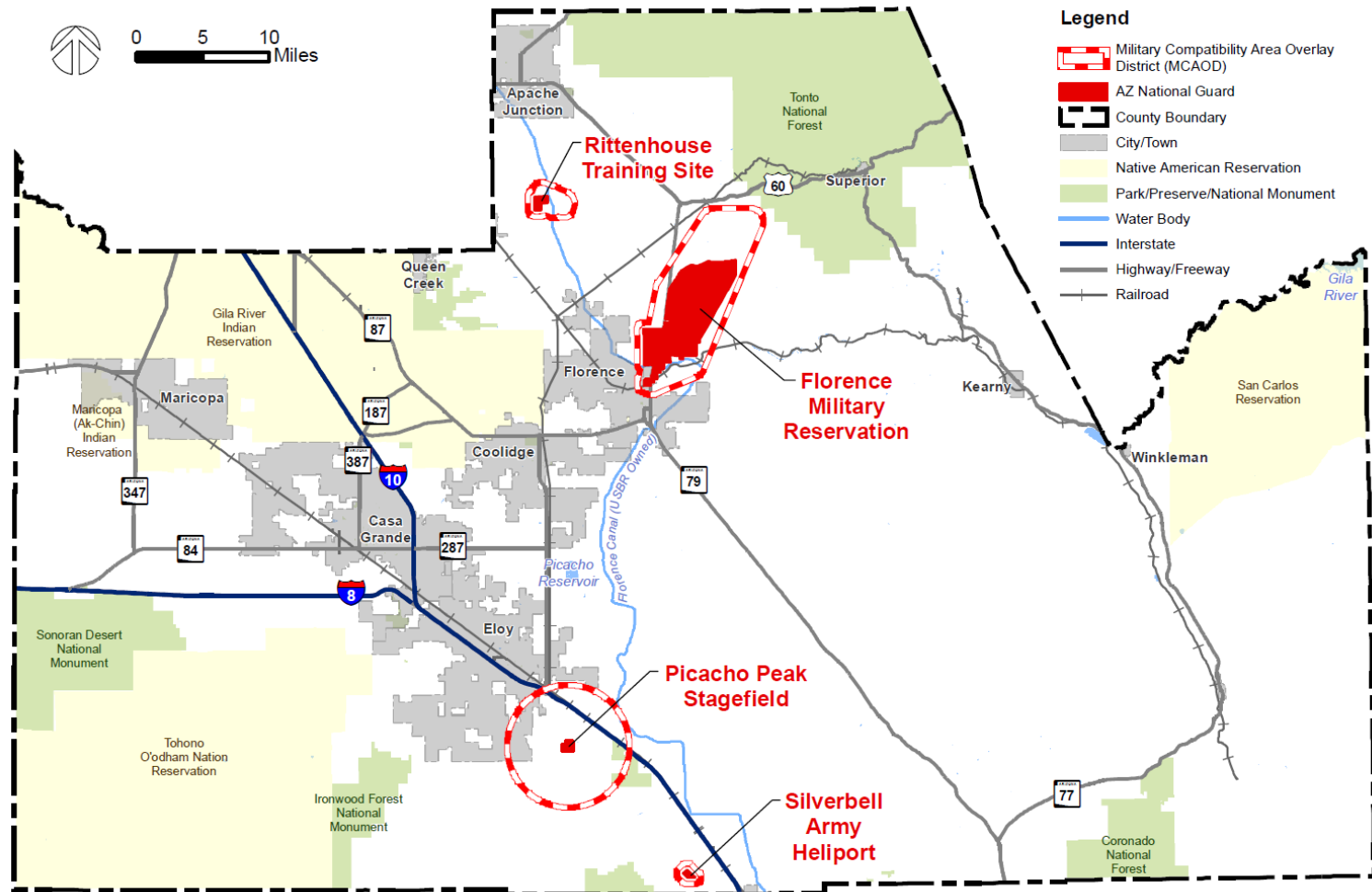
