

PINAL COUNTY PLANNING AND ZONING COMMISSION
(PO NUMBER 252269)

Regular Meeting
9:00 a.m.
Thursday, May 15, 2025

Pinal County Administrative Complex
Emergency Operations Center
85 North Florence Street, Florence, Arizona

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1 MENNENGA: ...allegiance at the beginning of the
2 meeting, are we okay to do that?

3 KRAUSS: Are we okay with doing that, even though
4 it's not on the agenda? We can do that, can't we? Yes, we
5 can do that.

6 MENNENGA: Okay, if we could, please rise and join
7 me.

8 COLLECTIVE: I pledge allegiance to the flag of the
9 United States of America, and to the republic for which it
10 stands, one nation under God, indivisible, with liberty and
11 justice for all.

12 MENNENGA: Thank you. Okay, do we need to have a
13 roll call?

14 KRAUSS: Yes Mr. Chairman. Good morning, everyone.
15 Chairman Mennenga?

16 MENNENGA: Aye.

17 KRAUSS: Vice Chair Klob?

18 KLOB: Here.

19 KRAUSS: Member Hartman?

20 HARMAN: Here.

21 KRAUSS: Member Keller? Absent. Member Lizarraga?

22 LIZARRAGA: Here.

23 KRAUSS: Member Schnepf?

24 SCHNEPF: Here.

25 KRAUSS: Member Davila is online. We're trying to

1 get ahold of him online. Member Mooney?

2 MOONEY: Here.

3 KRAUSS: Member Pranzo?

4 PRANZO: Here.

5 KRAUSS: And Member Scott.

6 SCOTT: Here.

7 KRAUSS: Mr. Chairman, we have a quorum.

8 MENNENGA: Okay. We have a request for a couple of
9 cases at the end of the meeting, due to some conflict that
10 they have, to move to the - excuse me - the beginning. So I
11 guess we need to - my question on that is, probably to legal,
12 can we move those ahead of the continued cases?

13 GAREY: Yes you can, it's at the Chairman's
14 discretion, yes.

15 MENNENGA: Okay, all right. So everyone okay with
16 that, I guess? There seem to be not horribly difficult cases
17 or whatever.

18 ??: What cases are they?

19 MENNENGA: I'm sorry, cases D and E, they're the
20 last two on your agenda. Now there's a D and E that's in a
21 continued, and there's a D and E on the last page, okay?

22 KRAUSS: Mr. Chairman, the agent for number - or
23 letter D needs to be at Maricopa, so need to move that up, and
24 then we are asking for continuance on item E.

25 MENNENGA: Oh, okay.

1 KRAUSS: So that's -

2 MENNENGA: Okay. So everybody okay with that?

3 Okay, okay. All right, so with that said, let's begin then.

4 Let's see, Call to Commission's at the end. Planning Manager
5 Report, I'm sorry.

6 KRAUSS: Chairman, Vice Chair, members of the
7 public, I do have an announcement. We have an interim
8 community development director, Dedrick Denton, sitting to my
9 right. I just wanted to introduce him. He's worked for Pinal
10 County for several years.

11 DENTON: A little bit over 20 years. I've spent
12 about 12 years in community development as a planner, and then
13 eight years in Public Works. So I'm kind of doing double duty
14 right now as the Transportation Planning Manager and interim
15 community development director. But feel free to reach out to
16 me if you guys have any questions, concerns, or anything that
17 you guys are thinking about, just reach out to me. I'm here
18 to help you guys, and I look forward to working with you all.

19 MENNENGA: Okay, well sounds good. Welcome, and I
20 guess you're up for double punishment, huh?

21 DENTON: Sounds like it.

22 MENNENGA: I'm just kidding. Anything else?

23 KRAUSS: That's all, Mr. Chairman.

24 MENNENGA: All right, with that said, let's move to
25 case SUP-002-25. Who's presenting that? Glenn? Brent? No?

1 Hello.

2 DEOKAR: Oh, he was not aware that it (inaudible).

3 KRAUSS: Chairman, we're having a little bit of
4 technical difficulties, just have to move that case up
5 electronically there.

6 MENNENGA: Oh okay, sorry about that.

7 KRAUSS: Oh, no problem.

8 MENNENGA: Come on, it's electronic, you can just
9 move it around.

10 ??: Push a button.

11 MENNENGA: Push a button.

12 KRAUSS: It's great when it works, but when it
13 doesn't work -

14 MENNENGA: I understand.

15 KRAUSS: I apologize for the delay.

16 MENNENGA: Step it up. Not to put you in the
17 spotlight right away, but -

18 BAK: Yeah, I just learned about five minutes ago,
19 so okay. Is this working?

20 MENNENGA: I think they're working on that, Glenn.

21 BAK: Okay.

22 MENNENGA: We threw them a ringer here.

23 KRAUSS: Mr. Chairman, while we locate the SUP-002-
24 25, could we just move to the continued item? We have that
25 one up and we could do that right away.

1 MENNENGA: You talking about item -

2 KRAUSS: PZ-009-24.

3 MENNENGA: Okay, all right. So we're making change.
4 Let's go to case PZ-009-24 and staff.

5 ZAIA-ROBERTS: Good morning Chair, Vice Chair,
6 Members of the Commission. Patrick Zaia-Roberts, senior
7 planner here, presenting case PZ-009-24 for Reliable Plant
8 Maintenance. Just in summary, the applicant is requesting a
9 date specific continuance to the June 19th meeting of the
10 Planning and Zoning Commission on the basis that they received
11 a letter of opposition from City of Eloy regarding
12 incompatibility with the Eloy planning area. The applicant is
13 desiring to work with the city to be able to try and bring
14 this into compliance with that plan and meet their goals as
15 well and get their letter of support. So that June 19th
16 meeting would give the applicant additional time to be able to
17 make changes needed to bring this forward in a better way.

18 MENNENGA: Makes great sense, actually. So a motion
19 for continuance.

20 MOONEY: I'll motion for continuance for case PZ-
21 009-24 to the June 19th meeting.

22 MENNENGA: Second?

23 HARTMAN: Second.

24 MENNENGA: A motion and a second. Any further
25 discussion? All in favor?

1 COLLECTIVE: Aye.

2 MENNENGA: Any opposed? All right.

3 ZAIA-ROBERTS: Thank you.

4 MENNENGA: No problem. So are we trying to get the
5 prior case up still? You don't have it yet? Well, I hate to
6 tell you this, but we're gonna go back to the schedule, we got
7 a long ways to go. Okay, let's go back to the original
8 schedule, and we're gonna open case PZ-PA-015-24. Staff. It
9 looks like there's, yeah, for public hearing I will, yes. We
10 got to do each separate. Okay, I got you.

11 DEOKAR: Good morning Chair, Vice Chair, Commission
12 Members. Sangeeta Deokar, Planning Supervisor, presenting
13 this case. It's the Selma Energy Center. Just to give a
14 recap of this, this is a continued case from April 17th, and
15 I'm gonna kind of give an overview, a quick overview, and then
16 I'll share the floor with Ralph Pew, who's gonna be sharing
17 some additional comments. So basically this proposal was
18 heard for three cases. It's a Non-Major Comprehensive Plan
19 Amendment for 260 acres from Employment to Green Energy
20 Production. We have a rezone from GR to I-3/PAD. And to give
21 you, again, a perspective of the location, it's the southeast
22 corner of South La Palma Road and East Cornman Road. Owner is
23 Sharon Buell Family Revocable Living Trust, and applicant is
24 Ralph Pew. Just to, again, quickly give an overview, you can
25 see that the location is in Central Pinal, and again, the area

1 that is being requested for this Non-Major Comp Plan
2 Amendment, rezone and a PAD shown in red. An aerial photo,
3 and the photo to the right shows the, I would say, a County
4 island that is surrounded by City of Coolidge to the north and
5 City of Eloy to the south. Case map, again. Existing
6 Employment proposed as Green Energy Production. Kind of
7 showing the Employment land use at this point and where this
8 location is. And we discussed about this information,
9 basically agricultural land as of now, surrounded by
10 incorporated areas of City of Eloy and Coolidge, and both of
11 them had the opposition letters that was shared with you. And
12 it's a standard solar facility. It's an extension, it is
13 already partly present or is moving forward with approvals at
14 the City of Coolidge. And that's what this is talking about,
15 that it has conditional use permits, the two of them that was
16 discussed last time. And I will share the floor now to - and
17 just to giving you an overview of this landscape buffer and
18 aspects that were covered last time. Some of the questions
19 that were asked last time, and I have kind of recapped those
20 in this presentation as the last slide, were the
21 decommissioning plan for NextEra for Selma Energy, the
22 emergency action plan, some questions on taxes, and what
23 factors need to be considered, and I have the applicant who
24 would share those comments with you at this point.

