



MEETING DATE: NOVEMBER 2, 2022

TO: PINAL COUNTY BOARD OF SUPERVISORS

CASE NO.: **PZ-PA-011-22 (CHAPTER 7, ENVIRONMENTAL STEWARDSHIP, SUBSECTION ENERGY)**

CASE COORDINATOR: EVAN EVANGELOPOULOS

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***Executive Summary:***

*This was a request to amend the Major Comprehensive Plan Text Amendment to Chapter 7: Environmental Stewardship, Subsection Energy.*

**If This Request is Approved:**

The amendment will allow the County will incorporate wind energy into the Pinal County Comprehensive Plan and use the updated goals objectives and policies relating to Green Energy applications as support and back up material in the processing of relevant applications.

**Staff Recommendation/Issues for Consideration/Concern:**

The case has been **WITHDRAWN** by the County

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Date Prepared: 10/11/22 EE

Date Updated: 10/21/22 SD

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PINAL COUNTY PLANNING AND ZONING COMMISSION  
(PO NUMBER 247994)

Regular Meeting  
9:00 a.m.  
Thursday, September 15, 2022  
Pinal County Administrative Complex  
Board of Supervisors Chambers Historic Courthouse  
135 N. Pinal Street, Florence, Arizona

**INDEX:**

**CALL TO ORDER & ROLL CALL:** p. 1

**PLANNING MANAGER DISCUSSION ITEMS:** - None

**NEW CASES:** No Action

- SUP-005-22 - pp. 2-9
- SUP-006-22 - pp. 9-23

**MAJOR COMPREHENSIVE PLAN AMENDMENT CASES:**

- PZ-PA-006-22 - pp. Withdrawn
- PZ-PA-007-22 - pp. 55-93
- PZ-PA-008-22 - pp. 94-113
- PZ-PA-009-22 - pp. 113-163
- PZ-PA-011-22 - pp. 163-190
- PZ-PD-048-21 & PZ-043-22 - pp. 191-204
- PZ-PA-049-21 & PZ-PD-049-21 - pp. 204-209
- PZ-042-21 & PZ-PD-042-21 - pp. 24-54

**WORKSESSION:** Rescheduled

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ORIGINAL PREPARED FOR:  
PINAL COUNTY, ARIZONA

1 Pardon me? Oh, I'm sorry. The Commission has asked - it  
2 takes 10 to get there and back, so we will - it's a 5 minutes  
3 after three, we will reconvene at 3:15.

4 [Break]

5 RIGGINS: Okay, very good. All our virtuals are  
6 here, so we will reconvene the regular meeting of the County  
7 Planning and Zoning Commission of September 15<sup>th</sup> at 3:15. This  
8 is case number PZ-PA-011-22.

9 EVANGELOPOULOS: Planning and Zoning Commission, Mr.  
10 Chairman, my name is Evan Evangelopoulos. I'm here to present  
11 to you the Major Comprehensive Planning Amendment, number case  
12 PZ-PA-011-22. It's called wind energy, but it actually  
13 addresses the - all alternative energy applications under the  
14 energy element of the Pinal County Comprehensive Plan. The  
15 Pinal County Comprehensive Plan under Chapter 7 Environmental  
16 Stewardship, subsection Energy, includes information on solar  
17 energy applications, but lacks any guidance on wind energy.  
18 This is the general map of the County showing lands available  
19 for renewable energy resources. So this is a Comprehensive  
20 Plan that's more of a guiding base with goals, objectives and  
21 policies on wind energy that will promote - that intends to  
22 promote quality, safety and maximum benefits for property  
23 owners, desert vistas, the desert environment, and the County  
24 overall. Wind energy will also diversify energy opportunities  
25 within Pinal County residents. Of course, it's more than just

1 wind energy, it updates the goals, objectives and policies in  
2 the three strategic areas of the energy section of the Pinal  
3 County Comprehensive Plan, and adds a fourth strategic area  
4 that was already there as goals and objectives separate, but  
5 it was missing from the initial discussion. So this is just  
6 simply a reorganization of the strategic areas. So - and I  
7 have the same example I had presented last time here, just an  
8 example of an objective and policies that would be included in  
9 the Comprehensive Plan if this amendment passes. If you want  
10 me, I can go over and read it again, you've probably seen it,  
11 heard it before. The most important thing that this amendment  
12 does is it provides a tool for us staff, and the Planning &  
13 Zoning Commission, and the Board of Supervisors to provide a  
14 backbone, something, something to use to evaluate applications  
15 for renewable energy resources. And also add the wind in  
16 there right now because there's nothing for wind. And as I  
17 will show you in the next slide, there's three - what this  
18 amendment does also, it breaks down the renewable energy  
19 applications into three categories based on scale. The first  
20 one is accessory wind, which is very small scale wind, which  
21 is helpful to small businesses, but they want to supplement  
22 their energy using wind turbines that - currently the  
23 technology is advancing and they're offered in all kinds of  
24 shapes and sizes, and I will show you some examples. The  
25 second one is of distributed energy resources, where it's both

1 for utilities and personal consumption. The third one is the  
2 large scale utility wind and solar. You're all familiar with  
3 those, the large solar farms or wind farms. This is kind of a  
4 graphic that shows different types of different scales of wind  
5 turbines, from a small one to a large one. And this is some  
6 of the tiny wind generating energy devices I found when I did  
7 some search. So I'm including them in my presentation just to  
8 show you how it seems like small businesses could benefit from  
9 such devices. That's accessory wind examples. And the other  
10 level is distributed wind. Technologies used to generate,  
11 store and manage energy consumption for nearby energy  
12 customers, range from less than one kilowatt off the grid wind  
13 turbine, to 15 kilowatt or to even 100 kilowatts for a  
14 university campus or industrial facility. And finally, we  
15 have the large utility scale wind. We're all familiar with on  
16 our way to California or the large solar farms here in the  
17 County. So staff recommendation, after a detailed review of  
18 the request, Pinal County Comprehensive Plan and Pinal County  
19 Development Services Code, staff recommends approval of this  
20 request. However, in addition to staff recommendations,  
21 should the Planning and Zoning Commission find after the  
22 presentation of the applicant, together with testimony and  
23 evidence presented at the public hearing, that this Major  
24 Comprehensive Plan Amendment is needed and necessary at the  
25 location and time, will not negatively impact adjacent

1 properties, will promote orderly growth and development of the  
2 County, and will be compatible and consistent with the  
3 applicable goals and policies of the Pinal County  
4 Comprehensive Plan, and staff recommends that the Planning and  
5 Zoning Commission forward PZ-PA-011-22 to the Board of  
6 Supervisors with a favorable recommendation. If otherwise,  
7 then staff recommends to the Planning and Zoning Commission  
8 forward this case with a recommendation of denial. And I have  
9 provided you with the updated staff report, so it shows what  
10 I'm showing on the screen. The updated recommendation. And  
11 there were some changes made since last time. We had a  
12 meeting with one large utility energy company, and they were  
13 favorable of the whole amendment. They made some suggestions,  
14 I am including in the staff report, and some of those were  
15 incorporated, along with the elimination of the word promote,  
16 as was previously suggested by the Planning and Zoning  
17 Commission. Any questions?

18 DAVIS: Mr. Chair, I have a question.

19 RIGGINS: Davis?

20 DAVIS: Yes.

21 RIGGINS: Commissioner Davis.

22 DAVIS: And so is - if you if you don't go through  
23 with it, if the Board of Supervisors doesn't go through with  
24 this amendment, is there - do we not have the ability to  
25 incorporate wind, and I'll just go a little bit further to get

1 where I'm going, is I just I don't think Pinal County's  
2 necessarily suited for - when I'm all for giving us tools, but  
3 especially if we don't need it, it would - to make this change  
4 is kind of signaling that we want wind and I don't know if we  
5 want to signal that. If that makes sense. So without this  
6 amendment, is there no way to incorporate?

7 EVANGELOPOULOS: There's no - the Comprehensive Plan  
8 does not mention wind at all, unless -

9 DAVIS: But it does renewables.

10 EVANGELOPOULOS: It does renewables, but it  
11 specifically talks about solar facilities. So it's going to  
12 be very difficult for us to incorporate wind, and I think this  
13 is a much more comprehensive way to address every renewable -  
14 I mean, the most common renewable sources out there. And it  
15 seems that it will be helpful. And it incorporates directions  
16 from the two different counties that have addressed the issue,  
17 and when a wind application is submitted, we will have  
18 something to use. And you will have something to use as well.  
19 It's a much more detailed one, than what's there right now,  
20 and it addresses all scales of renewable energy.

21 RIGGINS: I have a question or two. Another form of  
22 energy, renewable energy that we haven't dealt with in Pinal  
23 County is tidal energy.

24 EVANGELOPOULOS: Tidal?

25 RIGGINS: Tidal energy, the going in and out of the

1 tides. You know why we haven't?

2 EVANGELOPOULOS: I think there's no ocean in Pinal  
3 County.

4 RIGGINS: There isn't an ocean, and there is very,  
5 very few applicable wind sites in Pinal County.

6 EVANGELOPOULOS: I understand.

7 RIGGINS: Very few. And I absolutely agree that the  
8 way this is written is incentivizing this. And I believe that  
9 one of the most horrendous, difficult things that you could  
10 possibly do to residents of Pinal County, is having individual  
11 homeowners in Suburban Neighborhoods start putting up wind  
12 generation devices, because people don't like to be around  
13 them. And utility grade wind devices, we should be thankful  
14 as we possibly can be, that we don't have applications for  
15 them here because residents hate them. Big large utilities  
16 and coastal cities like them, when they can put them in the  
17 middle of somebody that hates them, and pull the electricity  
18 someplace else to benefit somebody else, but they don't have  
19 to put up with the problems. I suggest you're incentivizing  
20 something that we don't want, and the residents of this County  
21 don't want. You think solar fields will cause an outrage and  
22 a cry, just put up a good utility grade wind system in Pinal  
23 County and see what the people will do. Maybe it's a good  
24 idea, maybe we should do it, because maybe we'd wake enough  
25 people up to where they'd see what exactly was going on here.



1 But I see this as an incentivization of something we don't  
2 want. Can you imagine the discord that would be sowed in  
3 residential neighbors - between residential neighbors - as  
4 this person and that person and this person decide to put a  
5 wind generation device in their, what, front yard? Why not?  
6 You can put solar panels on your roof on the front of your  
7 house, why can't you put a wind generation device there too?  
8 Think that would be good for the County?

9 EVANGELOPOULOS: I was going to say, exactly.

10 RIGGINS: Exactly.

11 EVANGELOPOULOS: The reason I was going to say  
12 exactly is because when that neighbor brings in that wind  
13 turbine, we will have some tools to address it, and noise is  
14 one of them. And what this Comprehensive Plan amendment does,  
15 addresses all those little issues.

16 RIGGINS: I've read this, it doesn't address that.

17 EVANGELOPOULOS: It does talk about noise. And it  
18 does also just to elaborate on something, because I know  
19 everyone has in mind the large turbines, wind turbines, that's  
20 why I included the small turbines here, that can be as big as  
21 a chimney in a way that would make - that are very different  
22 than what everyone has in mind when we talk about wind energy.