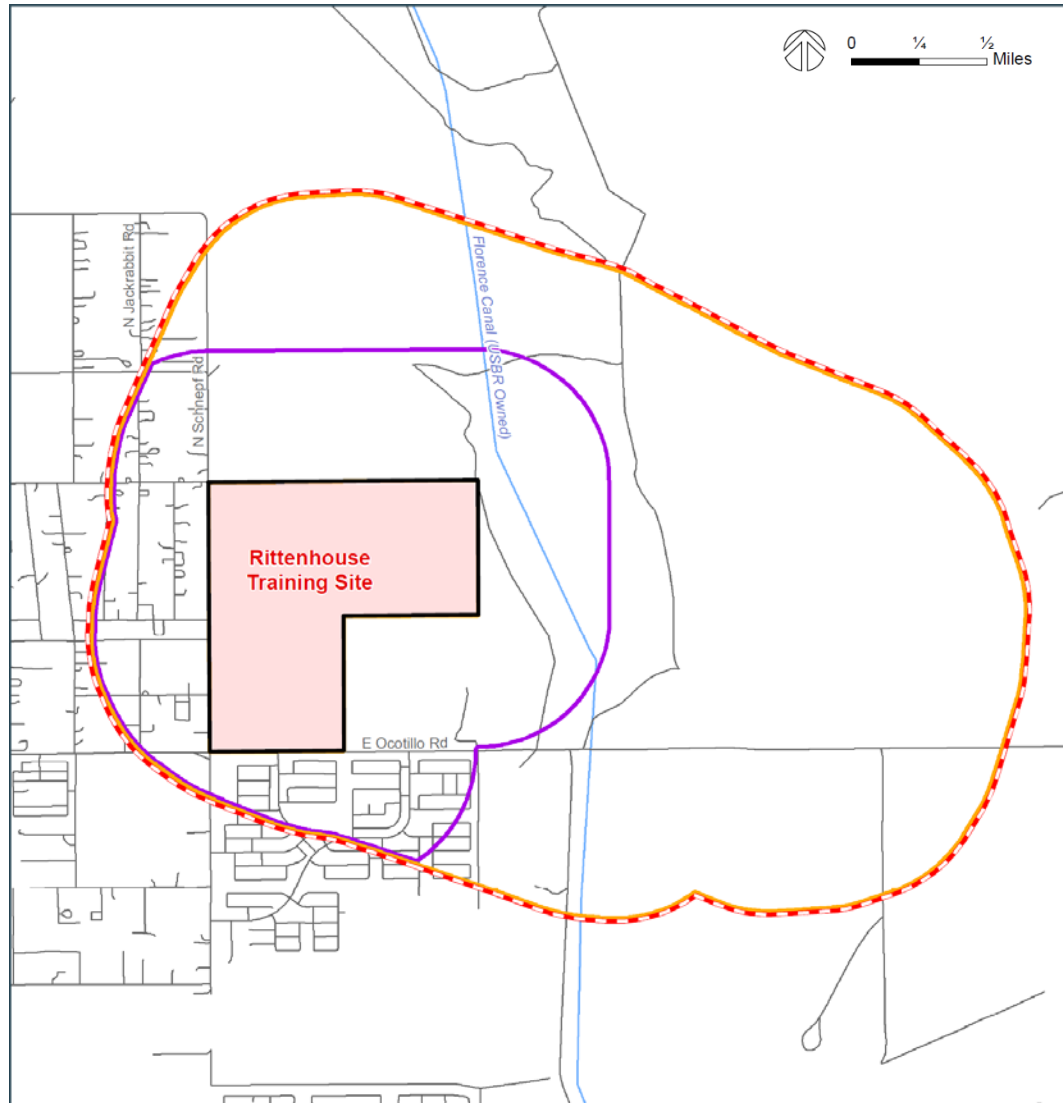