25 MENNENGA: Any questions for Sangeeta?

1 MOONEY: Just one. I just received that
2 decommissioning plan yesterday and did not get home until 9:30
3 last night. So I'm sorry, but when asked if today was a good
4 meeting, one month or two, one month was fine. I don't feel
5 receiving that decommissioning plan yesterday at noontime and
6 not getting home until late last night was plenty. It's
7 mostly a comment.

8 DEOKAR: Thank you for sharing that concerns. We
9 received the packet Monday evening, and when these were
10 uploaded on our portal, it's usually a week earlier, and we
11 had not received any updates from the applicant.

12 MOONEY: It's not on staff, I just want to make that
13 it's - that was a lot of the questions and the reason for our
14 continuing it, and asked if one month or two was enough.

15 DEOKAR: Yeah, thank you.

16 PEW: Okay, Mr. Chairman, thank you very much. My
17 name is Ralph Pew and my office address is in Mesa. I'm here
18 this morning on behalf of NextEra Energy Resources and its
19 LLC, Selma Energy Center, LLC. They are the owner and the
20 applicant. They are the owner of the property and we are
21 together the applicant. And right away in response to
22 Commissioner Mooney, we apologize for the late delivery, we
23 did the best we could to get it Monday. We'll talk about that
24 in just a minute and what decommissioning has to do and how it
25 fits into this process. So thanks for some time today, won't

1 take too much of your time. You've heard this case before.
2 If I could find the clicker, hopefully it's, yeah. Let's see.
3 Well Sangeeta, help me here again, please. Are we good over
4 there? Oh, there we go. Perfect, perfect. Okay, thank you.
5 We have with us today Ashley Johnson, who is one of the
6 project managers, Kyle Whittier is here with us from NextEra
7 who is the director. Dan Dittman, engineering. And we also
8 have with us Shane Johannsen from Kimley Horn who can really
9 talk to the details if you have questions about the
10 decommissioning plan. So again, just briefly, we talked about
11 this. NextEra is a experienced developer of solar renewable
12 energy sources in Arizona, having 57 projects in one form or
13 another in the State and have a good reputation here. They've
14 been very active in the communities we talked about last time.
15 They've provided resources and assistance to various groups.
16 This is just a highlight of the Florence Fire Department,
17 Coolidge School District, Maricopa Pantry, those types of
18 things are important to NextEra as they move forward. The
19 item next on our PowerPoint presentation has to do with the
20 community meeting, which we took some questions about last
21 month and I'd like to address them right now, right away so we
22 can talk about that. So when the question was asked, why was
23 the meeting started at 4 or 4:30, I can't remember -
24 Commissioner Scott had the exact time. I don't remember it,
25 but one of those times, right. So what happened here is all

1 that was done, frankly, before I was involved as the
2 applicant. But what happened was that the consultant at the
3 time looked at the schedule and they had two meetings that
4 they planned that day. One was the CEC meeting, the line
5 siting meeting that you have where you have a neighborhood
6 meeting, and this one. And so the reason the location was
7 booked from I think 3:30 to 8, and they simply scheduled both
8 meetings for that day. And one started earlier, but they
9 stayed until 7 or 7:30 and talked about the whole project. So
10 there was an opportunity there. And then want you to know
11 that we then sent notice out to 127 property owners within a
12 half mile of the project. We gave them Ashley Johnson's phone
13 number, email, explained the project and we've had five
14 responses from that and Ashley has communicated with them. So
15 it's not that we tried to avoid having a meeting, that would
16 not have been our intent, it was that it was scheduled to
17 accomplish two meetings at one time. And frankly, the notice
18 for the CEC, you know, the certificate of environmental
19 compliance, the line siting issue, was much broader. It was
20 more than you would expect for a zoning case. So that's how
21 that occurred. It's not the best, Commissioner Scott, we know
22 that. That timeframe is not ideal; however, people have
23 different work schedule, different times, but I understand
24 what you said last time and we recognize that. So as Sangeeta
25 said, this is a request for a Non-Major Comp Plan Amendment,

1 along with a zoning and PAD case for the 260 acres at the
2 location she just mentioned. The point of this location has
3 to do with two things. One, it's about as far south as you
4 can get in Coolidge's area, and about as far north as you can
5 get with Eloy's planning area. And frankly, I think both
6 plans kind of adopt this property as theirs. Both of them
7 have long range plans for this land, and so this is why it's
8 at this location. And it's important to note that we're nine
9 miles from downtown Coolidge and it's right next to roughly
10 800 acres that's already been approved in Coolidge for
11 development. Once again, this will show you that here we have
12 the road La Palma coming down in the middle of the project,
13 Highway 87 to the east. What's in dark green above Cornman is
14 all approved in Coolidge and we're working on the site plan
15 now for the review and approval to begin utilization. It's
16 the land south of Cornman that is in the County because why?
17 Neither Coolidge nor Eloy have annexed it. They haven't
18 requested the property owner annex into their community, and
19 both of them kind of overlap jurisdictions on what they think
20 should happen to this property. So we are in the County and
21 that's why we're here today. Just a brief reminder, the
22 reason for the blue on this exhibit, all of that is solar
23 arrays. There is no battery storage on this project today,
24 it's all arrays and some inverters, but the blue is just, we
25 put that there because some configuration of arrays will be

1 there. We're not sure if it'll look exactly like that, but
2 when we get to site plan review, that will be refined and
3 we'll know exactly what we need in that area. So the non-
4 comprehensive plan amendment requires findings, as you well
5 know, and it's important to note, again, this particular site
6 does not have adequate infrastructure, it doesn't have
7 proximity to business amenities, it's hard to get a labor
8 force in there, so it is not ideally situated for Employment
9 uses. That's the question, should this land stay designated
10 for a future Employment use or uses, or could it be used in
11 the interim as an adjunct to the 800 acres already being
12 developed in Coolidge? Our plan was to put this with it so we
13 could deliver to Salt River Project what we've contracted to
14 deliver to them. And why do they need it, right? Why does
15 Salt River Project need it? Well, if you were at the
16 Supervisor hearing a few weeks ago or heard Linda Brady from
17 Salt River Project spoke up very clearly on that subject. She
18 made it absolutely clear that none of the energy generated
19 from these projects is sold or sent to California, and she
20 further indicated the need to provide more power, more energy
21 to have enough to support businesses and industries that want
22 to come here. So it's kind of a collision course, right, as
23 to where do you put these uses and yet we need them to plan
24 for the future. So those are important reasons why this
25 should be changed. Imagine for a minute, Commissioners,