23 RIGGINS: And of course, then we have the other  
24 piece of it, Evan. We have this feeling that we get from  
25 these things. Look, this is all free. Look at what good

1 we're doing for ourselves. It's free. We put this up and we  
2 generate this, and everybody has a better time, except for one  
3 thing. The only way it makes any sense whatsoever is if you  
4 can go ahead and pump back through your meter and sell some of  
5 that energy to help pay for what you just did, and that raises  
6 the cost of energy for everybody. So these things that we  
7 think are actually saving, they're not. They're costing.  
8 This is a bad idea for Pinal County. The way it was was a  
9 good idea, to where it wasn't addressed. This is a bad idea.

10 EVANGELOPOULOS: Based on my understanding, small  
11 wind turbines will help small businesses generate some energy,  
12 especially in remote places. Considering that much of Pinal  
13 County is very remote, allowing small areas and remote  
14 locations to have this option - we're not allowing them to  
15 have this option, but explore this option, I think, I don't  
16 see how that -

17 RIGGINS: Is there a prohibition in the Tortilla  
18 Mountains of eastern Pinal County of a ranch house putting up  
19 a wind generator?

20 EVANGELOPOULOS: Not at all.

21 RIGGINS: So what does this do for that person in  
22 rural Pinal County that he doesn't already have the ability to  
23 do?

24 EVANGELOPOULOS: As I mentioned, there's nothing in  
25 the code right now to help us address the issue. But it's not

1 going to be that ranch house, it's going to be many more ranch  
2 house, going to be many more businesses, it's going to be many  
3 more others that might consider this option. And considering  
4 that technology is really advancing, and I understand there's  
5 not much wind in Pinal County, in most areas, but considering  
6 that technology's really advancing, that little wind might be  
7 capable of providing energy in a few years. And these little  
8 devices probably prove that. So, again, this is not a  
9 promotion of wind, it's a way to help us address such  
10 applications when they come in, and that's what we're trying  
11 to do here. And just to let you know, I did - we could go  
12 through the code and removed all the comments that said  
13 promote.

14 RIGGINS: I noticed.

15 EVANGELOPOULOS: You noticed, okay. So -

16 RIGGINS: Not all, but you removed some things that  
17 said that, but you added others.

18 EVANGELOPOULOS: We left - wait a minute, we left  
19 only one. Only the ones that is - that addresses small owners  
20 and building permits, and small - for building expansion or  
21 renovation, because we thought that would be beneficial to  
22 small owners. But anything else you see from promote it  
23 became make available, promote became assess, which I think is  
24 very good, and also we have included some changes that we  
25 discussed with a private owner, but we did not change things

1 that the Citizens Commission suggested, like for example,  
2 preferring and promoting applications that promote multiple  
3 use of the land. That's possible, and that could apply both  
4 to wind energy, generation facilities and solar facilities.  
5 We all know that solar facilities can provide even for - even  
6 agriculture, honey production and I'm sure there can be other  
7 applications, agricultural applications as well. Small scale.

8 FLISS: Mr. Chair? It's Fliss over here.

9 RIGGINS: Commissioner Fliss.

10 FLISS: I need eyes on both sides.

11 FLISS: I should identify myself, yeah. Evan, two  
12 quick things. One, one of your slides was discussing  
13 expediting the process.

14 EVANGELOPOULOS: Yes.

15 FLISS: What's the purpose of, I mean, putting that  
16 in there? And I believe it's 7531.

17 EVANGELOPOULOS: 75 -

18 FLISS: Or is that right? Yeah. And we used the  
19 word timeliness I think there, and in your slide you say  
20 expedite. Are we planning on doing something different or  
21 more for folks that want to get involved in -

22 EVANGELOPOULOS: No.

23 FLISS: So would we even mention it?

24 EVANGELOPOULOS: Where is that exactly?

25 FLISS: Go back a couple of slides, you didn't have

1 too many here, so keep going. I think you said policies.

2 Keep going. One more maybe. No. I think it was a slide -

3 EVANGELOPOULOS: I think it was probably this one.

4 Expedite, yeah, it's right over there. Expedite (inaudible).

5 Okay.

6 FLISS: Yeah, I don't see the need for, and again -

7 EVANGELOPOULOS: I agree with you, that could easily  
8 change, yeah.

9 FLISS: And I know that's just a small thing, but it  
10 lends itself to the last conversation we were just having,  
11 which is are we promoting it or not? 7533 really actually  
12 does promote it. It says, you know, share information,  
13 communicate the cost and benefits of investing in energy  
14 efficiency. 7533(A), update the County's renewable energy web  
15 portal to include information to publicize successes of  
16 community oriented renewable energy projects. So absolutely  
17 we are promoting it, let's be absolutely clear.

18 EVANGELOPOULOS: Once, I think once we know whether  
19 there's benefits to it, I don't see why wouldn't share those  
20 benefits with the citizens.

21 FLISS: Well right now I think the benefits are  
22 money probably, and the subsidies that are out there for  
23 people. Even the County in our - in this section, a few  
24 sections down, is saying hey, why don't we get in and start  
25 leasing some of our land to do this too, and get some money

1 from it. So maybe it is a good income generator, but I would  
2 want to know that we have complete assurance that we really do  
3 believe that this is a great source of energy if we're going  
4 to start promoting its successes. Because why not promote its  
5 successes and deterrents?

6 EVANGELOPOULOS: Say it?

7 FLISS: Why not promote its successes and deterrent,  
8 or its deficiencies?

9 EVANGELOPOULOS: I'm sure we would if we made an  
10 assessment, I think the word assessment repeats itself  
11 throughout, assess. So if we assess, then we would promote  
12 the benefits in a way. And any - if it's not beneficial, I  
13 don't think we would promote it.

14 FLISS: Well no, I agree with you, we wouldn't want  
15 to, but it seems like we are committed to promoting it, and  
16 I'm not anti-renewable in any stretch of the imagination, I  
17 just - it's new, and it seems to be we're just kind of putting  
18 the cart before the horse a little bit unless we can actually  
19 say definitively this is something we want to promote.

20 EVANGELOPOULOS: I agree with you with expedite, and  
21 again, this is just the policy. It sets the tone in a way,  
22 and also discusses ways to creating additional tools within  
23 the zoning code in a way to address these issues. Those are  
24 not there yet. But again, I think if you read the objective,  
25 discussed, designed, sited, developed, operated,

1 decommissioned, also the decommissioned in ways compatible  
2 with our communities, the natural environment and applicable  
3 environmental laws. Everything is considered. So it is  
4 asking us, and you, and the Board of Supervisors to examine  
5 everything. I think that's the important part.

6           FLISS: I absolutely agree with you, I think that's  
7 fantastic. And I do agree, like if you - if we need a little  
8 bit of direction, I don't do your job every day and you're  
9 coming and - the County's coming to us and saying we need  
10 this. Okay, great. I'm just saying that that's not all we're  
11 doing is just that in this new document. We're actually  
12 promoting it and we're actually setting up - and so fine, if  
13 we're promoting it, I just want to be convinced that that  
14 makes sense to include that in this document.

15           EVANGELOPOULOS: I understand. And again, my  
16 understanding is we're promoting it if it's assessed as  
17 beneficial.

18           FLISS: No, that's not what that says, just to be  
19 clear. 7533 is saying this is one of the things we'll be  
20 doing. Share information, communicate the costs and benefits  
21 of investing in energy efficiency retrofits, energy  
22 conservation behaviors - which are all good - and renewable  
23 energy systems. Which is my one question is, again, if I go  
24 back to solar, we're talking about 25 years. It's going to  
25 take us 20 years just approve this document. So, I mean, you

1 know, just - I just wanna be convinced that this is  
2 quote/unquote new technology, it's been around for a while,  
3 but we're not even convinced how long it lasts. And then  
4 private homeowners have to get rid of it. How much is that  
5 going to cost?

6 EVANGELOPOULOS: That's not the purpose of this  
7 document.

8 FLISS: Okay. Okay.

9 RIGGINS: And the purpose of this document might be  
10 many things, but this document all over it incentivizes wind  
11 energy and other passive systems massively. I will take the  
12 biggest one first. 7.5.3.6, make available incentives to  
13 County residents and businesses for solar voltaic, solar water  
14 heating, wind, make incentives. That's not promoting? That's  
15 not asking people to do this? Let's give you incentives to do  
16 it. Let's go ahead and explore and facilitate the  
17 installation of distributed energy systems. Let's get out  
18 there and cheerlead for it. Let's make this happen. Let's  
19 get a solar panel on every roof.

20 EVANGELOPOULOS: If it's beneficial.

21 RIGGINS: Let's get a wind tower on every third  
22 yard. Expedite the permitting process.

23 EVANGELOPOULOS: I agree with the expedite part.

24 RIGGINS: Well this all about incentivizing. That  
25 is what this is about. We have a cover here that we're saying



1 we need to have a framework to be able to deal with these  
2 systems. We're already dealing with these systems. We've got  
3 tens of thousands of acres of zoned sites in Pinal County, and  
4 evidently we've been dealing with them. This is an  
5 incentivization ordinance. There's no way around it, that's  
6 what it is. We're trying to incentivize these things in Pinal  
7 County.

8 EVANGELOPOULOS: There is an inherent assumption in  
9 there that alternative energy systems can be beneficial.

10 RIGGINS: In your opinion. But nonetheless, this  
11 ordinance is not an opinion.

12 EVANGELOPOULOS: It's not an opinion.

13 RIGGINS: It's an absolute incentivization document.  
14 That's what it is.

15 FLISS: Commissioner Riggins, I have a question when  
16 you're done.

17 RIGGINS: Yes.

18 SCHNEPF: Over here.

19 RIGGINS: I don't - I'm sorry, I don't know what it  
20 is today. Commissioner Schnepf.

21 SCHNEPF: So currently we don't have in our code the  
22 word wind?

23 EVANGELOPOULOS: Not at all.

24 SCHNEPF: But if an applicant came to the County and  
25 was proposing a wind farm, or a resident wanted to put a - we

1 wouldn't turn away that applicant from looking at their -

2           EVANGELOPOULOS: We would have to figure out a way  
3 to address it.

4           SCHNEPF: Yeah, but we would address it because it  
5 would be under renewable energy, as we have stated in the  
6 current plan. So - because we don't have wind in there  
7 doesn't mean that we're not going to not look at their  
8 application.

9           EVANGELOPOULOS: Potentially, yes.

10          SCHNEPF: Okay. I just want to make that clear,  
11 thanks.

12          RIGGINS: Is there any wind fields in Pinal County?

13          EVANGELOPOULOS: Currently no, but we did have an  
14 application that came in that created the need for this. And  
15 so here we are.

16          RIGGINS: So this is required to handle that  
17 application.

18          EVANGELOPOULOS: This will be extremely helpful in  
19 handling that and other applications when it comes to wind.