Figure 1
AZARNG Training Sites & MCAODs

Rittenhouse Training Site



Legend

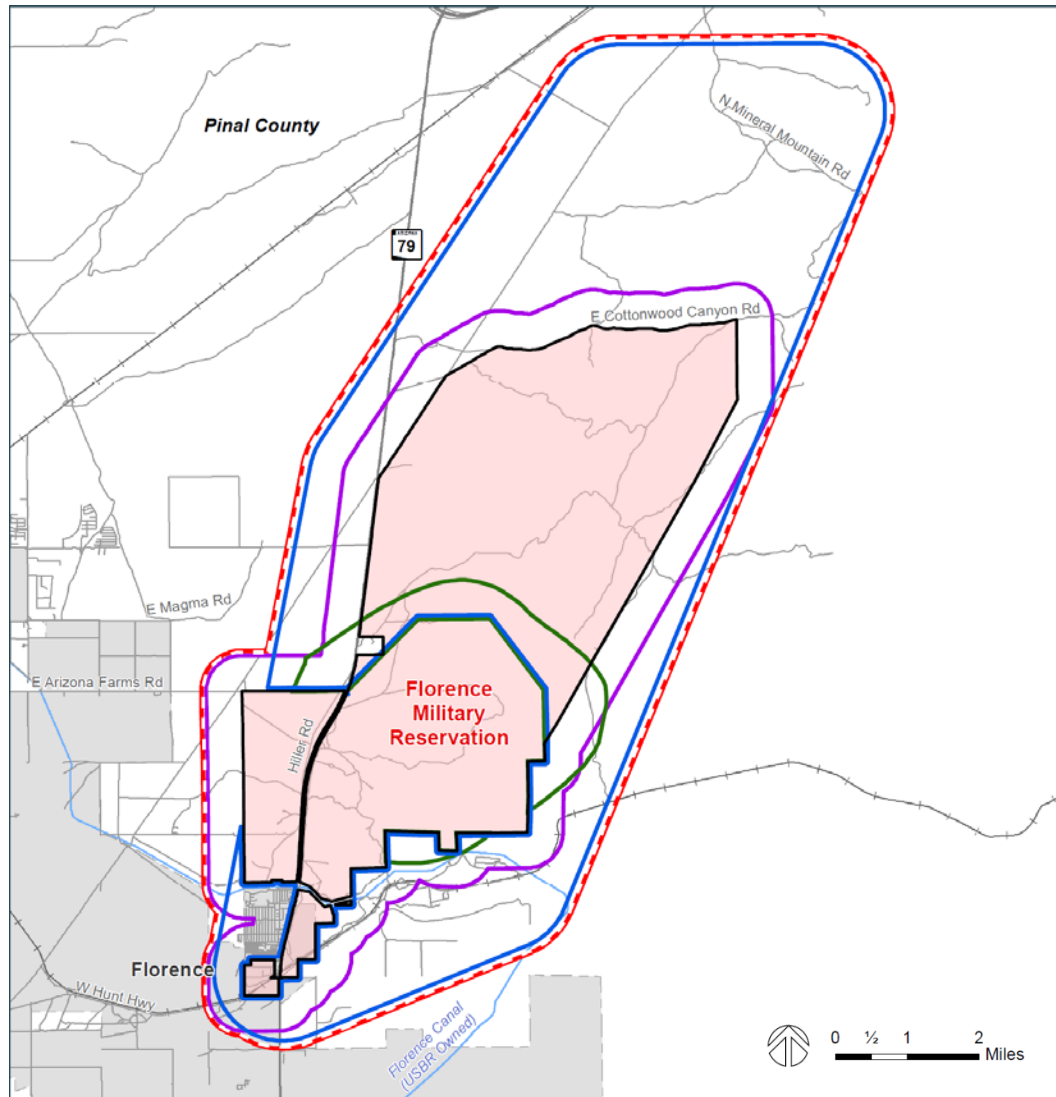
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|--|---|
|  Military Compatibility Area Overlay District (MCAOD) |  Rittenhouse Training Site |
|  Helicopter Overflight MCA |  Local Road |
|  Land Use MCA | |