1 assume you vote no for a minute and the Supervisors vote no,
2 what's going to happen? We're going to have 800 - 792 acres
3 north of us in solar production. This property could be in
4 solar production with a yes vote and add about 35 megawatts
5 more to the production, or it will sit vacant. There's really
6 not a time for use for it right now, it will take years. In
7 fact, let me show you the plan in - hold on, let's just go
8 through this quickly. This is the long range plan for
9 Coolidge and these are - it's not the zoning plan, it is a
10 growth area plan. And if you look at that, and we're all
11 realizing what the situation is, look at the blue in the
12 middle, kind of that area is expected to develop in the next
13 10, but maybe 20 years, kind of even, you know, eight or nine
14 miles north of us. The green comes after that. They can't
15 predict the timeframe for that, but look at the purple. Look
16 what they say. This plan was just adopted in Coolidge in 2025
17 and it says there shouldn't be any development in this growth
18 area well into the future, unless funding alternatives are
19 provided for the North-South Freeway. So even if Coolidge
20 wants to plan it and have it planned, our site today is even
21 outside of the purple. We couldn't get any further away from
22 development potential than this site, and that's one of the
23 reasons it was chosen for this particular use. The other
24 reason it's important is because we're only a couple of miles
25 away from the Vah Ki, what do you call it, substation. I'll

1 get my words straight. The substation's right there. So
2 there's reason for this, we're not just pulling it out of thin
3 air. And as we talked about before, the request is necessary
4 at this location because, again, Salt River Project - and why
5 do they need it in addition? They provide power to ED2, and
6 ED2 is a critical partner in all of our development in this
7 part of the County. So that's some of the reasons. We also
8 believe it's needed at this time because Salt River's demand
9 and other companies - we have Lucid, we have Procter & Gamble,
10 big companies looking at the Pinal County area, need to have
11 energy for them. So how will that affect adjoining property
12 owners? We talked about that last time. It's a very quiet,
13 passive use. We'll talk about decommissioning here in just a
14 minute. We'll get to that because I know that was the heart
15 of what you wanted to talk about. So on those facts alone,
16 Commissioners, we urge your support of this case. It is
17 located as far away from the center of Coolidge and Eloy as it
18 could possibly be, and it will probably be built, utilized,
19 and decommissioned before much development occurs around it or
20 this site is ready for general standard development purposes.
21 So if I could take just a minute now, talk about a few of the
22 questions - or all of the questions, frankly, that were asked
23 that I had a record of last week - or last month, and they
24 were very good questions. So we've talked about the community
25 outreach already, I've explained how that happened. And

1 again, we'll continue to engage with the neighbors if we need
2 to. Decommissioning. We have with us today our expert from
3 Kimley Horn, Mr. Johannsen. If you want to know the details
4 of it, he can explain that to you. We realize we delivered it
5 to you just recently, but the point of that too was simply for
6 your information. Remember Commissioners, that neither this
7 Commission nor the Supervisors vote on a decommissioning plan.
8 A decommissioning plan is an element of these projects that
9 gets submitted to the staff at the time of site plan review.
10 So it's almost as if we were up here talking today briefly
11 about a commercial project. Imagine I'm here on a commercial
12 corner somewhere and somebody asks me, Ralph, what's the depth
13 of the asphalt on the road in front of the project? What's
14 the size of the water line? Where's the sewer connection,
15 right? We don't deal with those questions at this stage.
16 You're a recommending body to the legislative body, the
17 Supervisors, and those technical issues in this case of
18 decommissioning is specifically handled at site plan, but
19 we've got it in front of you and if you have questions about
20 how it works, Mr. Johannsen can answer those for you. And
21 it's important to note, there's two stipulations in the zoning
22 case and the PD case, and both of those stipulations,
23 Commissioners, say all required applications, plans, permits
24 and supplemental materials are to be submitted at the
25 development stage. That's when it happens. But again, we're

1 happy to answer questions if you have them on that point.

2 There was a question last time about the type of dirt that is

3 under these panels at this location, what it would be and the

4 weeds that grow there. We can tell you we have a plan for

5 quarterly maintenance of that. I can't tell you the

6 specifics, I don't know what water - how much water you put on

7 or what type of retardant for the growth, but we do have a

8 plan for that and we fully intend to keep it weed-free. So

9 someone asked the question of why do we have panels that are

10 14 feet high and fences that are seven. Well, the reason for

11 that is that fencing in general development purposes is not

12 always used solely to change a view or to obscure a view of

13 something, it is for safety and security. So the fencing

14 provides two purposes, safety and security from inside to out,

15 and vice versa, and some degree of visual impairment. So

16 that's the reason for fences and honestly a 15 foot fence

17 there would be, I think a little bit out of place. So here's

18 the other question that you had, why locate in this vicinity,

19 right? Why be here where Lucid is and Procter & Gamble and

20 others are coming? The answer to that is, they have

21 significant energy demands and they have their own ambitious

22 goals - internal goals those companies have - as it relates to

23 renewable energy uses. And our product, our delivery of

24 services answers many of those questions for them. What about

25 fire safety measures? What fire departments have we spoken

1 with? We've talked to the regional fire and rescue, we've
2 talked to Coolidge and we've talked to Eloy. We will have an
3 emergency plan. We've given that to you also - I know late
4 notice, but again, it's one of those things that has to do
5 with turning radiuses and access points and how do people get
6 in and out, and how do you rescue someone here and there?
7 That's all dealt with later, but you have it in front of you
8 if you're interested. Do we recycle decommissioned parts?
9 The answer to that is yes. And someone asked the question,
10 what about depreciation, and State statute governs - Arizona
11 Department of Revenue - and personal property, like utility
12 scale battery arrays - or excuse me, arrays, are amortized
13 over a 30 year period. Battery storage are typically
14 amortized over a 15 year period. Then, who benefits from the
15 power? That was a good question. We've answered it.
16 Everybody here benefits, ED2 benefits, Salt River Project
17 benefits, and all the growth that's coming to this County
18 needs this type of help. Finally taxes, and then I'll be
19 quiet, Mr. Chairman, you've been patient with me here today.
20 There's always been a discussion about taxes and the economic
21 impact of these projects, and we produced a report by Grounds
22 Consulting that shows the economic benefit of this project. I
23 won't bore you with the details of it, but it's a clear, easy
24 to understand report about that. But let me just give you one
25 simple example: Five miles north of this site, roughly, we

1 operate a facility called Pinal Central Solar, and in that
2 site we have roughly the same amount of acreage as we're
3 proposing here. Last year's tax bill for 114 acres of the 260
4 acre project there, at roughly half of the project, we paid
5 \$215,000 for that 114 acre parcel. You know and I know
6 Commissioners that is a significant number compared to
7 agricultural rates. And so to say there's no tax benefit is
8 not truly accurate. There is more that comes to the County
9 through these uses. So with that, we appreciate your
10 attention. We realize it's the second time you've listened to
11 this. We urge your support of this case and recommendation of
12 approval. I'll be happy to answer any questions you have, Mr.
13 Chairman.

14 MENNENGA: Any questions for Mr. Pew? Commissioner
15 Mooney.

16 MOONEY: I ask, and I've asked numerous times - and
17 you know - about this decommissioning process. And I ask this
18 because you present it every single time you present a case
19 that it's going to be decommissioned and put back to how the
20 land was. So if you're going to present that to us, I'm going
21 to ask you what that process is and how you will achieve it.
22 I understand that we're not approving the decommissioning
23 process. We need to understand. I've listened to many
24 people's concerns and not just about the project, but also the
25 decommissioning. So I understand and respect and appreciate

1 you - I'm sorry - appreciate you saying that we're not voting
2 on that. I want to understand the process and how it works
3 before I can make a decision to change the use of this
4 particular piece of property, whether it's not going to be
5 developed for 10 years, 40 years from now, and so that's why I
6 asked that question. And just one other question for you on
7 this. I'm just trying to understand the funding because I
8 understand some of these are set up as an LLC and then - so is
9 this funding set up separately, so no matter what happens, if
10 an LLC is set up and then goes bankrupt and there's no money,
11 where does this money for decommissioning 25-30 years go?
12 Where is it and is it protected? Thank you.