20          RIGGINS: It would be extremely helpful in  
21 incentivizing and costing the County money, because as we  
22 specifically stated a policy here that we're going to find  
23 incentives to get these systems out into the general  
24 population.

25          EVANGELOPOULOS: The fact that it's stated in the

1 Comprehensive Plan, that's just the backbone just for us when  
2 time comes to utilize these policies. That's what it is. And  
3 right now we don't have anything. And as I mentioned earlier,  
4 the 7.7.5.3 clearly states it in ways compatible with our  
5 communities, our natural environment and applicable  
6 environmental laws. We all know we all want to preserve the  
7 rural character of the County, we all want to take care of the  
8 desert and the desert vistas, and so this adds an argument on  
9 our side, a very clear argument.

10 RIGGINS: Those are subjective concepts. There's  
11 objective, enthusiastic endorsement and incentivization in  
12 this policy as it's written.

13 EVANGELOPOULOS: Sure.

14 RIGGINS: We don't want windfarms - evidently you've  
15 not spent any time around them or talked to anybody that's  
16 ever lived around them.

17 EVANGELOPOULOS: This is not about promoting wind  
18 farms, this is about using, using -

19 RIGGINS : But it does. But it does.

20 EVANGELOPOULOS: In the assumption that alternative  
21 energy - that's why we have alternative energy in the  
22 Comprehensive Plan to begin with, otherwise we wouldn't have  
23 it at all. Why have it? So we are amending the existing  
24 alternative energy section of the Comprehensive Plan to make  
25 it more - to make it address the current situation.

1 RIGGINS: We're amending it the way it's written in  
2 ways that greatly further its incentivization.

3 EVANGELOPOULOS: That's a word you could definitely  
4 use.

5 RIGGINS: Thank you.

6 FLISS: The document uses incentive, so not just us,  
7 but document uses it, to be fair. And again, not to be  
8 combative, but this clearly is changing - I mean I would say  
9 almost any of these blue sections, which I'm assuming are the  
10 -

11 EVANGELOPOULOS: Those are the changes, exactly.

12 FLISS: And I understand that I'm finding more and  
13 more paragraphs that are incentivizing it, than maybe the one  
14 paragraph that says, you know, with the caveat if it's  
15 beneficial. Right? So again, I just - I'd like to know, did  
16 we come up with this, the County, or was it a collaboration  
17 with -

18 EVANGELOPOULOS: This two counties were consulted,  
19 Coconino County to the north, and San Bernardino County to the  
20 east - to the west. The reason is because Coconino's part of  
21 California. Part of -

22 RIGGINS: San what?

23 EVANGELOPOULOS: San Bernardino.

24 FLISS: California.

25 RIGGINS: San Bernardino, California.

1           EVANGELOPOULOS: Yes. Before you go there, just to  
2 say that it's 90 percent desert, just like us. It's the only  
3 desert County that we could find that we could use, that they  
4 had a wind energy element in there. The same thing with  
5 Coconino County. So Coconino County, as part of Arizona, San  
6 Bernardino County, which is 90 percent desert pretty much. So  
7 we used their comprehensive plan renewable energy sections to  
8 try to include to these sections in our Comprehensive Plan.  
9 So I know California's a scary word, but it's 90 percent  
10 desert. That is why that County was used, because they were  
11 addressing desert environments, just like we have over here.

12           FLISS: And who were their consultants?

13           EVANGELOPOULOS: I don't know.

14           FLISS: And who are our consultants, besides just  
15 referring to - and I apologize -

16           EVANGELOPOULOS: We do not have any consultants,  
17 because this is internal.

18           FLISS: We had no consultants. Except for these  
19 green (inaudible).

20           EVANGELOPOULOS: Yes, exactly. Exactly. No, that  
21 is not a consultant, that is someone who requested to discuss  
22 with us this amendment. And the changes they proposed were  
23 very, very minor (inaudible). And I can show them if you want  
24 to.

25           FLISS: No, no, fair enough. And again, not attack,

1 I just - it's imperative that we understand that yes, this is  
2 in a national conversation, a local conversation.

3 EVANGELOPOULOS: It is a national conversation.

4 FLISS: Hugely, and I think it would be  
5 irresponsible not to have a detailed conversation and just  
6 throw our hands up and say this is what San Bernardino is  
7 doing, of course it makes sense. Right? We have to have this  
8 conversation. I know we have had it in the past, but reading  
9 this document now, it's clear that we are absolutely  
10 encouraging and incentivizing these renewable energy sources,  
11 quote/unquote renewable again, because if it only lasts for 25  
12 years, it's not even, gosh, you know -

13 EVANGELOPOULOS: This is a conversation - I  
14 understand what you're trying to say - and this is a  
15 conversation I cannot have over here. This is a general trend  
16 throughout the country, throughout the country to try to use  
17 renewable energy resources as a potential - as an alternative  
18 resource. And that's applications keep coming in and both -  
19 mostly solar, so this is an attempt to try to address the  
20 issue in a more comprehensive way in the Comprehensive Plan,  
21 if you may.

22 RIGGINS: Evan, a question in that, I think it  
23 demands at least a little bit of examination. Have you found  
24 it in your lifetime that once established as a trend line, it  
25 always goes the same way forever?

1 EVANGELOPOULOS: I will not answer to that one.  
2 There's - I'm sure there may be many answers to that one.  
3 However, this is -

4 RIGGINS: We all know, we all know that this is an  
5 incredibly political arena.

6 EVANGELOPOULOS: It is, that's correct.

7 RIGGINS: We all know that if these things worked on  
8 their own, people would flock to them and they would not have  
9 to be subsidized beyond belief. People would do it  
10 themselves. We'd have to hold them back because they  
11 economically were wonderful, but they're not. This is this  
12 the issue, as I say, you've obviously not done enough study or  
13 you haven't paid enough attention -

14 EVANGELOPOULOS: That's a judgment.

15 RIGGINS: - to what it costs - what it costs - no,  
16 let me say what I'm going to say - to what it costs truly to  
17 take onsite development and tie it into a meter and make a  
18 utility company account for back flows into their lines. That  
19 massively inflates the cost of power. This stuff is not free.  
20 It's societally disruptive.

21 EVANGELOPOULOS: Wow.

22 QUIST: And Mr. Chairman, I believe Evan's made his  
23 presentation.

24 RIGGINS: Good enough.

25 QUIST: The tone has gotten somewhat combative -

1 RIGGINS: It has.

2 QUIST: And I recommend that the Commission make a  
3 decision either for or against, and clearly there's strong  
4 opinions, and robust public debate is a part of the process  
5 that is important, but -

6 RIGGINS: Point taken. Point taken. Are there any  
7 other questions for Evan on this case? There none being, any  
8 other statements that you'd like to make?

9 EVANGELOPOULOS: That's it.

10 RIGGINS: Okay. Very good. At this point in time,  
11 then, we will open up the public participation portion of this  
12 case and ask if anyone wishes to come up to speak to it.  
13 Anybody at all? There none being, we'll close the public  
14 participation portion of the case, and I will turn it back  
15 over to the Commission for their pleasure. Is there a desire  
16 for more discussion? Is there questions of staff?

17 HARDICK: Chairman?

18 RIGGINS: Yes, this is?

19 HARDICK: Hardick.

20 RIGGINS: Yes, Commissioner Hardick.

21 HARDICK: If anybody's been to California, been to  
22 Palm Springs, you can see the eyesore that (inaudible). If  
23 well, if you are anywhere in Palm Springs, you can see these  
24 (inaudible), and that's Riverside counties, not San Bernardino  
25 County. And it's just been a big debate over there since and



1 allowed it. There's hundreds and hundreds of them, and half  
2 of them aren't moving because they don't need electricity or  
3 there isn't enough wind. It is complete eyesore and a real  
4 big debate in Palm Springs. I would not be in favor of  
5 allowing it at all in our town.

6 EVANGELOPOULOS: May I?

7 RIGGINS: Who? Whom? I don't know what it is  
8 today, I'm just not picking up directions at all. But yes,  
9 Evan.

10 EVANGELOPOULOS: That's what I was -

11 RIGGINS: Before you were - let's try to stay out of  
12 statement-rebuttal-statement-rebuttal-statement-rebuttal.

13 EVANGELOPOULOS: Okay.

14 RIGGINS: Let's see if anybody else has anything  
15 that they wish to offer at this time, and then I'll call back  
16 on you. That way we can get out of the rebuttal phase.

17 FLISS: Mr. Chair, this is Commissioner Fliss.

18 RIGGINS: Yes, Commissioner Fliss.

19 FLISS: Just something hopefully constructive. I  
20 want to be really clear, what we're trying to do today is give  
21 the County the ability to address not just solar, other  
22 sources of renewable energy, and I think that's absolutely  
23 important, if that's what you're requesting.

24 EVANGELOPOULOS: Yes.

25 FLISS: I just, ultimately this document has too

1 many things in it that kind of raised a few question - a lot  
2 of questions for me today. That's all, thank you Evan for  
3 your time.

4 RIGGINS: Any other Commissioners?

5 SCHNEPF: I'll make a comment.

6 RIGGINS: Commissioner Schnepf.

7 SCHNEPF: I appreciate the work that you put into  
8 this. I agree with Commissioner Fliss that it's important to  
9 have a parameter on all the different kind of renewable  
10 sources that we have available out there, but the - I think  
11 the wording or the direction that is presented before us today  
12 kind of says something that we, I think, are in agreement that  
13 is more incentivizing than giving parameters or descriptions  
14 to people who might want to come in. So I think it's  
15 important to have something in the toolbox, like as we like to  
16 say, maybe a different version or way of wording this would  
17 have been more prohibitive to the idea of what we're trying to  
18 do, instead of saying come on in, and here it is. But I  
19 appreciate the work that you're putting into it, but that's  
20 just my thought right here.

21 RIGGINS: Other Commissioners? And I will do a very  
22 small statement, in that we have had no problem whatsoever  
23 zoning and signing passive energy systems in Pinal County.  
24 We've had no problem whatsoever. Just because one entity has  
25 somehow come up and asked for a wind project, doesn't mean

1 there needs to be an entire rewrite of this section of the  
2 general plan. We've been doing fine. Unfortunately, this is  
3 a very proactive, very promotive section that's been written  
4 here. It's not something that's needed for good regulatory  
5 concepts, it is a promotion device and a way to incentivize  
6 this in this County. And I'll tell you right now, Pinal  
7 County isn't San Bernardino County and it's not Coconino  
8 County. So I'll leave it at that and I'll turn it over to  
9 you.

10 EVANGELOPOULOS: Again, I just wanna repeat one  
11 thing again. This is a way for us to be able to address and  
12 assess applications when they come in, and they will start  
13 coming in and even at the small level. Also, just to clarify,  
14 this breaks down into - the all renewable energy into three  
15 types, a small scale, medium scale and large scale. And I  
16 understand, now the thing is everybody thinks of the Riverside  
17 County landscapes, and we have a tool here that says if it  
18 doesn't fit the environment, it doesn't fit with the cultural  
19 landscape, we don't pass this. So that's what this one does  
20 very clearly. So that's why I think this is important, to  
21 have something in our toolbox to be able to address future  
22 situations in a more comprehensive, more complicated way than  
23 what it is right now. We see that solar farms take over  
24 lands, and they obliterate desert, they obliterate farmland,  
25 so maybe we have some tools here that we can use to address

1 those things.