Florence Military Reservation



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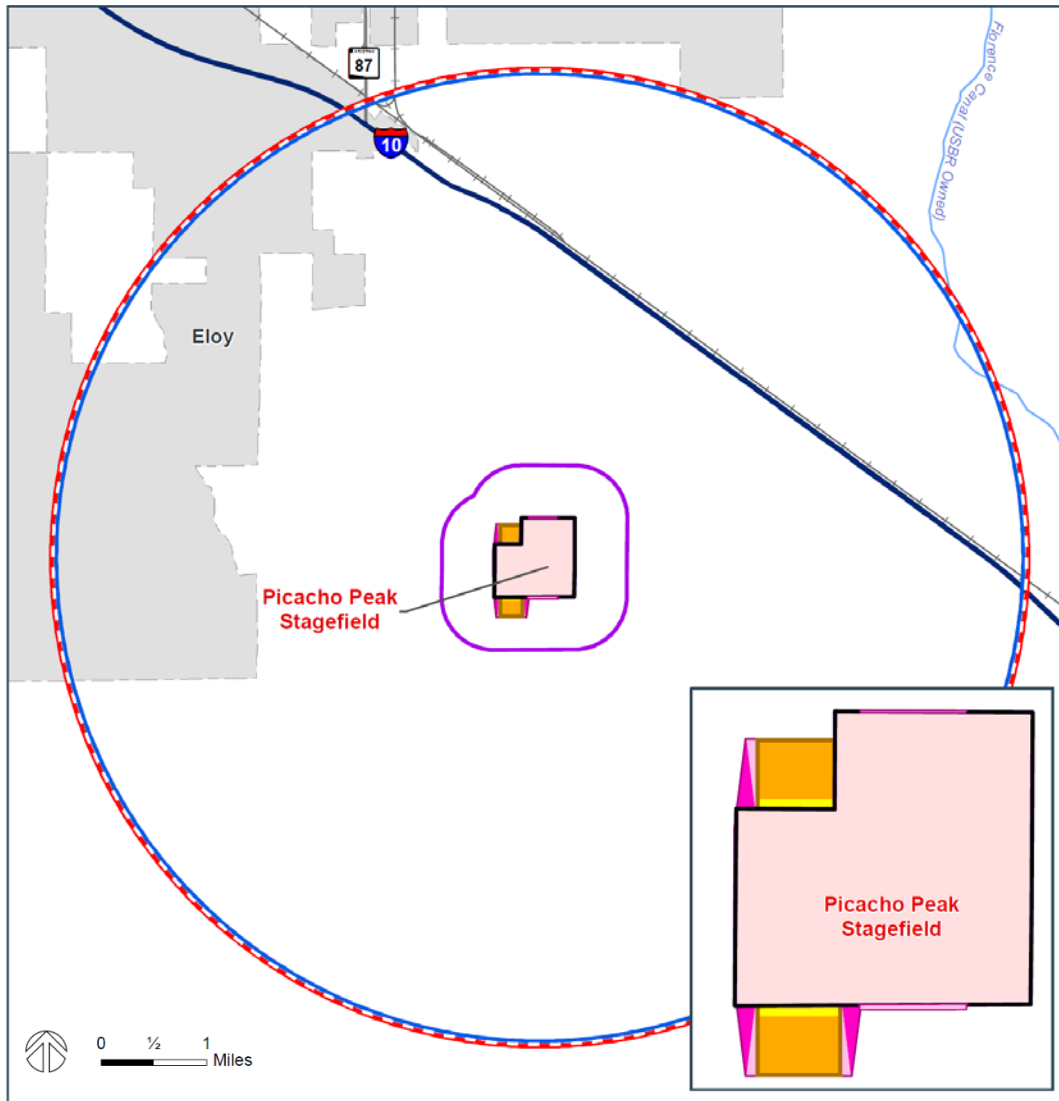
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Legend

- | | |
|--|-------------------------------|
| Military Compatibility Area Overlay District (MCAOD) | Florence Military Reservation |
| Airspace Protection MCA | Town of Florence |
| Impact Noise MCA | Highway / Freeway |
| Land Use MCA | Local Road |
| | Railroad |