13 PEW: Mr. Chairman, Commissioner Mooney, let me
14 address those in the order you raised them. Again, I think we
15 should hear from Mr. Johannsen as it relates to some aspects
16 of the plan, if you'd like to. He's articulate with it, he's
17 the author of it. It's important to note too, what we did is
18 we followed Eloy's decommissioning ordinance - not exactly,
19 but in large measure. Why? Because Eloy's is the most
20 stringent, the most comprehensive of all the decommissioning
21 plans we've seen and it does require securitization of the
22 funding. They have both bonds and/or other forms of security,
23 and they have a renewal every seven years. So the project
24 gets looked at, gets updated, the funding for decommissioning
25 changes over time, so that's all in that Eloy plan and we've

1 tried to use that as kind of a template as to what to propose
2 to the County. Thank you.

3 MENNENGA: Okay, Commissioner Scott.

4 SCOTT: To kind of go along with the decommissioning
5 and restoring it back, I read your 386 pages in your proposal,
6 a little bit longer this time. You know not less than six
7 times you said that you were gonna restore the property back
8 to a farmland or a farmable condition, and I think that's a
9 reason for all the questions. Number one - you guys haven't
10 addressed it yet - is what are you gonna use to keep the weeds
11 and the desert bushes from growing under the panels? It's
12 important to know all this because you're just telling us that
13 it's gonna be like a farm when we get done with it, but if we
14 don't understand what the process is for 25 or 30 years, I
15 don't understand how you can understand how you're gonna do
16 it. So what are you going to use?

17 PEW: Mr. Chairman, Commissioner Scott, if I could
18 invite Mr. Johannsen to address that question, he can do that.
19 Would that be okay with you? I knew he was here.

20 MENNENGA: I need you to sign in. I need you to
21 sign in if you haven't so far.

22 JOHANNSEN: I have not signed in, no.

23 MENNENGA: There's a sign in sheet there.

24 JOHANNSEN: Is it up here? Oh, it's underneath.

25 Yeah, let me sign in.

1 MENNENGA: And give us your name and address.

2 JOHANNSEN: My name is Shane Johannsen. Give me one
3 second, I'm not terribly good at writing and talking at the
4 same time.

5 MENNENGA: I understand.

6 JOHANNSEN: All right, so my name is Shane
7 Johannsen, I work at Kimley Horn. And address is 6423 West
8 Jasper Drive in Chandler. So questions about decommissioning.
9 I think, Mr. Scott, your question was, how do we restore it
10 back?

11 SCOTT: Well, my first question is, what are you
12 going to do to keep the weeds and the desert bushes from
13 growing up in the panels? What's your process for that?

14 JOHNSON: So that is a little bit outside the
15 decommissioning plan process, that's more the life cycle of
16 the project.

17 SCOTT: Right, but that was a question that we had
18 from the last meeting, that's the only reason I bring it up
19 again.

20 JOHANNSEN: Okay.

21 SCOTT: I realize you focus on decommissioning.

22 JOHANNSEN: I think we can focus on that, if I'm
23 allowed to address the after the project life cycle, that's
24 more of my expertise if I'm allowed. So part of this report -
25 and again, apologies that this was kind of delivered late,

1 this is something that we put together and wanted to make sure
2 that you guys had and it was accurate. And again, as Mr. Pew
3 referenced, there's going to be opportunities for us to
4 address it and tweak it and modify it later as we move through
5 the development cycle, but the general process would be a
6 disking of the land after it's done to restore that topsoil
7 and to kind of stir things up. And then also part of that
8 process would be a revegetating if it's not going to be
9 returned back to farmland immediately, and so that
10 revegetation process would be working with the County on an
11 approved hydroseed mix, and then for native species to get it
12 to grow back to a native kind of a standard or a native state.
13 And then working with the property owner to water the property
14 and make sure that establishes, not just revegetate it and
15 then just leave it to be. So there's going to be a watering
16 process to make sure it actually establishes, and that's kind
17 of the main two portions.

18 SCOTT: So you're not going back to farmland like it
19 states in your proposal.

20 JOHANNSEN: It has the potential to go back to
21 farmland.

22 SCOTT: It doesn't say potential, it has, it will go
23 back.

24 JOHANNSEN: I think that is -

25 SCOTT: Like over six times.

1 JOHANNSEN: Okay.

2 SCOTT: So you don't understand, I read your
3 decommissioning paper that came in yesterday and in that one
4 it said that you were going to restore it back to grassland
5 for cattle grazing, which really doesn't happen in this part
6 of the State.

7 JOHANNSEN: No it doesn't, and I must have missed
8 that (inaudible).

9 SCOTT: And what I felt that that was just like your
10 general decommissioning plan that you use in other locations,
11 so I can understand that portion. So I want to know how it's
12 going to get back to farmland, but that's why I wanted to know
13 what you're going to use to keep the weeds down. But I know
14 that's not your specialty, you already said that.

15 JOHANNSEN: Sure.

16 SCOTT: Yeah, sorry.

17 JOHANNSEN: But - and if it does say grassland,
18 that's - I apologize. We will get that revised again. It's a
19 reiterative thing. We'll get it updated and we'll make sure
20 that we work with staff to make sure that we get comments
21 addressed and we fix that. And the process of it, or the
22 ideal situation would be to get it back to potential farmland.
23 Because if the property's still owned, if it's not sold, if
24 it's not redeveloped by a potential farm that is going to
25 develop it, then there's no one to actually farm it, then

1 there would be no point to actually produce, to get it back to
2 farmland. It would be the potential to be farmable, would be
3 the idea.

4 MENNENGA: Are you good, Tom?

5 SCOTT: Well, I'm good on the decommissioning part,
6 but I'm not good on my original questions from last meeting.

7 JOHANNSEN: Okay. Any other questions?

8 MENNENGA: Commissioner Pranzo.

9 PRANZO: Maybe we can cut through the chase.

10 JOHANNSEN: Sure.

11 PRANZO: I don't think you're going to build a super
12 fun site with the chemicals you're going to use to keep the
13 weeds down, and forgive my ignorance, but I imagine there's
14 state, probably federal, regulations on the type of chemicals
15 you can use to do that, and I would assume they're
16 biodegradable. Can you answer that? Let's get the knife
17 through this and be done with it, okay? Tell me something.

18 JOHNSON: If it's not in relation to
19 decommissioning, I'm more than happy to come up (inaudible).

20 JOHANNSEN: Okay, yeah. I think Ashley can speak to
21 the actual, during the project life cycle of the project.

22 PRANZO: Okay. Come on, let's quit beating on his
23 horse and say the words, okay?

24 JOHNSON: Hello, Ashley Johnson, NextEra Energy
25 Resources. Ashley Johnson. Shane is our expert in the

1 decommissioning plan, but it sounds like there's some
2 questions regarding weed maintenance on the site during
3 operations. Yeah, so we have learned from some of our
4 operational sites to incorporate an additional cutting per
5 year, so we have a total of four cuttings that we will
6 allocate every year for the life cycle of the project. We've
7 also allocated upfront funds in the project budget for
8 landscaping, for our landscaping and maintenance plan to work
9 with the local landscaper. But we also, for weed mitigation
10 in addition to the cuttings, we plan to work with the County
11 on selecting an approved weed spray to help mitigate weeds
12 onsite.

13 PRANZO: Okay. There's a lot of different products
14 on the shelf right here in Florence in a hardware store and
15 every one of them is biodegradable. I don't think you're
16 going to be using gasoline or kerosene or anything else that
17 is going to spoil the soil for future use, okay? So that's
18 all I'm asking you so we can clear this up and be done with
19 it.

20 JOHNSON: So we do not have a specific weed spray
21 identified at this point in time. If you have a suggestion,
22 we would love to work with you.

23 PRANZO: I don't. I don't. There's products that
24 are biodegradable, they do a great job every time it rains.

25 JOHNSON: So preference is for a biodegradable weed

1 spray.