2 RIGGINS: And I agree with your concept of what  
3 would be valuable; however, the protections, the regulatory  
4 protections in here are all very subjective and the  
5 incentivations are very objective. Very spelled out. I  
6 really do not believe the people of Pinal County want anything  
7 to do with us. So, we have taken it back to the Commission.  
8 We're at that phase. Again, we're at the point of is there  
9 any more discussion between ourselves? Is there any more  
10 desire to ask staff any questions? Or are we prepared for a  
11 motion? I'd make it myself, but I can't.

12 FLISS: Mr. Chair, I'll make a - Mr. Char, I'll make  
13 a motion.

14 RIGGINS: Pardon me?

15 FLISS: I'll make a motion.

16 RIGGINS: Commissioner Fliss.

17 FLISS: I move that PZ-PA-011-22 be forwarded to the  
18 Board of Supervisors with disapproval.

19 RIGGINS: Recommendation of denial.

20 FLISS: With a recommendation of denial.

21 RIGGINS: Do we have a second?

22 DAVIS: Second.

23 RIGGINS: Commissioner Davis seconds. And can we go  
24 ahead and do a roll call vote on this to make sure where we  
25 are?

1 BILLINGSLEY: Commissioner Davis.

2 DAVIS: Aye on the motion, yeah.

3 BILLINGSLEY: Commissioner Hardick.

4 HARDICK: Aye on the motion.

5 BILLINGSLEY: Commissioner Fliss.

6 FLISS: Yes.

7 BILLINGSLEY: Commissioner Lizarraga.

8 LIZARRAGA: Aye.

9 BILLINGSLEY: Commissioner Heaton.

10 HEATON: Aye.

11 BILLINGSLEY: Commissioner Schnepf.

12 SCHNEPF: Aye.

13 BILLINGSLEY: Commissioner Del Cotto.

14 DEL COTTO: Aye.

15 BILLINGSLEY: Chairman Riggins.

16 RIGGINS: Aye.

17 BILLINGSLEY: 8 for approval, the motion passes.

18 RIGGINS: The motion for denial passes.

19 BILLINGSLEY: Correct.

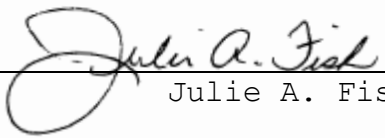
20 RIGGINS: Unanimously. Unanimously. Okay, thank  
21 you very much. We have - where am I? 13. Okay, we have two  
22 more PZ-PD cases. It's 4:00. Is there any desire to get up  
23 for a moment, or are we ready to plunge right into it? What's  
24 everybody's druthers? Go forward.

25 FLISS: We can handle a couple more.

1           I, Julie A. Fish, Transcriptionist, do hereby  
2 certify that the foregoing pages constitute a full, true, and  
3 accurate transcript in the foregoing matter, and that said  
4 transcription was done to the best of my skill and ability.

5           I FURTHER CERTIFY that I am not related to nor  
6 employed by any of the parties hereto, and have no interest in  
7 the outcome hereof.

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Julie A. Fish

**NOTICE OF PUBLIC HEARING** BY THE BOARD OF SUPERVISORS AT 9:00 A.M. ON THE **2<sup>nd</sup>** DAY OF **NOVEMBER, 2022**, IN THE PINAL COUNTY ADMINISTRATIVE COMPLEX BUILDING A, ADMINISTRATIVE HEARING ROOM, FLORENCE, ARIZONA, TO CONSIDER THE FOLLOWING REQUESTS FOR A MAJOR AMENDMENT TO THE 2019 PINAL COUNTY COMPREHENSIVE PLAN:

**PZ-PA-011-22-PUBLIC HEARING/ACTION:** Pinal County, requesting approval of a Major Comprehensive Plan Amendment to the 2019 **Pinal County Comprehensive Plan to amend the text of Chapter 7, Environmental Stewardship, Subsection Energy**. The proposed amendment will modify the referenced chapter and provide to the Comprehensive Plan a guiding framework of Goals, Objectives, and Policies, for many Green Energy applications at different installation scales, including wind energy, to ensure quality, safety, and maximum benefits for small and large property owners, desert vistas, and the desert environment, while the amendment will diversify energy opportunities for Pinal County residents.

ALL PERSONS INTERESTED IN THIS MATTER MAY APPEAR AT THE PUBLIC HEARING AT THE DATE, TIME AND PLACE DESIGNATED ABOVE.

DOCUMENTS PERTAINING TO THIS CASE CAN BE FOUND ON THE NOTICE OF HEARING PAGE FOR THE P&Z COMMISSION AT:

<http://pinalcountyaz.gov/CommunityDevelopment/Planning/Pages/NoticeofHearing.aspx#>

AT LEAST 24 HOURS PRIOR TO THE PUBLIC HEARING, DOCUMENTS PERTAINING TO THESE REQUESTS ARE AVAILABLE FOR PUBLIC INSPECTION AT THE PINAL COUNTY COMMUNITY DEVELOPMENT DEPARTMENT, PINAL COUNTY COMPLEX, BUILDING F, 31 N. PINAL STREET, FLORENCE, ARIZONA, MONDAY THROUGH FRIDAY BETWEEN THE HOURS OF 8:00AM AND 4:30PM.

DATED this **22<sup>nd</sup>** day of **September, 2022**, Pinal County Community Development Dept.

By:  \_\_\_\_\_

Brent Billingsley, Community Development Director

TO QUALIFY FOR FURTHER NOTIFICATION IN THIS LAND USE MATTER YOU MUST FILE WITH THE PLANNING DEPARTMENT A WRITTEN STATEMENT OF SUPPORT OR OPPOSITION TO THE SUBJECT APPLICATION. YOUR STATEMENT MUST CONTAIN THE FOLLOWING INFORMATION:

- 1) Planning Case Number (see above)
- 2) Your name, address, telephone number and property tax parcel number (Print or type)
- 3) A brief statement of reasons for supporting or opposing the request
- 4) Whether or not your wish to appear and be heard at the hearing

WRITTEN STATEMENTS MUST BE FILED WITH:  
PINAL COUNTY COMMUNITY DEVELOPMENT DEPARTMENT  
PO BOX 2973 (85 N FLORENCE ST)  
FLORENCE, AZ 85132

**NO LATER THAN 5:00 PM ON OCTOBER 24, 2022.**

Contacts for this matter: Evan Evangelopoulos, Planner  
E-mail Address: [evan.evangelopoulos@pinal.gov](mailto:evan.evangelopoulos@pinal.gov)  
Phone: #(520) 866-6642 Fax: (520) 866-6530

***Anything below this line is not for publication.***

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PUBLISHED ONCE:

Florence Reminder & Blade Tribune (and San Tan Sentinel)  
Tri-Valley Dispatch  
Casa Grande Dispatch  
Eloy Enterprise  
Superior Sun  
San Manuel Miner  
Copper Basin

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Fax 1-877-943-0443

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PNI-Arizona Republic

## AFFIDAVIT OF PUBLICATION

**PINAL COUNTY- FINANC  
PO BOX 1348  
FLORENCE, AZ 85132-3027**

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Order # 0005441460 # of Affidavits 1

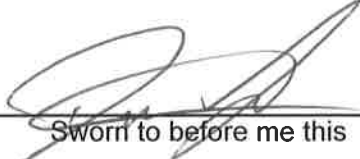
P.O # PZ-PA-011-22

Issues Dated:

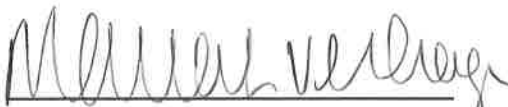
10/12/22

**STATE OF WISCONSIN  
COUNTY OF BROWN } SS.**

I, being first duly sworn, upon oath deposes and says: That I am the legal clerk of the Arizona Republic, a newspaper of general circulation in the counties of Maricopa, Coconino, Pima and Pinal, in the State of Arizona, published weekly at Phoenix, Arizona, and that the copy hereto attached is a true copy of the advertisement published in the said paper in the issue(s) dated indicated.

  
Sworn to before me this

12 TH day of  
OCTOBER 2022

  
Notary Public

My Commission expires: 8.25.26

NOTICE OF PUBLIC HEARING BY THE BOARD OF SUPERVISORS AT 9:00 A.M. ON THE 2nd DAY OF NOVEMBER, 2022, IN THE PINAL COUNTY ADMINISTRATIVE COMPLEX BUILDING A, ADMINISTRATIVE HEARING ROOM, FLORENCE, ARIZONA, TO CONSIDER THE FOLLOWING REQUESTS FOR A MAJOR AMENDMENT TO THE 2019 PINAL COUNTY COMPREHENSIVE PLAN: P Z - P A - 0 1 1 - 2 2 - P U B L I C HEARING/ACTION: Pinal County, requesting approval of a Major Comprehensive Plan Amendment to the 2019 Pinal County Comprehensive Plan to amend the text of Chapter 7, Environmental Stewardship, Subsection Energy. The proposed amendment will modify the referenced chapter and provide to the Comprehensive Plan a guiding framework of Goals, Objectives, and Policies, for many Green Energy applications at different installation scales, including wind energy, to ensure quality, safety, and maximum benefits for small and large property owners, desert vistas, and the desert environment, while the amendment will diversify energy opportunities for Pinal County residents.

ALL PERSONS INTERESTED IN THIS MATTER MAY APPEAR AT THE PUBLIC HEARING AT THE DATE, TIME AND PLACE DESIGNATED ABOVE.

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DATED this 22nd day of September, 2022, Pinal County Community Development Dept.

By: /s/ Brent Billingsley, Community Development Director

TO QUALIFY FOR FURTHER NOTIFICATION IN THIS LAND USE MATTER YOU MUST FILE WITH THE PLANNING DEPARTMENT A WRITTEN STATEMENT OF SUPPORT OR OPPOSITION TO THE SUBJECT APPLICATION. YOUR STATEMENT MUST CONTAIN THE FOLLOWING INFORMATION:

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PO BOX 2973 (85 N FLORENCE ST)  
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NO LATER THAN 5:00 PM ON OCTOBER 24, 2022.

Contacts for this matter:  
Evan Evangelopoulos, Planner  
E-mail Address: [evan.evangelopoulos@pinal.gov](mailto:evan.evangelopoulos@pinal.gov)

Phone: (520) 866-6642

Fax: (520) 866-6530

Pub: Oct 12, 2022

**MARIAH VERHAGEN  
Notary Public  
State of Wisconsin**



**PZ-PA-011-22**



MEETING DATE: SEPTEMBER 15, 2022

TO: PLANNING AND ZONING COMMISSION

CASE NO.: **PZ-PA-011-22 (CHAPTER 7, ENVIRONMENTAL STEWARDSHIP, SUBSECTION ENERGY)**

CASE COORDINATOR: EVAN EVANGELOPOULOS

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***Executive Summary:***

*This is a request to amend the Major Comprehensive Plan Text Amendment to Chapter 7: Environmental Stewardship, Subsection Energy.*

**If This Request is Approved:**

The amendment will allow the County will incorporate wind energy into the Pinal County Comprehensive Plan and use the updated goals objectives and policies relating to Green Energy applications as support and back up material in the processing of relevant applications.