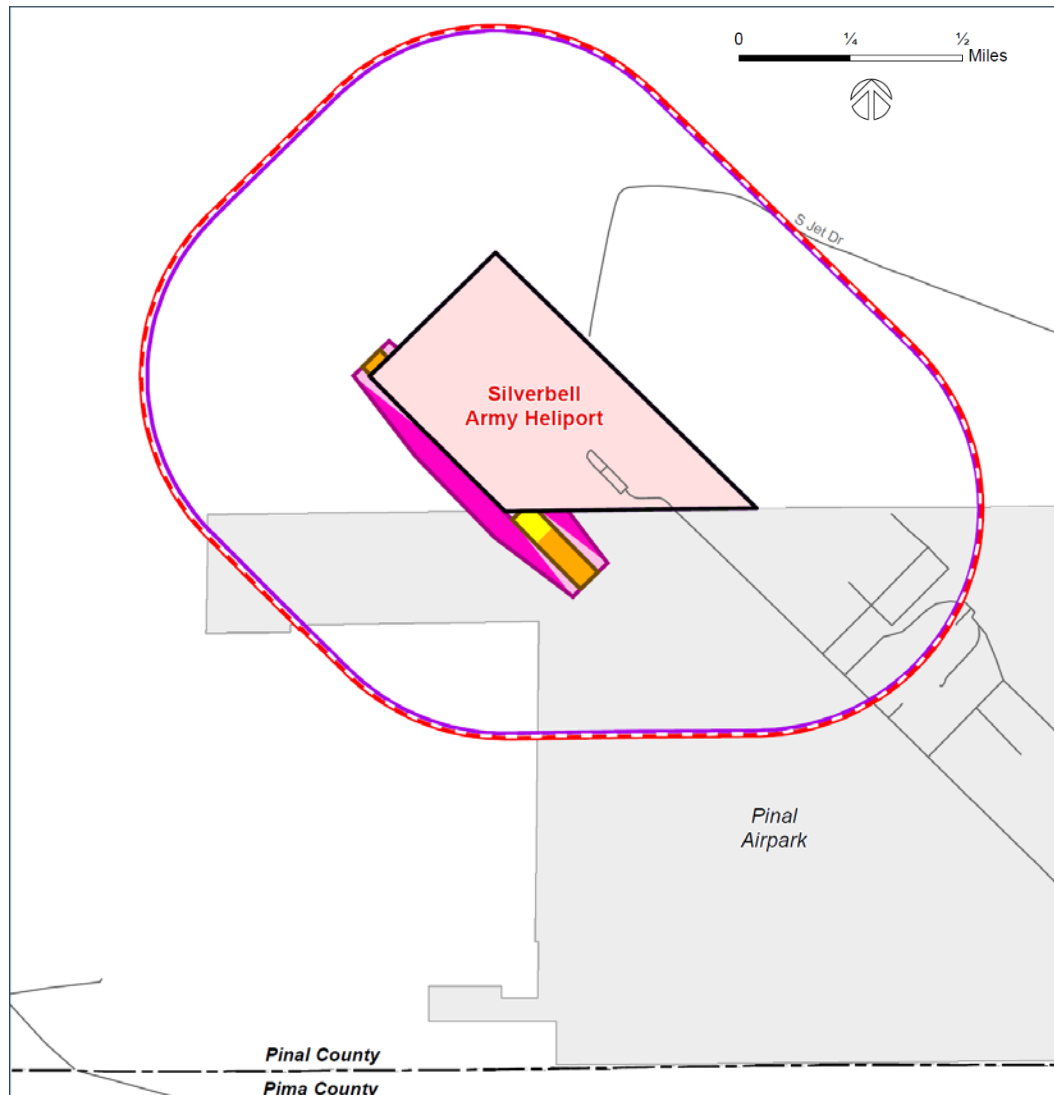
Picacho Peak Stagefield











Legend

- | | | | |
|---|--|---|-------------------------------------|
|  | Military Compatibility Area Overlay District (MCAOD) |  | Airfield Safety MCA |
|  | Airspace Protection MCA |  | Airfield Safety MCA Subzone A |
|  | Land Use MCA |  | Airfield Safety MCA Subzone B |
| | |  | Airfield Obstructions MCA |
| | |  | Airfield Obstructions MCA Subzone A |
| | |  | Airfield Obstructions MCA Subzone B |