2 PRANZO: Yeah.

3 JOHNSON: Okay, we can incorporate that into the
4 landscaping plan.

5 PRANZO: This whole thing comes from, we're going to
6 return it to farmland. Well, if the soil is contaminated,
7 it's no longer farmland. So let's just get past it.

8 JOHNSON: I think that's fair and we can incorporate
9 that into our landscaping plan.

10 PRANZO: Thank you.

11 MENNENGA: You good?

12 SCOTT: I got a question.

13 MENNENGA: Tom.

14 SCOTT: All right.

15 MENNENGA: Commissioner Scott.

16 SCOTT: Appreciate you cutting there on the weed
17 control. So, you know, cutting the weeds four times a year, I
18 mean that's wonderful, but they still grow. I guess where I'm
19 going with this is if you're going to keep the weeds out of it
20 like some of your other solar neighbor producers in that area,
21 you're going to have to do something so the weeds don't grow,
22 and that's going to be a chemical and you're going to have to
23 spray it on there probably after every rain for a while until
24 the weeds don't come up and then you can keep the ground
25 clean. All right? So if you do that process for 25 or 30

1 years for the length of your project and then you're going to
2 go back to farming, what condition is that soil in after it's
3 been sterilized for 30 years? So if the ground's sterilized,
4 it's not going to grow anything, but you're going to go back.
5 So you're going to - year after year you're going to be
6 spraying something on there, okay? And then we talked about
7 the soil and I did look in your document and find the exact
8 soil that you guys have on that proposal, and it's actually a
9 worse soil than what I talked about, when I talked. So it has
10 a consistency of cake flour. Once you do your construction
11 the dirt will be about 18 inches deep, it'll just be like
12 flour, and my question was, what are you going to do to keep
13 your soil on your property after the panels are all put back
14 there? So there's different types of chemicals and
15 stabilizers and things of that such that can be put on that
16 property, okay? But what that stuff does is it seals the dirt
17 up, so when it rains, the water doesn't soak into the soil, it
18 runs off, and that runoff, you know, gets into other places.
19 It could get in the aquifer eventually, it could blow into
20 somebody else's property. It could get in the air and things
21 of that nature. So that's what I was hoping that you came
22 back prepared to answer because that's where I was going with
23 with that question. So dirt that's sterile doesn't grow
24 anything. It doesn't grow anything for cattle, it doesn't
25 grow any plants, it doesn't grow any trees. If you guys

1 decide to put a subdivision there afterwards, it doesn't grow
2 anything. It's just dirt. Does that make sense to you?

3 JOHNSON: It does make sense, Commissioner Scott.

4 However, I think we can't, you know, we can't say for certain
5 that the soil's going to be sterile. It sounds like there's
6 some assumptions that are (inaudible).

7 SCOTT: Well, if something's not growing in it,
8 there's no bacteria in it, it's dead. But if you look at the
9 other solar providers up and down Selma Highway, their solar's
10 really clean. If you go over to your (inaudible) Holding
11 Solar at La Palma, it's got all weeds in it, stuff like that.
12 If you go over to Storey Solar, which your company owns also,
13 it has weeds in it and you had a fire last year. That's what
14 I'm getting at here.

15 JOHNSON: In our weed maintenance plan is to
16 incorporate the four cuttings per year, and we will work with
17 the County on an approved biodegradable weed spray.

18 SCOTT: Yeah, I figured you would have came up with
19 it. I just called a chemical company and asked them what
20 people use, you know, and that could have been a question that
21 you guys called too. There's several of them around here. Or
22 could have gone to the hardware store and got some of that
23 stuff that they sell. I'm just kind of concerned with over
24 and over and over and over of some type of chemical, whether
25 it's biodegradable or not, it's still there. You know, it

1 still gets in the air when the wind blows. So when you scrape
2 all the soil off and you do your - take the ditches out and
3 all that stuff and there's nothing growing there, and then the
4 wind continues to blow through there and now we got dust. But
5 now we got dust and the stuff that you sprayed on there in the
6 air, and as I explained to you last time, you're in the
7 monsoon alley. And I looked it up, there's an average of 5.9
8 monsoons a year that come through there and the wind speed
9 could be 30 to 80 miles an hour, depending on what
10 (inaudible). So being the consistency of your soil's like
11 poof dirt, what are you going to do to keep it there? But
12 what you do to keep it there, you know, isn't biodegradable.
13 I could go through a list, but that's kind of your
14 responsibility.

15 JOHNSON: We do have a dust mitigation plan. Not
16 only will our landscaping plan help mitigate dust kickup on
17 site, but we ensure that only internal roads are used, and not
18 only internal roads will be used, but personal vehicles won't
19 be driven on the site.

20 SCOTT: Well, I'm talking about underneath the
21 panels, I'm not talking about the roads, because I know you
22 put gravel on roads. Are you aware of what type of question
23 that I'm asking, being that you're the program manager?

24 JOHNSON: Commissioner Scott, you're asking if dust
25 will be picked up underneath solar array because there will be

1 no vegetation, and I said that we have a landscaping plan that
2 will help mitigate the dust from the perimeter.

3 SCOTT: Okay, the dust underneath the panels, not
4 the perimeter where the bushes and the fence is and that kind
5 of stuff. I know you'll do a good job there.

6 JOHNSON: Well, I appreciate that, thank you. You
7 know, we have Dan Dittman with us who is our engineering and
8 construction manager, and if you want specifics on our dust
9 maintenance, he might be able to speak to more detail about
10 that.

11 SCOTT: Okay. So that's still an unanswered
12 question that I have, but I've got some other questions for
13 you, so I'd like to just move on here.

14 MENNENGA: Yeah, go for it.

15 SCOTT: So in your proposal, and Mr. Pew, he talked
16 about that this property is just no good for anything else
17 other than solar because of where it's positioned and things
18 of the such. So it says here, the current land use
19 designation of Employment is not appropriate for 260 acre
20 property for a variety of reasons. And then on the next page
21 you talked about the property is located on the outskirts of
22 the City of Coolidge, approximately nine miles away from the
23 center. This location lacks several key factors that are
24 essential for Employment purposes, and you list them. They
25 were basically the same listing, you know, twice in a row.

1 But it's interesting that, you know, one of them you put is
2 access to a workforce, but just a half a mile south of you is
3 a CoreCivic prison system and they got 1,500 employees there.
4 And then if you go over to Nikola or Lucent [sic], you know,
5 they had like 300. And then if you got Procter & Gamble
6 coming in and their first phase is going to be 500. So it's
7 already proven that, you know, there's no lack of employees
8 there. So that came up to about 2,300 employees that are
9 already employed there, or will be employed soon, so I don't
10 understand where you got that from. And you are nine miles
11 from Coolidge, that's a true statement, but you're also four
12 miles from Eloy, and if you look at the census of both of
13 those cities, you know, they're like 18,000 people there. You
14 know, four miles away from Eloy, nine miles away from
15 Coolidge, got Robson Ranch, got Casa Grande, you know, there's
16 workforce there. So I think that that's not an accurate
17 statement.

18 JOHNSON: Okay. We felt like this was an
19 appropriate location for the project because of its proximity
20 to the approved 792 acres (inaudible).

21 SCOTT: No, I can see that part, but what you said
22 here didn't make any sense.

23 JOHNSON: SRP has expressed that they need this
24 project, they need these megawatts. They like our location to
25 the Vah Ki substation. That's an ideal location for an

1 interconnection for the demand that they stated. There's
2 obviously existing solar projects around in the area as well.
3 We feel like this is a very appropriate location for this site
4 because of the proximity to the existing infrastructure.