**Staff Recommendation/Issues for Consideration/Concern:**

Staff recommends approval of the request.

---

LEGAL DESCRIPTION: County Wide

TAX PARCEL: All of unincorporated Pinal County.

LANDOWNER/APPLICANT: Pinal County

REQUESTED ACTION & PURPOSE:

**PZ-PA-011-22–PUBLIC HEARING/ACTION:** Pinal County, requesting approval of a Major Comprehensive Plan Amendment to the 2019 **Pinal County Comprehensive Plan to amend the text of Chapter 7, Environmental Stewardship, Subsection Energy.** The proposed amendment will modify the referenced chapter by modifying goals objectives and policies relating to Green Energy applications at different installation scales and will incorporate wind energy into the Pinal County Comprehensive Plan.

LOCATION: All of unincorporated Pinal County.

SIZE: County Wide

**STAFF FINDINGS-**

**PUBLIC COMMENT:**

To date, the following comments have been received from Enel Green Power S.p.A:

- *Scope of utility-scale wind and solar energy facilities on page 290, we recommend modifying the language to clarify the many potential uses of such energy to say “produce energy, feed into the grid, and/or supply local or regional utilities with energy.”*
- *Nexus between costs and benefits – Section 7.5.3.2 – we request clarification on the “public services” anticipated and what fees or costs the County is incurring due to such projects as noted in this language beyond those already covered by the County Code.*
- *Multi-use development – The language in Section 7.6.5.4 may inadvertently create preferences for rooftop solar or wind and frustrate intent. We recommend modifying the language of Section 7.6.5.4 to incorporate the strategies we understand to be valued as follows: “The County encourages utility-scale energy projects to consider incorporating additional land uses into the project sites, such as preserved open space, native landscaping, and/or agriculture, where economically reasonable.”*
- *Policies and planning – Section 7.6.5.1. and 7.6.5.2 encompass much of Enel’s planning and development work through the current development code already, but we would appreciate a few clarifications to understand intent/goals of these provisions. We understand subsection (e) will be clarified by the County to apply to already-defined scenic corridors. On (g) we wish to clarify that “underground collection lines” is not meant to refer to high voltage transmission lines.*
- *Early consultation – Section 7.6.5.5 and 7.6.5.7 - We understand that the intent is to have consultation be a part of the Planned Area Development (PAD). Online siting tools are often the first step in the process. Additional direct agency consultation typically takes place after several environmental studies are completed based on the results of expert review. It can take months to even schedule such a meeting in some places. Mitigation plans generally occur much later and we recommend revisions to clarify this refers to those mitigation plans required by the applicable state/federal agency.*
- *Aviation Light Mitigation – Section 7.6.5.9 - this is generally only relevant for wind projects (based on height of structures) so we recommend modifying language to tie to wind projects or at least projects in which the FAA requires aviation safety and approves a light mitigation system.*
- *Extensive public communications – Section 7.5.14 - We value community communication but would like to clarify whether the use of “extensive” refers to requirements above and beyond what is included in the Development Code as to neighborhood meetings, notice, engagement reports, etc.*
- *Renewable Energy District – Section 7.6.5.15 – Can you clarify what this refers to?*

Most of the above comments were addressed in the sections referenced.

**PUBLIC PARTICIPATION:**

P&Z Work Session:	7/21/2022
BOS Work Session:	8/10/2022
Web posting and 60 day review:	6/10/2022 to 8/12/2022
Citizen Advisory Committee:	9/01/2022

**OTHER REVIEW AGENCY COMMENTS:**

As of the writing of this report no agency comment has been received.

**PLAN AMENDMENT DISCUSSION:**

The Pinal County Comprehensive Plan under Chapter 7, Environmental Stewardship, subsection Energy, includes information on solar energy applications but lacks any guidance on Wind Energy. However, as wind installations from small and private, to large and expansive wind turbine fields, are becoming more popular, a Comprehensive Plan guiding base of Goals, Objectives, and Policies would ensure quality, safety, and maximum benefits for property owners, desert vistas, the desert environment, and the County overall. At the same time, being another energy option, wind energy diversifies energy opportunities for Pinal County residents.

The proposed Major Comprehensive Plan Amendment represents a first step towards addressing not only wind energy issues but also updating the alternative energy section of the Pinal County Comprehensive Plan and provides the opportunity to address alternative energy issues at different installation scales as technology advances. It is also an opportunity to update renewable energy Goals, Objectives, and Policies, and to effectively coordinate both solar and wind energy under the Energy subsection of the Pinal County Comprehensive Plan in support of staff when processing such application submittals.

#### STAFF RECOMMENDATION:

After a detailed review of the request, Pinal County Comprehensive Plan and Pinal County Development Services Code, staff recommends approval of this request. However, in addition to staff recommendations, should the Planning and Zoning Commission find, after the presentation of the applicant and together with the testimony and evidence presented at the public hearing, that this Major Comprehensive Plan amendment is needed and necessary at this location and time, will not negatively impact adjacent properties, will promote orderly growth and development of the County and will be compatible and consistent with the applicable goals and policies of the Pinal County Comprehensive Plan, then, staff recommends that the Planning and Zoning Commission forward **PZ-PA-011-22**, to the Board of Supervisors with a favorable recommendation. If the Planning and Zoning Commission cannot find for all of the factors listed above, then, staff recommends that the Planning and Zoning Commission forward this case to the Board of Supervisors with a recommendation of denial.

#### CITIZENS ADVISORY COMMITTEE ACTION:

The Citizen's Advisory Committee (CAC) discussed the proposal favorably at a late hour of the day, at which point several CAC members had departed and, as a result, although the discussion was favorable, there was no vote on the project due lack of Quorum. The Committee was favorable to policy 7.6.5.4 that states as preferable, projects that incorporate or continue traditional or secondary land uses.

Date Prepared: 09/08/22 EE



**PROCEDURE AND APPLICATION FOR A PROPOSED NON-MAJOR COMPREHENSIVE PLAN AMENDMENT**

- A. Attend a Concept Review (Zoning pre-application (Z-PA)) meeting with the Planning Department and affected County agencies.
- B. File an application and all required supporting documentation for a Comprehensive Plan Amendment. Please use the attached application forms.
- C. Public hearing before the Planning Commission with Commission recommendation to the Board of Supervisors. Time frame is approximately 10 to 15 weeks from application acceptance by the Planning Department.
- D. Public hearing, (approximately 4 to 8 weeks after Planning Commission hearing), before the Board of Supervisors.

**PROCEDURE FOR A PROPOSED MAJOR COMPREHENSIVE PLAN AMENDMENT**

- A. Attend a Concept Review (Zoning Pre-Application (Z-PA)) meeting with the Planning Department and affected County agencies.
- B. File an application and all required supporting documentation for a Comprehensive Plan Amendment. Please use the attached application forms.
- C. Public meeting with the Citizens Advisory Committee.
- D. Public hearing before the Planning Commission with Commission recommendation to the Board of Supervisors.
- E. Public hearing before the Board of Supervisors.

\*Public hearing schedule will be made available in June.

**FEE SCHEDULE FOR MAJOR AND NON-MAJOR AMENDMENTS**

- A. Major Comprehensive Plan Amendment: \$5,091.00
- B. Non-major Comprehensive Plan Amendment:
  - a. 0-499 mailouts: \$4,478.00
  - b. 500 or more mailouts: \$4,824.00
  - c. With accompanying zone change: \$3,354.00

COMMUNITY DEVELOPMENT  
Planning Division



APPLICATION FOR A COMPREHENSIVE PLAN AMENDMENT IN AN UNINCORPORATED AREA OF PINAL COUNTY, ARIZONA  
(All Applications Must Be Typed or Written in Ink)

---

**Comprehensive Plan Amendment unincorporated & Property Information:**

(Feel free to include answers and to these questions in a Supplementary Narrative, when doing so write see narrative on the space provided)

1. The legal description of the property: \_\_\_\_\_  
\_\_\_\_\_

2. Parcel Number(s): \_\_\_\_\_ Total Acreage: \_\_\_\_\_

3. Current Land Use Designation: \_\_\_\_\_

4. Requested Land Use Designation: \_\_\_\_\_

5. Date of Concept Review: \_\_\_\_\_ Concept Review Number: \_\_\_\_\_

6. Why is this Comprehensive Plan Amendment being requested? (You must provide a summary of the anticipated development on this page, if not provided, the application cannot be processed.): \_\_\_\_\_

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

7. Discuss any recent changes in the area that would support your application. \_\_\_\_\_

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

8. Explain why the proposed amendment is needed and necessary at this time. \_\_\_\_\_

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COMMUNITY DEVELOPMENT  
Planning Division

# PINAL COUNTY COMPREHENSIVE PLAN AMENDMENT APPLICATION

IN ADDITION TO THIS APPLICATION, YOU WILL NEED TO SUBMIT:

- (N/A)  A. **Certified Boundary Survey**, including legal descriptions of the proposed designations
- (N/A)  B. Location map which identifies the property and its relationship to Pinal County environs.
- (N/A)  C. Map showing the topography of the property.
- (N/A)  D. Site map which specifically identifies the property including parcels under separate ownership.
- (N/A)  E. Property owner(s) authorization for the Comprehensive Plan Amendment.
- F. Other information as may be determined necessary by the Planning staff or other information the applicant feels is pertinent to this request.
- G. Non-refundable filing fee as shown on the cover page.
- H. Narrative in PDF format.
- (pending)  I. Neighborhood meeting report

***Your application must be submitted digitally via the online submittal portal site at <https://citizenaccess.pinalcountyz.gov/CitizenAccess/Default.aspx>***  
***Please call or email the Planning Division for more information.***

I certify the information included in this application is accurate, to the best of my knowledge. I have read the application and I have included the information, as requested. I understand if the information submitted is incomplete, this application cannot be processed.

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Name of Landowner (Applicant)	Address	Phone Number
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N/A

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Signature of Landowner (Applicant)	E-Mail Address
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Name of Agent	Address	Phone Number
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Signature of Agent	E-Mail Address
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The Agent has the authority to act on behalf of the landowner. The Agent will be the contact person for Planning staff and must be present at all hearings. Please use the attached Agency Authorization form, if applicable

## **1.1 COMPREHENSIVE PLAN AMENDMENT APPLICATION NARRATIVE**

### **1.1.1 Introduction**

The Pinal County Comprehensive Plan under Chapter 7, Environmental Stewardship, subsection Energy, includes information on solar energy applications but lacks any guidance on Wind Energy.

