BOARD OF SUPERVISORS

PZ-017-24

PZ-PD-011-24

VALLEY FARMS ENERGY CENTER

PINAL COUNTY

WIDE OPEN OPPORTUNITY

4/30/2025

Community Development Department

PZ-017-24, PZ-PD-011-24

Valley Farms Energy Center

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- Proposal: 2 Cases

Rezone

- **PZ-017-24:** Rezone request for 160± acres from GR to I-3

Planned Area Development

- **PZ-PD-011-24:** Planned Area Development (PAD) overlay request for 160 ± acres with development standards to allow Solar Energy and BESS uses, and restrict all other Industrial uses.

PZ-017-24, PZ-PD-011-24

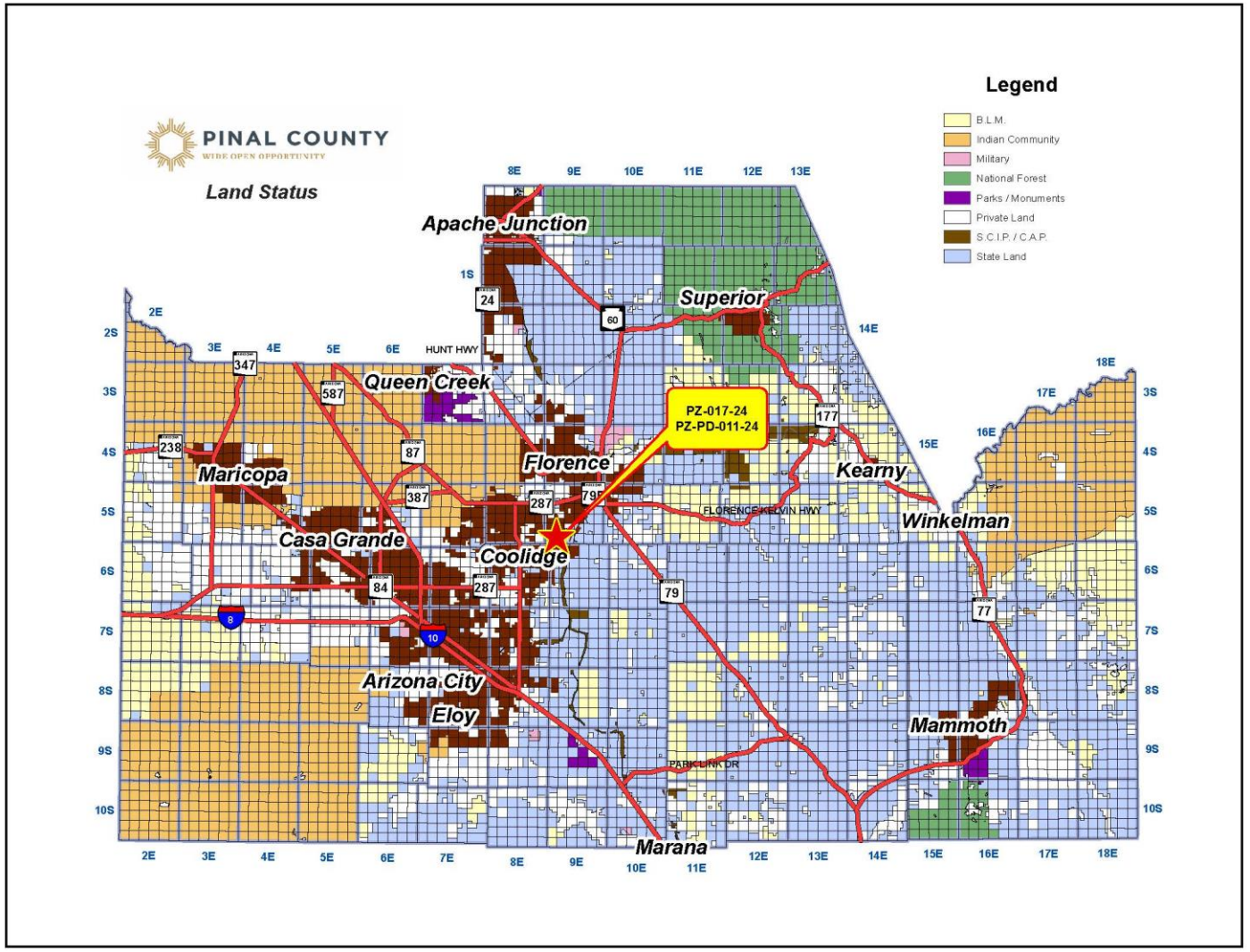
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- **Size:** 160± acres
- **Location:** Coolidge/Valley Farms area east of Highway 87, at the northwest corner of E Bartlett Rd and N Clemens Rd
- **Owner:** Gregory C. Loralee Wuertz Family Trust
- **Applicant/Agent:** W. Ralph Pew, Pew & Lake PLC