5 SCOTT: Okay, I'm just kind of reflecting on the
6 denial letter from Eloy, but I want to go to the next one.
7 Transportation access. There is no access to major
8 transportation corridor, that's what you wrote. So we've got
9 Highway 87, that carries a lot of transportation. You've got
10 I-10 like six miles down the road. But for some reason,
11 Nikola, when they built their facility, you know, they seemed
12 to deal with that and your property's right up by the same
13 road. So that one's not quite accurate either. And then the
14 site lacks infrastructure. Every site lacks infrastructure on
15 certain places, but that infrastructure can be put in, just
16 like it is at CoreCivic, half a mile south of where you're at.
17 So that's not very accurate either. And then you have
18 proximity to market. You know, the market's wherever you want
19 your products to be. Where's Nikola's market? Where's
20 Procter & Gamble's market? You just get on the road and you
21 drive there. You could be at Tucson in 45 minutes. There's a
22 lot of access. Then you talked about business amenities.
23 Probably don't know this, but Coolidge has a site over there
24 about a mile and a half east of you. There'll be three acres
25 of commercial, 17 acres of apartments for work-living, but

1 there's subdivisions scattered around within a five mile
2 radius of that facility. So that one's not really accurate
3 either. And then, you know, quality of life. A lot of people
4 that live out away from cities, they got their own type of
5 recreation. It might be horses, might be bicycles. They
6 could be hiking in the desert, they could be sitting at home
7 reading a book. You know, it's not a traditional type of
8 culture or recreational like you would have in a city, because
9 those people live out there and choose not to live like that.
10 So I just wanted to bring that up in here. So I guess your
11 assumptions didn't make sense for me based on my information.

12 JOHNSON: That's fair. I would like to point out
13 though that even in the staff's presentation, they also came
14 to the same conclusions that you just listed. You know,
15 that's what is assessed to determine these cases. In terms of
16 infrastructure, Ralph had pointed out that neither Coolidge
17 nor the City of Eloy has expressed an interest in annexing
18 this property yet, so I think that that presents a major
19 hurdle into getting the needed water to the site to build
20 anything other than what we intend to build on there, which is
21 solar.

22 SCOTT: Right. I mean, you just put a pipe in the
23 ground and stick it wherever you want it to go, you know, like
24 everything else out there. But I still don't feel that you
25 did an adequate job with the citizens meeting from 4:30 to

1 5:30. It's unfortunate that there were two meetings planned
2 on the same day, that could have been rescheduled. You know,
3 every citizen that wanted to participate should have had the
4 right to do that at a good time. Now, when you had the Valley
5 Farms Energy Center in Coolidge, you had another meeting there
6 and that was from 6:30 to 8:30. You know, that time's more
7 appropriate for people that work and get off at 5:00. But,
8 you know, you gotta get a good cross-section of the people
9 that live there. I mean you had 3 percent. You know when I
10 was going to grade school and stuff like that, if I got a
11 score below 60, I didn't pass. You know, 3 percent's not too
12 good there. So I feel that you guys could have made a better
13 effort to involve these citizens, where you went to their
14 house or whatever you chose, but you know, getting a turnout
15 like that and the allotted time available to come and meet,
16 you know, just not appropriate.

17 JOHNSON: Commissioner Scott, we met the
18 requirements of Pinal County for community engagement, and not
19 only did we meet those requirements, we did go above and
20 beyond. We sent those personal letters. I've spoken
21 personally on the phone with some neighbors. The invitations
22 had our email address and phone number. There were many
23 opportunities for the community to engage with us, so we met
24 the County's requirements and then some.

25 SCOTT: Right, it's a minimum requirement, but being

1 NextEra and as much presence as you have here in Pinal County,
2 seemed like you just would have, you know, done a little
3 better. I mean it's not - what I guess I'm saying is you're
4 not like a rookie, it's not your first time.

5 JOHNSON: Correct, and that's why we sent our
6 personal letters and I've made myself personally available to
7 anybody who has tried to reach out.

8 MENNENGA: You good?

9 SCOTT: Yeah, I'm good.

10 MENNENGA: You good?

11 ??: I got a question for staff (inaudible).

12 MENNENGA: Okay. Anybody else got a question for
13 the applicant? Commissioner Schnepf.

14 SCHNEPF: So in the end, basically the
15 decommissioning's gonna put it back to barren land, correct?

16 JOHNSON: Correct. We are removing all
17 infrastructure and we're turning it back to its pre-solar use.

18 SCHNEPF: And in 30 years, we don't know for sure
19 what's gonna happen to that property, whether - because if it
20 gets sold, somebody else has to come in for a zoning case to
21 do that. So it could be a housing development, it could be
22 commercial, it could be whatever. So we can't say what it's
23 gonna be, but on your end, the decommissioning is barren land,
24 everything's removed -

25 JOHNSON: And fully funded by us.

1 SCHNEPF: And funded by you. I do agree that
2 perhaps putting into your packet could have been, instead of
3 saying farmland or fertile land, it could be something that
4 would say, you know, barren land back to, you know, nothing on
5 it. Might be helpful in the future going forward with that.
6 We can't say what's gonna happen in 30 years, so we don't
7 know. So we know it's gonna be - everything's gonna be
8 removed and disposed of properly, correct?

9 JOHNSON: Correct.

10 SCHNEPF: So that might be something to do. And
11 right now you say there is a need, you've had SRP reached out
12 to you, correct?

13 JOHNSON: Not only did they reach out to us, but
14 this is a contracted project. SRP identified this as the
15 megawatts to fulfill their demand.

16 SCHNEPF: So you would say that the energy that is
17 produced is exclusive to SRP or?

18 JOHNSON: We are selling our energy to SRP.

19 SCHNEPF: Okay, so you do have a buyer. So that's
20 exclusive to SRP. Okay, so there's a need there.

21 JOHNSON: Yes.

22 SCHNEPF: Okay. I do share some of the concerns
23 that we've heard, but those were two that I wanted to just
24 clarify and have statement from you. So thank you.

25 JOHNSON: I appreciate it. And I would like to

1 mention that the decommissioning plan, I understand that you
2 haven't had adequate time to answer it, but first of all feel
3 free to reach out if you have any questions on it. Not only
4 that, but it's a preliminary decommissioning plan. We're
5 still working on it, we're still revising it. Not only is
6 this a preliminary plan, but once it is established and
7 submitted to the County, we're going to continue to revise it
8 every seven years to make sure that it's up to date, to make
9 sure that we have the adequate funding for the proper
10 decommissioning. We wanted to submit something to you today
11 to show you that we are taking this seriously and that we do
12 have a plan for once the lifetime of this project is over.

13 MOONEY: Chairman.

14 MENNENGA: Okay, Commissioner Mooney.

15 MOONEY: Since you looked at me, I thought I'd
16 address it back. While I appreciate it, I did not get home
17 until 9 30 last night, so to ask you questions today, I asked
18 you if having - you could be prepared for today's date or
19 should we push it out till June? No, no, this is perfect.
20 Well, I haven't had time to go through all 76 pages that were
21 sent, so I can't adequate - and so to say I can reach out to
22 you, that's wonderful and I appreciate that. You all have
23 always been very open with that. But you're here today for me
24 to vote one way or the other, and that doesn't give me
25 adequate time to ask those questions. Thank you.

1 JOHNSON: Absolutely. Yeah, yeah, no, I understand
2 you didn't have time to review it. I hope you see, though,
3 that we are taking this seriously. We did put the plan
4 together and we are being responsible developers.

5 MENNENGA: Commissioner Klob.

6 KLOB: Thank you, through the Chair. I have a few
7 questions here. How many other solar sites do you operate in
8 Pinal County right now, that are operational?

9 JOHNSON: Well, we do - we have two operational
10 projects in the City of Coolidge and one operational project
11 in Pinal County. I mean, so I guess the answer varies.