However, as wind installations, from small and private, to large and expansive such as wind turbine fields are becoming more popular, a Comprehensive Plan guiding framework of Goals, Objectives, and Policies would ensure quality, safety, and maximum benefits for property owners, desert vistas, the desert environment, and the County overall. At the same time, being another energy option, wind energy diversifies energy opportunities for Pinal County residents.

### **1.1.2 Importance of the Comprehensive Plan Amendment**

The proposed Major Comprehensive Plan Amendment represents:

- a first step towards addressing wind energy issues at different installation scales under Chapter 7, Environmental Stewardship, subsection Energy,
- an opportunity to bring up-to-date the renewable energy Goals, Objectives, and Policies, and
- an opportunity to effectively coordinate both solar and wind energy under the Energy subsection of the Pinal County Comprehensive Plan.

### **1.1.3 Proposed changes**

Adjustments in Chapter 7, Environmental Stewardship/Section, Energy to:

- Update Renewable Energy Strategic Areas categories,
- Incorporate necessary renewable energy definitions that address renewable energy at different scales,
- Incorporate Objectives with Goals and Policies that address renewable Energy at different scales.



#### 1.1.4 Proposed Updates (Changes are shown in blue)

# Energy

## Introduction

Pinal County has a tremendous opportunity to be a leader in sustainability through prudent energy management. Unlike many areas of the country where the majority of the built environment is decades old, by 2020, a vast majority of Pinal County's built environment will have been constructed after the Millennium. Using energy efficient materials and planning techniques is much easier and cost effective for new construction than trying to retrofit older structures.

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The planning and siting of infrastructure is much better done now than after development has occurred. For these reasons and others, it is the right time and place for a comprehensive energy approach to be created and implemented.

**Purpose** The Pinal County Energy element is an important component of the Plan. By developing a comprehensive energy strategy now, the County can be prepared to shape more sustainable growth.

**Relationship to Pinal County's Vision** Several components of the Pinal County Vision are directly impacted by energy.

*Environmental Stewardship* How energy is generated and distributed in the County and the success level of conservation efforts will directly impact the regional environment. Air quality, water usage, and protection of sensitive areas and viewsheds (siting facilities to minimize impact on key visual resources) will need to be addressed.

*Economic Sustainability* Without ample and reliable energy, Pinal County will not be competitive in attracting business and industry which will bring new jobs. In addition, energy costs have a direct impact on the cost of living and doing business.

*Open Spaces and Places* Generation and transmission facilities have to be located somewhere. There is a tendency of the public to not want facilities close to population centers. However, the County's open spaces are also cherished. How and where facilities are sited will need to be carefully planned.

## Strategic Areas

The Energy element contains ~~three~~ four strategic areas. The first two, Conservation and Renewable Energy Sources, satisfy the state of Arizona's Growing Smarter requirements that state an Energy element should include:

- A component that identifies policies that encourage and provide incentives for efficient use of energy.
- An assessment that identifies policies and practices that provide for greater uses of renewable energy sources.

The third strategic area addresses Energy Generation and Transmission. Conservation and the development of renewable energy sources will be effective in ensuring that the County's energy future moves toward sustainability but anticipated growth will certainly require an exponential growth in the generation and distribution of energy for the coming decades.

It should be noted that the Arizona Corporation Commission (ACC) is responsible for final decisions about facility siting. However, Pinal

County needs to be active in providing input to ensure compatibility with the County's Vision and goals.

The focus of the Generation and Distribution Strategic Area of the Energy element is to:

- Illustrate the potential needs for generation and transmission infrastructure as the County grows.
- Inform residents and stakeholders of the present plans to locate future facilities throughout the County and the fact that everyone will need to share the burden of having safe, reliable, and clean energy throughout the County.
- Outline goals and policies to ensure that the County, municipal governments, and energy providers maintain a cooperative working relationship to facilitate appropriate locations for facilities while protecting Pinal County's physical environment and natural resources.

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The fourth Strategic Area addresses Heat Islands. Urban Heat Islands are built up areas that are hotter than nearby rural areas. Elevated heat island temperatures can cause environmental impacts. (EPA)

## Conservation

Pinal County will work with residents, other agencies, and the business community to expand energy conservation efforts. The County can have the most impact on conservation efforts through influencing construction methods and materials, site planning and community design, and education.

The importance of energy conservation cannot be overstated. It is not just the right thing to do, it has tremendous environmental, natural resource, and economic implications. To illustrate the

sweeping impacts of the benefits of electrical energy conservation, an actual case study can be analyzed.

The recently completed *Central Arizona Transmission System 2016 Transmission Study* estimates a need for 10,000 more megawatts of power to serve Pinal County. To put this in perspective, the Hoover Dam has a maximum capacity of 2,080 megawatts.

A natural gas fired plant that will generate 575 megawatts of electricity is proposed in Coolidge at a cost of \$500 million. Based on the 10,000 megawatt need, 18 new power plants of this type would be needed to generate the estimated additional electricity needs. A decrease in demand through conservation efforts of 11 percent would eliminate the need for two of these plants at a savings of \$1 billion to ratepayers. In addition, the fuel and water saved in not operating those two facilities would have significant positive environmental and natural resource implications. Finally, less land would be required for generation and fewer transmission corridors could be a result. A conservation level of 11% is an attainable goal.

As energy prices continue to rise, electricity, natural gas, and transportation costs take a larger piece of household and business budgets. The economic viability of energy efficient construction will increase due to this as will the need to find alternative transportation modes and a reduction in travel needs.

## **Renewable Energy Sources**

Pinal County will provide support for the development and location of renewable sources to meet current and future needs and to lessen the regions dependence on non-renewable energy sources. These might be stand alone facilities or co-located with other energy providers.

The expansion of renewable energy opportunities should be supported by the County through its land use planning and permitting processes. One very exciting viable renewable energy source in Arizona is solar. Historically, the economics of solar power have been for smaller, individual property generation units and this solution should continue to be encouraged by the County.

Advances have now made it possible for entire households or buildings to significantly reduce their traditional energy dependence and at times may be able to generate enough power to make the meter run backwards. Unfortunately, the majority of homeowners and businesses do not have the financial resources to install such infrastructure. Federal and state grants have provided support but there is still a significant cost for installation. As energy costs continue to rise and technological advancements occur, this option will become more feasible and attractive to individual property owners. Pinal County must be ready for this. Through its regulatory and taxation policies, the County can provide additional support.

There are major changes on the near horizon regarding large scale solar energy generation. There are two major reasons for this trend: technology has started to make large scale generation more financially feasible and government/regulatory agencies are requiring energy producers to diversify their energy portfolios and have set targets for renewable energy sources.

A planned solar power plant near Gila Bend will serve approximately 75,000 homes upon completion. While this plant will be a breakthrough for Arizona, the energy generated from it will be much more costly than current sources and will be subsidized by ratepayers. However, as non-renewable energy sources continue to become more expensive and technology improves, the gap between traditional and solar power should begin to close. Another challenge to large scale solar generation is space. The planned

Gila Bend facility will require up to three square miles of land for its solar fields and power plant.

Pinal County residents have also expressed a strong desire for expanded post-secondary education and training opportunities. The emerging renewable energy market could provide the catalyst for college, university and technical training programs for the design, installation, and maintenance of renewable energy equipment and infrastructure.

## **Energy Generation and Transmission**

Pinal County is served by several energy providers. Arizona Public Service, Salt River Project, Southwest Gas, and numerous Electrical and Irrigation and Drainage Districts all provide service in the County and several more entities have facilities such as the Western Area Power Authority, Tucson Electric Power, and the Southwest Transmission Cooperative.

Pinal County will work with these energy providers to facilitate the provision of sufficient energy for residents and businesses and to encourage development of new facilities within the parameters of the seven components of the Comprehensive Plan Vision for the Future.

According to the *CATS HV 2016 Transmission Study*, in 2016, annual electric power generation in Arizona is projected to be 30,997 megawatts and electricity used 24,819 megawatts. This means that overall, Arizona is anticipated to be a net energy exporter. However, this will not be the case throughout the year. During the summer months, Arizona providers must purchase additional power from other states to meet higher demands.

Based on the 2006 state population of 6.3 million and using a straight line projection, each 100,000 people in Arizona will

require 394 megawatts of power. The following table (7-1) estimates the electrical energy needs of Pinal County at various population levels. This information is for illustrative purposes only as these needs change significantly by season.

**7-1: Pinal County Electricity Need**

<b>Population Growth</b>	<b>Additional Electricity Required</b>
100,000	394 megawatts
500,000	1,970 megawatts
1,000,000	3,940 megawatts
2,000,000	7,880 megawatts
3,000,000	11,820 megawatts

Source: CATS HV 2016 Transmission Study

Even with effective conservation and moving toward renewable sources, it is evident that additional traditional generation facilities will be needed (see table 7-1). In fact, several new generating facilities have recently been identified for development on the short term horizon. Citizens, governmental entities, and the energy providers will have to work closely together to ensure appropriate locations for new facilities.

Significant planning has been done to project future electrical power needs for the region. The delivery of new energy sources to homes and businesses will also require the delivery system. Additional generation and transmission project that have been identified in past, ongoing and future studies will be subject to review and approval by the ACC.

In summary, with Pinal County not being a direct service provider, its role in the energy future of the region will consist of providing education and information to the public, maintaining codes and policies to encourage conservation of energy, supporting the



development of renewable sources, and coordinating with the energy industry to ensure appropriate development of adequate facilities.

Neither Pinal County's tax base nor legislative authority allow the County to play a large financial role in the energy future through incentives, tax credits, or other financing programs. However, the County can play a significant role in serving as the central point to assemble a diverse group of communities and regional stakeholders and partners to secure energy for future use.

The County can also be a leader in identifying new programs for funding sources to expand development of renewable energy sources.

## Heat Island

Across the United States, a diverse group of stakeholders, from government agencies to corporations, have advanced urban heat island reduction strategies—urban forestry, green and cool roofs, and cool pavements—to lower summertime temperatures and achieve many energy and environmental benefits.

Typically heat island mitigation is part of an energy, air quality, water, or sustainability effort, and activities range from voluntary initiatives, such as cool pavement demonstration projects, to policy actions, such as requiring cool roofs via building codes, requiring shading of streets and sidewalks, shade landscaping in parking lots, and other shade-oriented landscaping and efforts.

## Project Scale

Based on project scale, we can distinguish three (3) levels of Renewable Energy projects.

- Accessory,
- Distributed,
- Utility-scale.

Accessory is a system designed as a secondary use to existing buildings or facilities, wherein the power generated is used primarily for on-site consumption.

Distributed Energy Resources (DER) refer to often smaller generation units that are located on the consumer's side of the meter. Distributed generation (also known as embedded or local generation) is the term used when electricity is generated from sources, often Renewable Energy sources, near the point of use instead of centralized generation sources from power plants.

Although many of these technologies are not exclusively found "behind the meter," examples of distributed energy resources that could be installed include:

- roof top solar photovoltaic units
- wind generating units
- battery storage
- batteries in electric vehicles used to export power back to the grid
- combined heat and power units, or tri-generation units that also utilize waste heat to provide cooling
- biomass generators, which are fueled with waste gas or industrial and agricultural by-products
- open and closed cycle gas turbines
- reciprocating engines (diesel, oil)
- hydro and mini-hydro schemes
- fuel cells.