Silverbell Army Heliport



Legend

- | | | | |
|---|--|---|-------------------------------------|
|  | Military Compatibility Area Overlay District (MCAOD) |  | Airfield Safety MCA |
|  | Land Use MCA |  | Aviation Safety MCA Subzone A |
| | |  | Aviation Safety MCA Subzone B |
| | |  | Airfield Obstructions MCA |
| | |  | Airfield Obstructions MCA Subzone A |
| | |  | Airfield Obstructions MCA Subzone B |

Implementation (JLUS)

Goals, Objectives and Policies:

To make it simpler for leaders and property owners to incorporate the Comprehensive Plan goals, objectives and policies into amendments and development proposals. The policies have been divided into **two** categories based on stakeholder responsibilities:

- **Public Responsibility (County)** are those policies for which the County is primarily responsible for implementing through its policy development and Planning efforts.

- **Shared Responsibilities (Landowners/developers and County)** are those policies for which all entities, private and public, share responsibilities for implementing.

Questions



Item #4: PZ-PA-009-22

Arizona State Land Text Amendment



- **Proposal:** A County initiated Major Comprehensive Plan Amendment to amend select portions of the Pinal County Comprehensive Plan to allow for the creation of a “Special District” land use classification for Arizona State Trust lands and to apply accompanying updates to the Plan’s minor comprehensive plan amendment regulations.