12 KLOB: So where I'm going with that is kind of two
13 prong. Number one, is a lot of the questions that have come
14 up as it relates to - well, let me back up. The solar expanse
15 industry, if you will, has really become popular in the last
16 10 years or so. Yeah, it's been going on for 30, 40, 50
17 years, but it's really exploded here in the last 10 years,
18 plus or minus. So I think some of the challenges with the
19 decommissioning and the questions that are coming in, nobody
20 knows. You haven't had to do one. You never had your feet
21 held to the fire, so to speak, and the community doesn't know,
22 but I don't know that you know either. And because we don't
23 have a crystal ball, we don't know 30 years in the future. We
24 make assumptions. We make, you know, here's what we think
25 we're gonna do, but I also look back and there was a time

1 where DET [sic] was a recommended method of dealing with
2 insects, and now we know that it causes cancer and kills
3 people. Things that we use today might be found to do the
4 same thing down the road, and so these are kind of some of the
5 unknowns that I don't - I'm not asking you to know these
6 things because none of us know. However, I do request - and
7 you are the professionals in this world - so having sites that
8 are operational, coming to the podium today and saying, well,
9 we don't know, I'll get back to you. We don't know what we're
10 gonna use. Troubles me because you have sites in operation
11 right now that at least what you're using today should be at
12 your fingertips. That gives me pause.

13 JOHNSON: I'd like to touch on that a little bit.
14 Like you said, information comes (inaudible). DDT, right, we
15 don't use DDT anymore. Same thing with our decommissioning
16 plan. We revise it every seven years. So as new information
17 is gathered, as we learn, as we grow, that plan will be
18 revised so it's ready when the time comes. In terms of not
19 knowing what's happening on our operational sites, the reason
20 why I say that we don't have the answer for you right now is
21 because we want your input. We're working with the County,
22 that's a collaborative process, right? Like Commissioner
23 Pranzo said that he would like biodegradable weed spray. We'd
24 love your input as well to make sure that we're being good
25 neighbors and being good community members.

1 KLOB: But as the professional that has existing
2 sites - and I'm not here to get in a back and forth here - but
3 as the professional that has several existing sites, you want
4 to expand to more sites and there's probably more on the
5 horizon - why can't you come here and say, here's the product
6 we're using today. Here's the effectiveness of the product.
7 Here's what we're doing, and it's working. I think that some
8 of those things would answer a lot of questions, rather than
9 the speculation.

10 JOHNSON: Yeah, sure, and there's obviously many
11 things that go into constructing and operating a site.

12 KLOB: I'm not even talking about that, I'm talking
13 about existing operational sites.

14 JOHNSON: But that's what I'm saying. You want to
15 know the specific brand of weed spray that we use? If that's
16 something that you'd like to know -

17 KLOB: No, but to come here - and I apologize for
18 interrupting you - but to come here and say, I'll have to get
19 back to you. We'll look into that. Why not just say, we have
20 a product and we've been using it for X number of years, and
21 it's been working great. I don't know the exact brand, it's
22 XYZ, but, you know, we've already been doing this.

23 JOHNSON: But I did say that. I said that we have
24 three cuttings planned per year, and we've added additional
25 one for our future sites. For this site, we will have four

1 cuttings per year. I'm not on the site spraying the weed
2 spray, so I don't know the exact brand, and we haven't said
3 that we don't know the answer and that we'll get back to you
4 for every answer. We've come to you with the information that
5 you asked last time, so I apologize that I didn't know what
6 weed spray you wanted to know.

7 KLOB: And I'll reiterate again, I didn't ask for
8 that. I asked for - and I think my fellow Commissioners have
9 asked for, what are you doing now? What's working? What's
10 not working? How can we be assured, or is this, you know,
11 we'll just kind of wing it until we get it? And I don't think
12 anybody wants to hear that, but I'll move on. One of my other
13 challenges here - and Ralph, I've actually talked to you
14 directly about this - is that's great that SRP came and spoke
15 to the Board of Supervisors and said, hey, we need these
16 things. SRP covers a very large area, and that's kind of like
17 saying, Arizona needs these things. Because in a nutshell, it
18 kind of is. And while - whereas I grant that, and I fully
19 support that aspect, it's the communities of Coolidge, the
20 communities of Eloy, Pinal County, that have to live with
21 these decisions that affect - you know, you're selling the
22 energy to SRP which is going to benefit Scottsdale, Phoenix,
23 then they might sell it back down at a wholesale rate that
24 then gets marked up to ED2, ED3, that yes, they get some
25 secondary benefit from it. But the people that live here

1 don't get that benefit directly, it's all indirect.

2 PEW: Yeah, Mr. Chairman, Commissioner Klob, there
3 is not a tit for tat, one plus one is two, a ratio on the
4 economics of solar and its pricing and where it goes. It's
5 not totally clean. Like I buy something for you for X
6 dollars, we exchange and we're done. It's much more
7 complicated than that and highly regulated. All we can say is
8 what Ashley has said today, and I've said, we do sell this to
9 Salt River Project, we have a contract with them, and it's
10 important for all of us to realize - especially Northern Pinal
11 County is a huge growth area and it's gonna need a lot of
12 help. So that's all I can say. It's not precise and it's
13 not, for us, at least as a consumer, we don't know the answer
14 to some of that.

15 KLOB: And that's where the challenge comes in. If
16 a representative from ED3 or ED2 was sitting here - I use ED3,
17 I apologize - if ED2 was sitting here saying we're getting
18 this energy, it's feeding right into our power plant and it's
19 going to send energy to the people of Coolidge, the people of
20 Eloy, the people of Florence, to whomever, and because of all
21 this extra solar that we're getting, we're gonna - you know,
22 we're not going to have any price increases for the next five
23 years. I think everybody on this dais would vote for it
24 today.

25 PEW: That's because it's a tit for tat, like I

1 said. That doesn't exist, clearly, and what we also have to
2 remember is the regulation that goes into ED2 and Salt River
3 Project by the Corporation Commission, Salt River Project not
4 governed by that, but others are, it's a little bit
5 complicated on how it gets sold and to whom.

6 KLOB: And I realize I'm simplifying it, but -

7 PEW: I wish I had a crystal clear answer on that
8 one.

9 KLOB: The last one that I'm gonna - this is gonna
10 pick on you a little bit - has to do with the decommissioning,
11 but this is your world that I'm gonna pick on. I noticed in
12 the decommissioning - and granted, I just got it last night,
13 so I wasn't able to really dig deep into it, and so if I
14 missed something in it, I apologize - but one of the things
15 that I didn't see anywhere in that is, you know, yes, we're
16 gonna decommission it, we're gonna do this to the soil - we
17 beat that up. What I didn't see in anything in there is we're
18 going to - you say you're gonna bring it back to existing use,
19 well the existing use is farmland. I'm not talking about the
20 farmland per se, what I'm talking about is the zoning, and I
21 didn't see anything in there to change potentially the
22 Comprehensive Plan back to, you know, away from Green Energy
23 that would then allow other things to occur, be it
24 development, be it industrial, be it whatever, and then the
25 rezoning process in there. Which you know as well as I know,

1 that can be a large ticket item.

2 PEW: So Mr. Chairman, Vice Chair Klob, you're
3 exactly right on that, and the answer to that is when a
4 renewable - when a Green Energy Production as your code, your
5 Comprehensive Plan defines renewable energy, when that use
6 terminates, then the burden and responsibility's on the
7 property owner to petition the Commission, and ultimately
8 Supervisors, to change the Comprehensive Plan category to
9 whatever they intend to use that land for and what fits with
10 the Comprehensive Plan. That's how that happens. And until
11 the - that's on the property owner to do that completely. And
12 they will do it because they can't do anything else with it,
13 right? If it's got Green Energy and it's been decommissioned
14 and gone, you can't use it for anything, so you got to come
15 back and do a Comp Plan amendment.

16 KLOB: But see, there lies, I think the challenge,
17 one of the challenges here, because in your statement you say
18 you're going to return it to that, when it truly can't be
19 returned to that. The zoning can't.

20 PEW: Commissioners, I think as Commissioner Schnepf
21 said, it's the unfortunate use of a few words here: farmland,
22 barren, vacant, return to what it is. The point is, I'm not
23 sure that anybody meant by using farmland, meaning we're going
24 to start production of crops on that field the next day. I
25 think what it meant was, it's going to look like farmland,

1 it's going to be vacant. That could have been a better word,
2 I think, and avoided much of some of this discussion, because
3 that's what it'll be. Whether the owner farms it again or not
4 is up to the owner.