Utility-Scale wind and solar energy facilities produce energy, feed into the grid, and supply utilities with energy.

## Goals, Objectives, and Policies

In order to make it easier for property owners to use the Goals, Objectives and Policies in the Plan and then incorporate them into their development proposals or amendments, the Policies have been placed into two separate categories. The two categories are:

- Public Responsibilities
- Private and Public Shared Responsibilities

Private development applicants should be aware of Public and Private Shared Responsibilities throughout the development process and should focus their Comprehensive Plan applications as specified in the implementation section of the Comprehensive Plan, or other relevant documents that set criteria for other applications.

**Public Responsibilities** are primarily incumbent on the County to implement through its policy development and planning.

**Private and Public Shared Responsibilities**, all entities, private and public, share the responsibilities of implementing these Policies.

### Conservation

**7.3 Goal:** Improve the energy efficiency of Pinal County government.

**7.3.1 Objective:** Set an example by improving energy efficiency and use of renewable sources in County facilities, vehicle fleets, and equipment.

**Policies:**

7.3.1.1 *Convert the vehicle fleet over time to alternative fuels when economically feasible.*

7.3.1.2 *Move toward compliance with green building benchmarks and programs for existing County buildings and facilities and require green building standards be developed in all new facility designs when economically feasible.*

7.3.1.3 *Locate solar energy generation equipment on County facilities which cost/benefit analyses proves advantageous.*

7.3.1.4 *Convert County facilities to low energy lighting and install energy efficient electrical equipment when economically feasible.*

7.3.1.5 *Locate distributed and mid-sized wind energy generation systems and equipment on County facilities when cost/benefit analyses prove advantageous.*

**7.4 Goal:** Improve the energy efficiency of structures in Pinal County.

**7.4.1 Objective:** Improve the energy efficiency of new construction and the existing building stock through building codes and processes.

**Policies:**

7.4.1.1 *Maintain the most up to date International Building Codes (IBC) and International Energy Conservation Code (IECC) and provide training for staff to implement.*

7.4.1.2 *Encourage the expansion of energy efficient building practices.*

**Public Responsibilities**, those that are primarily incumbent on the County to implement through its policy development and planning, appear *italicized*.

**Private and Public Shared Responsibilities**, all entities, private and public, share the responsibility of implementing these Policies and these policies appear in **plain text**.

**ENERGY STAR** is a joint program of the EPA and the U.S. Department of Energy helping to save Americans money and protect the environment through energy efficient products and practices.

*7.4.1.3 Work with municipalities and Native American communities to standardize energy efficiency requirements and codes throughout the County.*

*7.4.1.4 Support refurbishing and remodeling projects to include energy efficiency components through expedited permitting and assistance.*

*7.4.1.5 Encourage all residential, commercial and industrial construction to meet “ENERGY STAR” as a minimum efficiency standard.*

**7.4.2 Objective:** Reduce energy demand through community design.

**Policies:**

*7.4.2.1 Encourage developments that use energy smart site design (e.g., solar orientation, cluster development).*

*7.4.2.2 Encourage Sonoran-friendly landscaping in developments to provide a continuous shade cover as possible along roads, sidewalks, trails, and parks.*

*7.4.2.3 Implement the Activity Center philosophy to bring employment, commercial, and educational activities closer to residents and increase multimodal transportation options including transit, bicycle, and pedestrian modes.*

**7.5 Goal:** Improve overall communication and collaboration regarding energy issues.

**7.5.1 Objective:** Provide energy conservation education and awareness in County communications.

**Policies:**

*7.5.1.1 Provide energy conservation information on the County Web site with links to energy providers and conservation and consumer groups.*

*7.5.1.2 Work with energy providers to include energy conservation promotional materials to building owners at the issuance of Certificates of Occupancy.*

**7.5.2 Objective:** Maintain cooperative working relationships.

**Policies:**

*7.5.2.1 Hold periodic coordination meetings with energy providers to keep informed of the latest conservation programs offered.*

*7.5.2.2 The County should continue to participate in regional energy planning forums, such as the CATS Group, and work with the County's municipalities, Native American communities and energy providers to create a County-wide, long range energy strategy.*

**7.5.3 Objective:** County regulatory systems will ensure that Renewable Energy facilities are discussed, designed, sited, developed, operated, and decommissioned in ways compatible with our communities, the natural environment, and applicable environmental laws.

**Policies:**

*7.5.3. 1 Ensure consistency, clarity, and timeliness in the development permitting process for Renewable Energy generation facilities.*

*7.5.3. 2 Establish mechanisms by which the County can restore and maintain the nexus between costs and benefits in RE development.*

- a. Work with Federal and state governments that may approve Renewable Energy projects on public lands, to seek appropriate revenue mechanisms to cover the cost of any additional services provided by the County, beyond entitlement procedures.*
- b. Maintain a fee system that adequately covers the County's costs of providing necessary public services to Renewable Energy generation facility developers during permitting, development, operations, and decommissioning.*

*7.5.3. 3 Share information and communicate the costs and benefits of investing in energy efficiency retrofits, energy conservation behaviors, and Renewable Energy systems.*

- a. Update the County's Renewable Energy web portal to include information to publicize successes of community-oriented Renewable Energy (CORE) projects, sharing lessons learned, and encouraging duplication.*
- b. Participate in regional collaborative efforts such as the Countywide Vision working groups to identify, vet, and implement energy programs that are feasible at the regional scale but may not be feasible for one jurisdiction to implement independently, such as energy partnerships with utilities or regional education programs.*

- c. *Assess opportunities for low-cost property financing for energy efficiency and onsite accessory Renewable Energy generation through efforts, such as State programs, at County events, and during the review of building permits and applications for building expansion or renovation.*

*7.5.3. 4 Encourage pilot projects to demonstrate energy efficiency, retrofit investments, and Renewable Energy opportunities.*

- a. *Where feasible, install Renewable Energy projects on County facilities that provide visible, public examples of the County's commitment to cost-effective Renewable Energy.*
- b. *Consider utilizing County lands or facilities for research and development or university exploration of new Renewable Energy technologies that seek to minimize adverse effects to the environment.*
- c. *Encourage development of a highly visible private property pilot project for the small-scale use of distributed Renewable Energy, such as projects at local tourist-serving uses.*
- d. *Identify opportunities to create revenue for the County by leasing the rights to Renewable Energy resources on County property for distributed energy storage or distributed generation through power purchase agreements or similar arrangements.*



*7.5.3. 5 Investigate new Renewable Energy generation incentive programs, for their appropriateness to our communities.*

*7.5.3. 6 Make available incentives to County residents and businesses for solar photovoltaic, solar water heating, wind energy, and bioenergy installations. Incentives may be offered by the County, federal agencies, other local and regional agencies, or private partners.*

### **Renewable Sources**

**7.6 Goal:** Expand renewable energy in Pinal County *as feasible.*

**7.6.1 Objective:** Support small scale renewable energy projects

#### **Policies:**

*7.6.1.1 Support statewide policy that provides property tax credits for renewable energy facilities on individual homes and businesses from net assessed valuation calculations.*

*7.6.1.2 Assess current codes so they are supportive in permitting small scale renewable energy projects. Explore ways to reduce barriers caused by homeowner's association restrictions.*

*7.6.1.3 Work with developers and energy providers to design neighborhoods with optimum solar orientation.*

*7.6.1.4 Support state and federal incentive programs for the development of Renewable Energy infrastructure for*

*individuals and businesses, including small and mid-sized wind energy systems.*

7.6.1.5 Develop/amend ordinances to protect solar access through sensitive building orientation and for property owners, builders and developers wishing to install solar energy systems.

7.6.1.6 Support the transmission of renewable energy from sources within and outside of Pinal County.

**7.6.2 Objective:** Support the growth of ~~the~~ renewable energy in Pinal County.

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**Policies:**

7.6.2.1 *Identify through specific area planning potential locations for renewable energy projects.*

7.6.2.2 *Support the attraction of renewable energy providers through the County's economic development strategy.*

7.6.2.3 *Work with economic development proponents to develop education and training programs for renewable energy employment opportunities.*

**7.6.3 Objective:** Utilize wind and solar resources by encouraging distributed energy systems.

**Policies:**

7.6.3.1 The County will review codes and ordinances on a regular basis to assure adaptability to changing technology in distributed energy systems.

7.6.3.2 Distributed and accessory energy systems located at the point of use and on disturbed lands, near existing substations and transmission, are encouraged because they

reduce the amount of infrastructure and land disturbance required for energy generation.

7.6.3.3 The County will continue to explore and facilitate the installation of distributed energy systems for homeowners and small businesses.

7.6.3.4 Protection of solar access and site plans that maximize the potential for distributed solar will be considered in the design and approval of new projects.

7.6.3.5 The County will continue to monitor permitting process for distributed energy systems to make it more streamlined, affordable, and predictable to customers while maintaining responsible development of such systems.

7.6.3.6 An energy generating system with the intent of producing energy beyond an accessory use of the site, in excess of what is typically consumed by such a use, may require a Special Use Permit or a rezoning. In review of such proposals, the goal and policies outlined in Utility-Scale Wind and Solar should be implemented as appropriate.

7.6.3.7 The County will encourage job training programs and other educational opportunities to create a workforce of experts in distributed energy systems.

7.6.3.8 Expedite the permitting process for accessory and community-oriented Renewable Energy generation facilities.

7.6.3.9 Provide public information to facilitate installation of accessory Renewable Energy generation systems, including rooftop solar PV, solar water heaters, and accessory wind energy systems.

7.6.3.10 Establish Development Code standards for ground-mounted accessory Renewable Energy generation facilities in residential areas and Rural Living land use designations to address issues of aesthetics, safety, flood risks, wind, and dust.

7.6.3.11 Establish procedures and standards in the Development Code for new Renewable Energy project applications that clearly identify the environmental review process, design standards, and permit requirements.

7.6.3.12 Share information and communicate the costs and benefits of investing in energy efficiency retrofits, energy conservation behaviors, and Renewable Energy systems.

7.6.3.13 Induce high volume energy users to develop onsite Renewable Energy generation systems through streamlining of permit requirements.

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**7.6.4. Objective:** County regulatory systems will ensure that distributed Renewable Energy facilities are designed, sited, developed, operated, and decommissioned in ways compatible with our communities, natural environment, and applicable environmental and cultural resource protection laws.

**Policies:**

7.6.4.1 Update the County's Renewable Energy web portal to include information to publicize successes of community-oriented Renewable Energy projects, sharing lessons learned, and encouraging duplication.

7.6.4.2 Participate in regional collaborative efforts such as the Countywide Vision working groups to identify, vet, and

implement energy programs that are feasible at the regional scale but may not be feasible for one jurisdiction to implement independently, such as energy partnerships with utilities or regional education programs.

7.6.4.3 Promote opportunities for low-cost property financing for energy efficiency and onsite accessory Renewable Energy generation through efforts at County events and during the review of building permits and applications for building expansion or renovation.