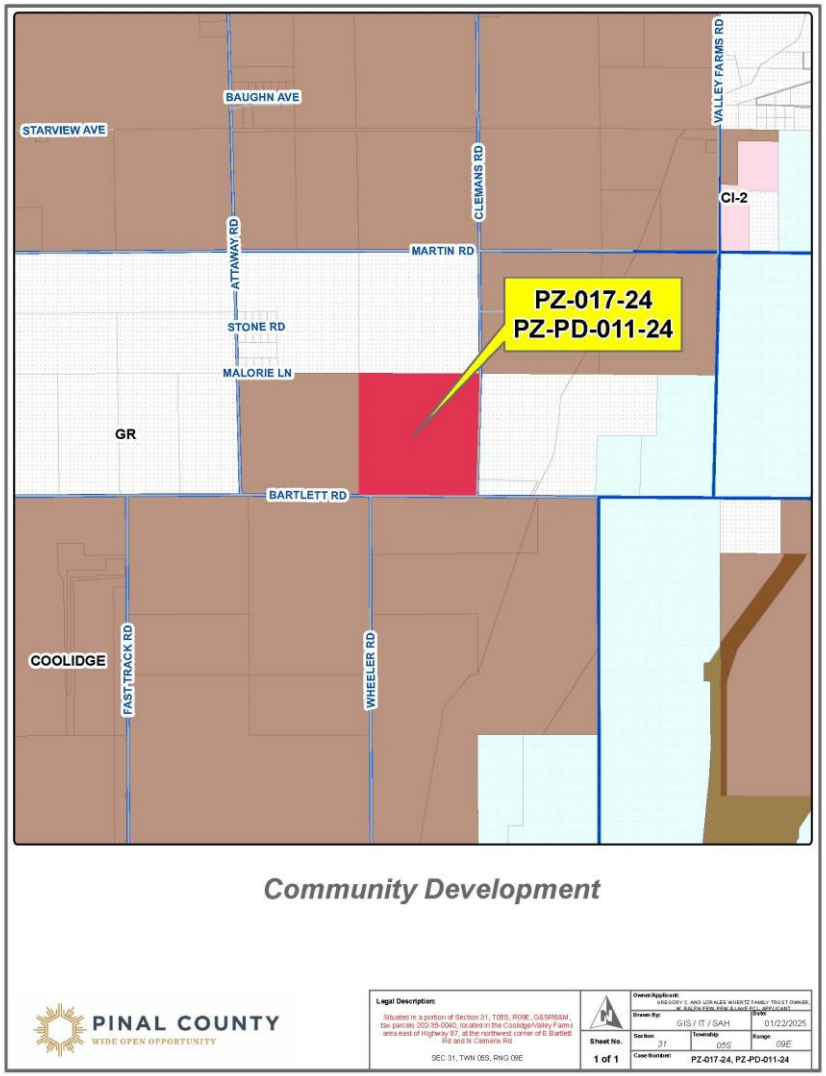
County Map

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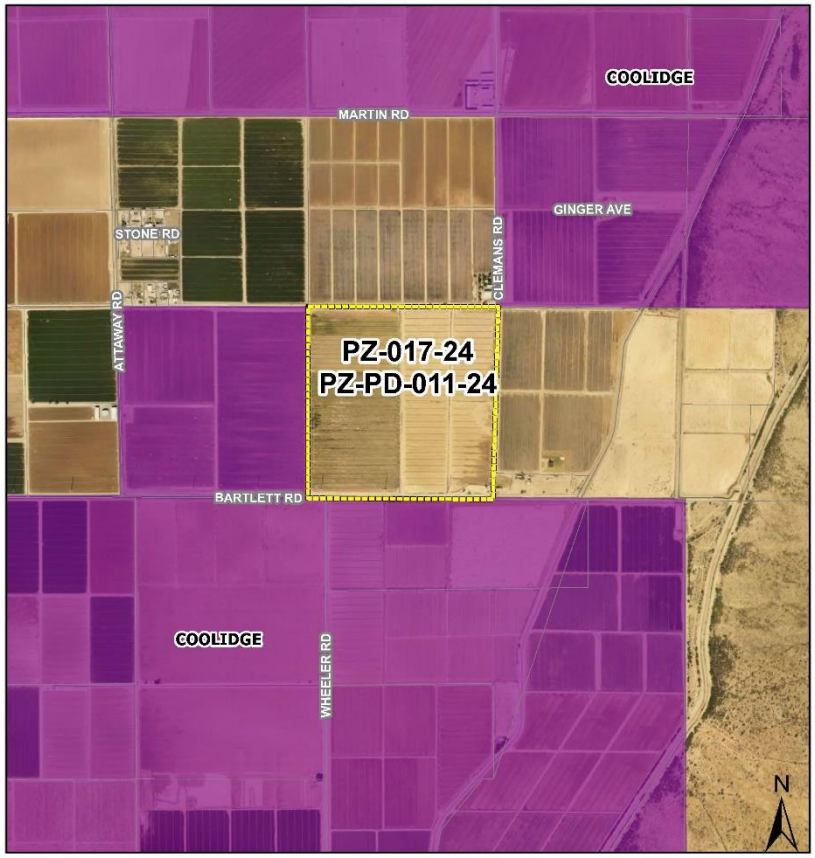
Project Location & Vicinity Map

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Aerial Photo

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Community Development

Project Overview

Project details:

- Capacity: 10 MW photovoltaic (PV) solar project with battery energy storage.
- Components: Solar field –PV modules, Electrical collection systems, Site substation, Battery Storage system, and associated civil infrastructure.
- Additional: Proposed Gen-Tie with Abel to Randolph 230 kV transmission line.

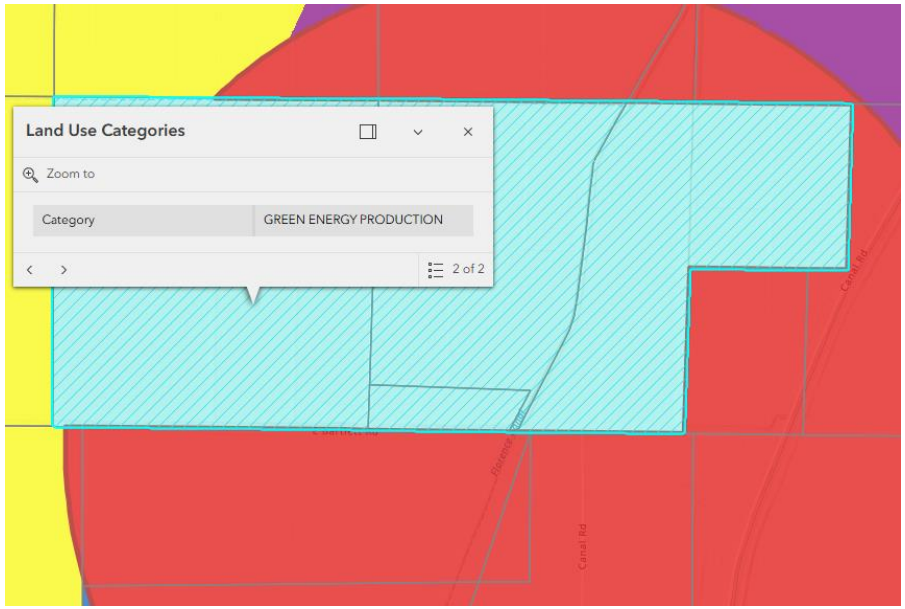
Project Overview:

Site location/surroundings:

- Agriculture land – parcel is currently farmland
- Low Density Residential surrounding project site.
- Flat Topography throughout

Comprehensive Plan

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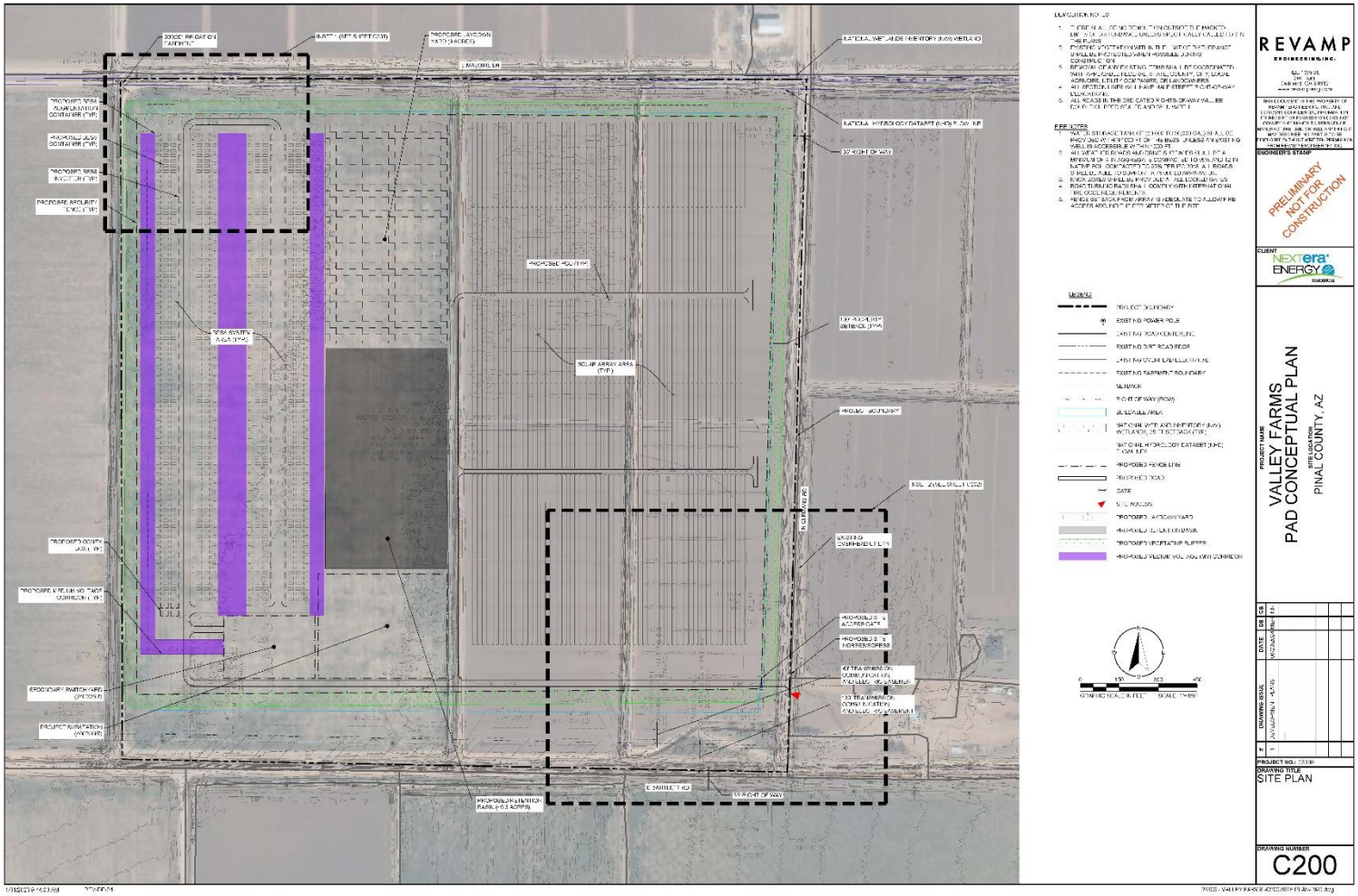
Comprehensive Plan:

GREEN ENERGY PRODUCTION

Approved under PZ-PA-005-22

Preliminary Site Plan

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Items of Consideration

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- Project meets the green energy production designation under case PZ-PA-005-22 that was approved in 2023
- Proposal is only a portion of what was approved under the comprehensive plan amendment
- Applicant is providing 100 foot setback surrounding entire project

Site Postings

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Agency and Public Participation

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- 5 Letters of opposition have been received.
- 19 Letters of support have been received.
- We received a letter of opposition from the City of Coolidge- Project is in the pathway of the N-S Corridor

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Valley Farms Energy Center

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Revisions were made the stipulations from the Planning and Zoning Commission stipulations as outlined in the staff report:

PZ-017-24: 20 Stipulations

PZ-PD-011-24: 21 Stipulations

Questions?

PZ-017-24, PZ-PD-011-24

Valley Farms Energy Center

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PZ-017-24: 20 Stipulations

1. Approval of this case (PZ-017-24) will require, at the time of application for development, that the applicant/owner submit and secure from the applicable and appropriate Federal, State, County and Local regulatory agencies, all required applications, plans, permits, supporting documentation and approvals;
2. Operation & Maintenance Building and/or any structure on site will trigger full commercial standards that will include a dust palliative parking lot acceptable to the County Public Works Director;
3. Landscape and irrigation plans will be required at site plan submittal and shall be in substantial compliance with the submitted PAD document;
4. Applicant to provide 6-foot high CMU masonry walls adjacent to all residential zoned areas in Pinal County.
5. The Solar Panels and equipment will be constructed 100 feet minimum from the edge of all property boundaries as shown on the site plan provided;
6. All disturbed areas outside the solar panel area that have been disturbed as part of the construction process, shall be re-seeded with native seed mix, similar in composition to the surrounding Sonoran Desert environment;
7. All salvaged plants shall be planted on site to remediate the effects of disturbed areas;
8. The proposed Site Plan shall have an all-weather treatment to be dust palliative for the use of emergency vehicles for the off-site arterial road access to the project from all directions,
9. The proposed site plan shall have a dust palliative treatment for parking lots and all roadways onsite as approved by the County Engineer and be reapplied at the request of the County Engineer when needed;

Previous Stipulation #2 was removed due to repeating- not shown

Stipulation #9 added to clarify between on-site and off-site improvements

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10. Air quality dust registration is required if the earthmoving activity causes 0.1 acres or more of land disturbance. Refer Pinal County Air Quality Code of Regulations Chapter 4, Article 3;
11. All Construction activity must conform to the earthmoving activity requirements in accordance with Section 4-3-160 thru 190 of Pinal County's Air Quality Code of Regulations;
12. Any communication with ADOT regarding the alignment for the North-South Freeway, shall be shared with the Development Services Department of Pinal County.
13. Since Clemans Road is situated on a section line, it is designated as a minor arterial street. According to the Subdivision & Infrastructure Design Manual (S&IDM), minor arterial half-street right-of-way widths, such as those found on section lines, must be a minimum of 55' wide. Therefore, the owner needs to dedicate the entire 55' dedication at no cost to the County, and dedicate the right-of-way unencumbered through Warranty Deed prior to issuance of any permits on the rezoned land.
14. A drainage report will be required to be submitted to the County Engineer at the time of Site Plan submittal for review and approval. The drainage report shall include a drainage plan that complies with the current Pinal County Drainage Manual and shall be approved prior to the Site Plan approval. The approved Drainage Report and drainage plan shall include provisions to accommodate offsite runoff and shall provide retention for storm waters in an onsite retention/common retention area or as approved by the County Engineer;
15. A Traffic Impact Analysis (TIA) or Traffic Impact Statement (TIS) will be required to be submitted to the County Engineer at the time of Tentative Plat or Site Plan submittal for review and approval. All peripheral road and infrastructure improvements shall be per the approved Traffic Impact Analysis to mitigate impacts on all surrounding roadways to be completed at the developer's cost. These may include construction of acceleration/deceleration lanes, left turn pockets, traffic signals or other public improvements as approved by the County Engineer. The TIA shall be in accordance with the current Pinal County TIA Guidelines and Procedures and shall be approved prior to the Tentative Plat approval;