Item #4: PZ-PA-009-22

Arizona State Land Text Amendment

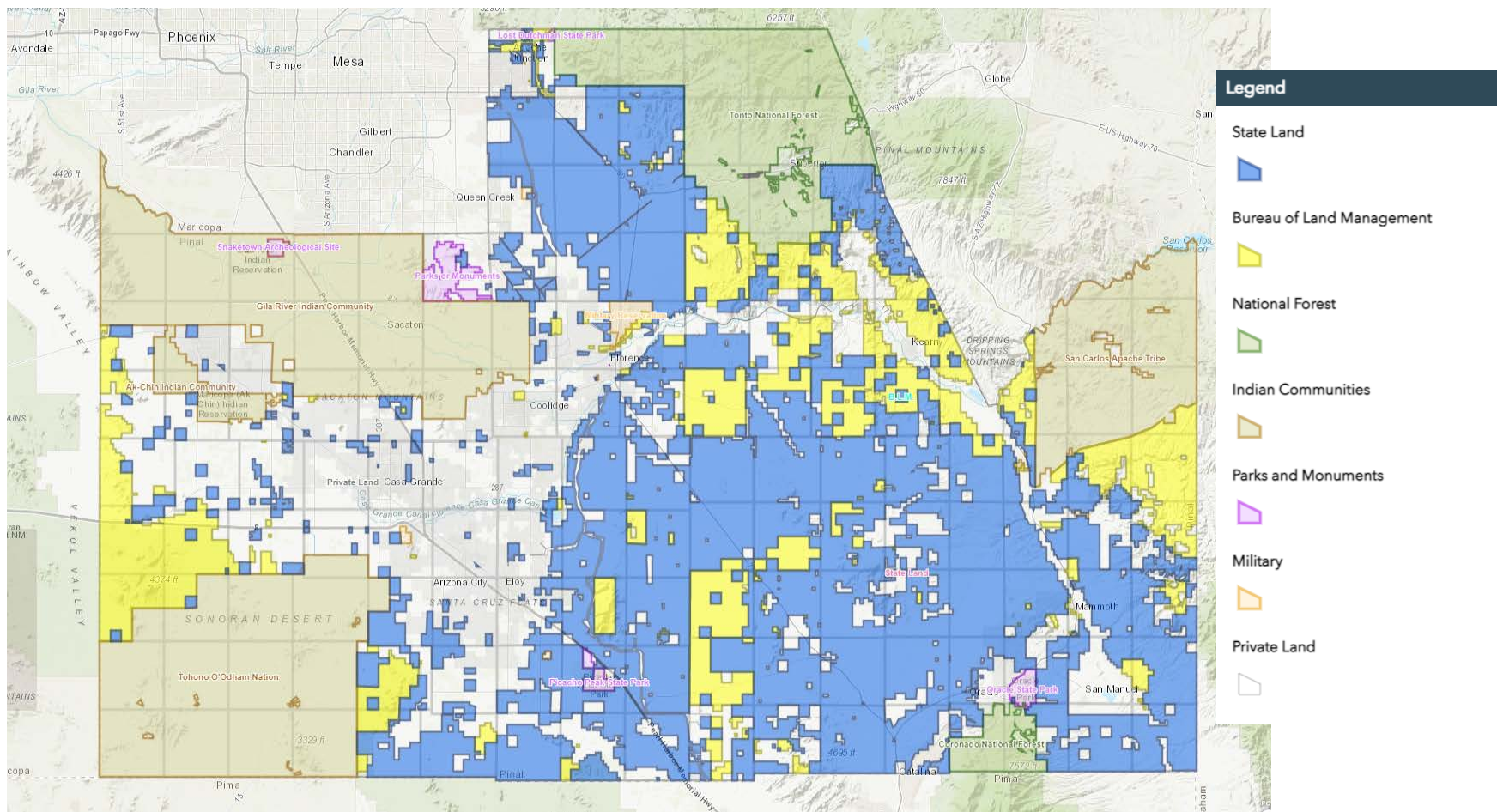


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History of Request:

A significant portion of Pinal County is comprised of Arizona State Trust Land.



Item #4: PZ-PA-009-22

Arizona State Land Text Amendment



History of Request:

- Arizona Revised Statutes specific Major Comprehensive Plan Amendments shall be presented at a single public hearing during the calendar year a proposal is made
- The lease and/or disposition of State Trust Lands is governed by strict statutory regulations. (i.e. primarily land is sold at auction, so the final landowner is not known prior to auction)
- Further, Arizona Revised Statutes (ARS) require counties to coordinate with the Arizona State Land Department to ensure for the harmonious integration of Trust Lands into the Land Use Plan of a County's Comprehensive Plan.
- In response, and to better accommodate future growth and economic development across the County, this request seeks to amend select portions of the Pinal County Comprehensive Plan to allow for the creation of a "Special District" land use classification and to apply accompanying updates to the Plan's minor comprehensive plan amendment regulations.

Item #4: **PZ-PA-009-22**

Arizona State Land Text Amendment



Overview of Amendment:

There are **three specific text amendments** presented for consideration.

- **Chapter 3, Arizona State Trust Land, page 48**

Revised text to describe and reflect the variety of land use classifications that can be used to facilitate land use planning on Trust Lands.

- **Chapter 3, Additional Land Use Designations, page 92-93**

Establish the reason for and description of the Special District land use classification.

- **Chapter 10, Plan Amendments, page 338**

Introduce a coordinating text edit to meet Arizona Revised Statutes and clarify the amendment criteria associated with the newly proposed “Special District” land use classification.

Item #4: **PZ-PA-009-22**

Arizona State Land Text Amendment



Key Considerations:

- **This amendment only creates the “Special District”. This request does not change any specific land use designations on the Land Use Plan.**

- **Can only be implemented through select Master Plan Zoning Districts:**
 - Multi-purpose Community Master Plan (requires detailed master plan reports)
 - Large Master Plan Community (requires detailed master plan reports)
 - Planned Area Development (requires detailed master plan reports)

- **During public review process received one formal letter of support from Arizona State Land Department.**

Questions