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**7.6.5. Objective:** Develop efficient and appropriate utility-scale wind and solar energy generation while avoiding and minimizing impacts to the natural environment, wildlife, and community character.

**Policies:**

7.6.5.1 The siting of utility-scale projects and transmission lines shall consider:

- a. the protection of viewsheds,
- b. the potential for noise disturbances to adjacent residential areas,
- c. the conservation of species, habitats and water resources,
- d. the preservation of pre-historical and historical sites,
- e. the conservation of the officially designated scenic corridors of Pinal County, and
- f. the protection of the character of public lands.

- g. Underground collection lines on the project site are strongly encouraged.

7.6.5.2 The cumulative impacts of all components of projects including substations and transmission, as well as the impacts of multiple projects on a landscape, shall be a consideration in the approval process.

7.6.5.3 The County supports the development of utility-scale projects on disturbed lands with low value to wildlife, requiring minimal alteration of native vegetation and topography, and are as close as possible to existing transmission interconnections.

7.6.5.4 The county prefers to see utility-scale energy projects that incorporate or continue traditional or secondary land uses, such as ranching, recreation, agriculture, and apiculture, which shall be preferred over projects that assume all use of the land. The ability to retain multiple uses on the land, including rooftop installations or agreements to keep ranches intact, is ideal.

7.6.5.5 Consultation with appropriate agencies is required in order to assess:

- a. existing soils,
- b. vegetative ecotypes,
- c. develop construction mitigation practices,
- d. create restoration and re-vegetation plans, as well as,
- e. create short- and long-term plans, as needed, to mitigate erosion, invasive species, and loss of optimum habitat for wildlife and commercial grazing.  
Appropriate plans may include Conservation Plans,

### Habitat Restoration Plans, and Integrated Weed Management Plans.

7.6.5.6 Project sites that conflict with critical wildlife habitat, sensitive species, movement corridors, riparian areas, and areas of significant topographic relief such as canyons and cliffs should be avoided. Pursuing projects in these areas will require extensive data collection and mitigation measures to reduce the risk of mortality, fragmentation of habitat and significant long-term displacement of wildlife.

7.6.5.7 Consultation with Arizona Game and Fish Department and U.S. Fish and Wildlife Service is required prior to project approval to assess potential wildlife impacts, develop appropriate biological surveys and reports, and pre-construction study plans in accordance with agency recommendations. Project approval may require addressing concerns revealed in these reports.

7.6.5.8 The County encourages utility-scale Renewable Energy projects that engage in innovative research and operational procedures that are consistent with current best practices and scientific knowledge.

7.6.5.9 Available tools to mitigate impacts to adjacent residential uses, habitat, wildlife, watershed, views, dark skies, and other resources, including low impact construction practices such as minimizing infrastructure footprints, limiting grading and sensitivity to timing related to wildlife habitats, shall be implemented as needed. Visual warning systems that utilize radar to activate aviation safety lights are recommended for projects in which the FAA requires aviation safety and approves a light mitigation system.

7.6.5.10 In order to protect water supplies, projects that use less water or reclaimed water during operation shall be preferred over more water intensive systems and additional impervious surface area created by a project shall be considered in project approval.

7.6.5.11 In order to balance impacts of projects on residents and the natural environment, the County prefers projects that demonstrate significant energy benefit and local and regional benefits.

7.6.5.12 Decommissioning bonds or similar provisions and/or plans are considered key components of projects.

7.6.5.13 Site restoration and reclamation plans shall be considered in project approval.

7.6.5.14 All projects shall implement and maintain appropriate public communication to address public comments and community concerns in the pre-approval phase and as necessary throughout the life of the project.

7.6.5.15 The County will encourage legislative changes necessary to allow groups of citizens to create Renewable Energy special districts.

**7.6.6. Objective:** Diversify Pinal County’s energy portfolio through the responsible expansion of additional Renewable Energy sources.

**Policies:**

7.6.5.16 The County will research and support education on the various alternative energy resources and options.

7.6.5.17 The County encourages the use of alternative energy projects to serve remote communities.



7.6.5.18 Research and development of other alternative energy sources is encouraged as long as negative impacts to humans, wildlife and the natural environment are avoided, minimized, or mitigated.

7.6.5.19 The County supports safe, clean methods of energy generation that have clear benefits to outweigh potential negative impacts.

### **Generation and Transmission**

**7.7 Goal:** Support the provision of adequate energy for the future while protecting the natural environment and resources.

**7.7.1 Objective:** Identify and protect potential sites and corridors for new energy generation and transmission facilities.

#### **Policies:**

*7.7.1.1 Work with energy providers through the specific area planning process to identify appropriate locations and buffering of future projects.*

*7.7.1.2 Work with energy providers to co-locate where possible facilities such as transmission lines, pipelines, substations, and terminals.*

*7.7.1.3 Encourage the adoption of designated generation and transmission and facility sites and corridors in future updates to County and municipal planning documents to protect against incompatible development and to maximize increased capacity.*

**7.7.2 Objective:** Protect water and environmental resources.

**Policies:**

7.7.2.1 Monitor the evaluation process by other agencies of all proposals for new generating facilities to determine long-term impacts on water resources.

7.7.2.2 *Support innovative designs for new generating facilities that minimize water use.*

7.7.2.3 *Explore innovative water re-use strategies.*

7.7.2.4 Discourage facilities from locating in designated environmentally sensitive areas and encourage facilities to be in context with viewsheds and waterways.

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**7.7.3 Objective:** Provide information to citizens and the development community regarding future energy facilities.

**Policies:**

7.7.3.1 *Keep up to date information about locations of existing and potential new generation and transmission facilities on the County Web site.*

7.7.3.2 *Review development proposals along with short and long range plans of energy providers to ensure an understanding of where facilities may be and to keep prospective residents and businesses informed.*

**7.7.4 Objective:** Maintain cooperative working relationships with energy providers.

**Policies:**

7.7.4.1 *Hold a biannual “energy summit” bringing together providers, landowners and key county staff and leadership to*

*discuss future plans and update one another on current planning and trends.*

*7.7.4.2 Work closely with energy providers during the evaluation of development plans to assess cumulative, County-wide impacts on energy availability and reliability.*

*7.7.4.3 Coordinate with energy providers in the implementation of the Growth Areas element to ensure energy infrastructure is adequate to support growth and infrastructure development.*

*7.7.4.4 Encourage involvement of energy providers in area planning processes.*

*7.7.4.5 Continue to participate in regional energy planning forums such as the CATS Group*

**Urban Heat Islands** are built up areas that are hotter than nearby rural areas. Elevated heat island temperatures can cause environmental impacts. (EPA)

**Cool Pavements** include a range of technologies aimed at reducing urban heat island effect.

**Cool Roofs** is a term that describes roofing materials with a high solar reflectance.

**Green Roofs** is a term describing a vegetative layer grown on a rooftop that can be installed on a wide range of buildings

**Urban Heat Island**

**7.8 Goal:** Support strategies to reduce Urban Heat Islands and their environmental effects.

**7.8.1 Objective:** Identify key Urban Heat Island mitigation techniques and reduce Urban Heat Island effect through community planning and design

*7.8.1.1 Work with municipalities to avoid the development of heat islands through land use planning, open space preservation between developments, site design, and building materials and colors.*

*7.8.1.2 Encourage underground, understructure and/or multilevel parking structures*

7.8.1.3 Encourage the use of “cool pavement” materials, “cool roofs” and “green roofs”



**NOTICE OF PUBLIC HEARING** BY THE PINAL COUNTY PLANNING AND ZONING COMMISSION AT 9:00 A.M. ON THE **15th** DAY OF **SEPTEMBER, 2022**, IN THE PINAL COUNTY ADMINISTRATIVE COMPLEX BUILDING A, ADMINISTRATIVE HEARING ROOM, FLORENCE, ARIZONA, TO CONSIDER THE FOLLOWING REQUESTS FOR MAJOR AMENDMENTS TO THE 2019 PINAL COUNTY COMPREHENSIVE PLAN:

**PZ-PA-011-22-PUBLIC HEARING/ACTION:** Pinal County, requesting approval of a Major Comprehensive Plan Amendment to the 2019 **Pinal County Comprehensive Plan to amend the text of Chapter 7, Environmental Stewardship, Subsection Energy**. The proposed amendment will modify the referenced chapter and provide to the Comprehensive Plan a guiding framework of Goals, Objectives, and Policies, for many Green Energy applications at different installation scales, including wind energy, to ensure quality, safety, and maximum benefits for small and large property owners, desert vistas, and the desert environment, while the amendment will diversify energy opportunities for Pinal County residents.

ALL PERSONS INTERESTED IN THIS MATTER MAY APPEAR AT THE PUBLIC HEARING AT THE DATE, TIME AND PLACE DESIGNATED ABOVE.

DOCUMENTS PERTAINING TO THIS CASE CAN BE FOUND ON THE NOTICE OF HEARING PAGE FOR THE P&Z COMMISSION AT:

<http://pinalcountyz.gov/CommunityDevelopment/Planning/Pages/NoticeofHearing.aspx#>

AT LEAST 24 HOURS PRIOR TO THE PUBLIC HEARING, DOCUMENTS PERTAINING TO THESE REQUESTS ARE AVAILABLE FOR PUBLIC INSPECTION AT THE PINAL COUNTY COMMUNITY DEVELOPMENT DEPARTMENT, PINAL COUNTY COMPLEX, BUILDING F, 31 N. PINAL STREET, FLORENCE, ARIZONA, MONDAY THROUGH FRIDAY BETWEEN THE HOURS OF 8:00AM AND 4:30PM.

DATED this **11th** day of **August, 2022**, Pinal County Community Development Dept.

By:  \_\_\_\_\_

Brent Billingsley, Community Development Director

TO QUALIFY FOR FURTHER NOTIFICATION IN THIS LAND USE MATTER YOU MUST FILE WITH THE PLANNING DEPARTMENT A WRITTEN STATEMENT OF SUPPORT OR OPPOSITION TO THE SUBJECT APPLICATION. YOUR STATEMENT MUST CONTAIN THE FOLLOWING INFORMATION:

- 1) Planning Case Number (see above)
- 2) Your name, address, telephone number and property tax parcel number (Print or type)
- 3) A brief statement of reasons for supporting or opposing the request
- 4) Whether or not you wish to appear and be heard at the hearing

WRITTEN STATEMENTS MUST BE FILED WITH:  
PINAL COUNTY COMMUNITY DEVELOPMENT DEPARTMENT  
PO BOX 2973 (85 N FLORENCE ST)  
FLORENCE, AZ 85132

**NO LATER THAN 5:00 PM ON SEPTEMBER 5, 2022.**

Contacts for this matter: Evan Evangelopoulos, Planner  
E-mail Address: [evan.evangelopoulos@pinal.gov](mailto:evan.evangelopoulos@pinal.gov)  
Phone: #(520) 866-6642 Fax: (520) 866-6530

**Anything below this line is not for publication.**

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