← Stipulation was reworded to clarify

PZ-017-24, PZ-PD-011-24

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16. Any additional right-of-way dedications needed for any required infrastructure improvements (as identified in the approved Traffic Impact Analysis) for any roadways shall be the responsibility of the applicant. All roadway and infrastructure improvements shall be in accordance with the current Pinal County Subdivision Standards or as approved by the County Engineer.
17. All right-of-way dedication shall be free and unencumbered;
18. Any roadway sections, alignments, access locations, and access movements shown in the rezoning application are conceptual only and have not been approved by the Pinal County Engineer;
19. Drainage/irrigation canals/ditches in project-dedicated Right of Way, will be required to be under grounded prior to dedication;
20. If offsite improvements are required to be completed by the project per the Traffic or Drainage report, an offsite plan for the improvement is required with the first submittal of the site plans;

Previous Stipulation #16 removed

PZ-017-24, PZ-PD-011-24
Valley Farms Energy Center

PZ-017-24: 20 Stipulations

1. Approval of this PAD (PZ-PD-011-24) require, at the time of application for development, that the applicant/owner submit and secure from the applicable and appropriate Federal, State, County and Local regulatory agencies, all required applications, plans, permits, supporting documentation and approvals;
2. Approval of this Planned Area Development (PAD) Overlay District is contingent upon the Board of Supervisors zone change approval as set forth in Planning Case PZ-017-24;
3. Operation & Maintenance Building and/or any structure on site will trigger full commercial standards that will include a dust palliative parking lot acceptable to the County Public Works Director;
4. Landscape and irrigation plans will be required at site plan submittal and shall be in substantial compliance with the submitted PAD document;
5. Applicant to provide 6-foot high CMU masonry walls adjacent to all residential zoned areas in Pinal County.
6. The Solar Panels and equipment will be constructed 100 feet minimum from the edge of all property boundaries as shown on the site plan provided;
7. All disturbed areas outside the solar panel area that have been disturbed as part of the construction process, shall be re-seeded with native seed mix, similar in composition to the surrounding Sonoran Desert environment;
8. All salvaged plants shall be planted on site to remediate the effects of disturbed areas;

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9. The proposed Site Plan shall have an all-weather treatment to be dust palliative for the use of emergency vehicles for the off-site arterial road access to the project from all directions,
10. The proposed site plan shall have a dust palliative treatment for parking lots and all roadways onsite as approved by the County Engineer and be reapplied at the request of the County Engineer when needed;
11. Air quality dust registration is required if the earthmoving activity causes 0.1 acres or more of land disturbance. Refer Pinal County Air Quality Code of Regulations Chapter 4, Article 3;
12. All Construction activity must conform to the earthmoving activity requirements in accordance with Section 4-3-160 thru 190 of Pinal County's Air Quality Code of Regulations;
13. Any communication with ADOT regarding the alignment for the North-South Freeway, shall be shared with the Development Services Department of Pinal County.
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Stipulation #10 added to clarify between on-site and off-site improvements

Stipulation was reworded to clarify

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Previous Stipulation #16 removed

16. A Traffic Impact Analysis (TIA) or Traffic Impact Statement (TIS) will be required to be submitted to the County Engineer at the time of Tentative Plat or Site Plan submittal for review and approval. All peripheral road and infrastructure improvements shall be per the approved Traffic Impact Analysis to mitigate impacts on all surrounding roadways to be completed at the developer's cost. These may include construction of acceleration/deceleration lanes, left turn pockets, traffic signals or other public improvements as approved by the County Engineer. The TIA shall be in accordance with the current Pinal County TIA Guidelines and Procedures and shall be approved prior to the Tentative Plat approval;
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21. If offsite improvements are required to be completed by the project per the Traffic or Drainage report, an offsite plan for the improvement is required with the first submittal of the site plans;