5 KLOB: But now there's a burden that now comes onto
6 the future owner of a six-figure or more rezoning process if
7 they want to farm it again.

8 PEW: But the owner will be crystal clear, aware of
9 that, because they will be the owner of the site while it's
10 functioning, and then they have it after decommissioning, or sell
11 it. If I could just say one thing and I'll be quiet, Mr.
12 Chairman. This whole decommissioning thing, as I listened to
13 it today and last month, I think it's a collision of two
14 things. Decommissioning reports are not required to be
15 delivered as a, what we call deliverable for a zoning, for a
16 Comp Plan amendment or for a zoning case. When you apply to
17 change zoning, you have to deliver to the County everything
18 that's on the list, and a decommissioning plan is not one of
19 them. And the discussion we've engaged in here today, while
20 healthy and good - and Commissioner Scott raises great points
21 - it was never intended that decommissioning plans have this
22 type of discussion. They are typically done and reviewed by
23 the engineers and the professional staff. If the Commission
24 would like to see decommissioning plans as part of future
25 applications, then you should - I would urge you to ask the

1 staff to include that and have it be included so you all can
2 read them and understand them. I think there was a little bit
3 of a collision there today with your expectations and what we
4 thought were deliverables. If I could say it that way, if
5 that makes any sense to you. That's why we are where we are
6 today. It's not we don't know what we're doing, and it's not
7 that you shouldn't have the right to review it, it's just it
8 wasn't required and typically hasn't happened. I'm not aware
9 of any case that's had that happen. Maybe it has, but I doubt
10 it. So that's where we are today. Yeah.

11 MENNENGA: Thank you. Any other questions? We -
12 hang on, we've got to take a break and get the cameras
13 working. Okay? So we're going to take a quick five minute
14 break so they can reboot their system and get the cameras
15 working.

16 GAREY: Mr. Chairman, can you do a motion to
17 adjourn? Or a motion to recess, excuse me.

18 KLOB: I'll second.

19 MENNENGA: Aye? Everybody in favor?

20 COLLECTIVE: Aye.

21 MENNENGA: Thank you.

22 [Recess]

23 19:07:34 (1 hr. 27 mins in)

24 MENNENGA: Come back to where we were. I think
25 we've got most of the questions. We need a motion to

1 reconvene.

2 ??: So move.

3 MENNENGA: Second?

4 KLOB: Second.

5 MENNENGA: Everybody in favor?

6 COLLECTIVE: Aye.

7 MENNENGA: Okay. Let's come back to these three
8 cases we were working on, and I think we've got most of the
9 questions answered.'

10 MOONEY: I did have -

11 MENNENGA: Oh, I'm sorry.

12 MOONEY: I did have one just before we -

13 MENNENGA: Okay, one more.

14 MENNENGA: Ashley? Lucky Ashley. So you made a
15 comment, and so I'm sorry to come back to you, about revising
16 the decommissioning plan every seven years, and then I hear
17 that there are already a few existing projects here in Pinal
18 and Coolidge that are yours. So you don't really have a
19 decommissioning plan in place yet that's going to be revised
20 every seven years, or can you explain?

21 JOHNSON: So the decommissioning plan for this
22 project, for Selma Energy Center, was modeled after the
23 recently approved City of Eloy ordinance, where they listed
24 out a very comprehensive criteria for what that
25 decommissioning plan should be. So the projects that are

1 currently operational, those went operational before this
2 ordinance was voted on and the criteria was set in place.

3 MOONEY: Okay, thanks for clarification. Thank you.

4 MENNENGA: Yeah, no problem. Okay, so we're going
5 to open up the public hearing portion on all three cases, PZ-
6 PA-015-24, PZ-026-24, PZ-PD-016-24. We'll allow you three
7 minutes to speak. We have had a request for someone that
8 wanted to read a letter in. That's fine, that's included in
9 your three minutes. That's all on you. It's not three
10 minutes for the letter and not three minutes for your
11 comments, okay? Just total of three minutes per person,
12 whoever wants to speak. So with that, Gary. Gary Metivier.

13 METIVIER: Good morning Chairman and Commissioners,
14 I'll be very brief. I've been listening very intently to all
15 the questions you've been asking about solar. There are a lot
16 of unanswered questions that are going to be coming up about
17 this because it is new technology, but for myself, to put it
18 simply, I will trade those solar panels for rooftops every day
19 of the week. Thank you.

20 MENNENGA: Thank you. Any questions? Okay. Okay,
21 anyone else to speak to these three cases? Anyone at all?
22 Okay, with that said, we are going to close the public hearing
23 portion on case PZ-PA-015-24, PZ-026-24, and PZ-PD-016-24, and
24 come back to the Commission. Questions, concerns, motions?
25 Yeah, to applicant, do you need to do any rebuttals of any

1 kind? I don't think there is. Okay. Okay.

2 MOONEY: Chair, if I may, I have a -

3 ??: (Inaudible).

4 MOONEY: Question for staff. On the call to the
5 public for those meeting times, does the County have - are
6 those set times that you have, five to, I believe it was eight
7 or nine?

8 DEOKAR: Well the - in the code, it clearly states
9 for neighborhood meetings to be conducted after five.

10 MOONEY: After five. So does the County have any
11 comments or statement to say with this meeting starting at
12 4:30 in the afternoon, because that is not in our code?

13 KRAUSS: I believe the code talks about between 5
14 and 9:00 is the parameters that the code says. The fact that
15 they started at 4:30, I can't speak to that, as long as they
16 held a neighborhood meeting and it was after five.

17 MOONEY: Thank you.

18 MENNENGA: Okay. Anybody else have questions to
19 staff or applicant? Commissioner Klob.

20 KLOB: So one of the - through the Chair, thank you.
21 One of my last challenges here that I have with this is it's
22 very clear that Coolidge and Eloy are tired of solar. The
23 communities have spoken loudly within their community
24 boundaries, and I realize - and I admit logistically the
25 location of this solar field is, from a logistic standpoint

1 strictly, it's a good location. It's adjacent to another site
2 and easy to tie into. But the fact that it is in this small
3 little island that is surrounded by the communities of Eloy
4 and Coolidge, whether they should have annexed it or not, one
5 could argue either way, did the owner ever ask to be annexed
6 either? That can go both ways. But I think being good
7 stewards as a County representative of what's in the best
8 interest of the community is kind of where we stand here, and
9 I have a hard time with this knowing that both of these
10 communities have made it loud and clear that they don't want
11 anymore. They've reached solar fatigue. And so with that, I
12 have a hard time allowing this to - you know, combined with
13 some of the other challenges that we've discussed today, I
14 have a hard time voting for this. So I'll be - I'd like to
15 make a motion of denial for - I have to make each separate?

16 DENTON: Each separate, Mr. Commissioner, yes.

17 KLOB: Of PZ-PA-015-24.

18 MENNENGA: Is there a second for that?

19 SCOTT: I'll second that.

20 MENNENGA: Discussion? Let's do a roll call vote.

21 And let me say something. In the training session we were in
22 a week ago, it's either aye or no. Remember? Okay. Take a
23 roll call.

24 KRAUSS: Chairman Mennenga?

25 MENNENGA: No.

1 KRAUSS: Vice Chair Klob?

2 KLOB: Aye is in favor of the motion?

3 KRAUSS: You made the motion to deny, so aye would
4 be in favor.

5 KLOB: Correct. Deny.

6 KRAUSS: Okay. Or it's easier just to say deny or
7 approve.

8 MENNENGA: Harvey, can I back up on mine?

9 DENTON: The motion was to deny the case, so you can
10 either say yes or nay. Or aye or nay. Just so that
11 everybody's clear, the motion is to deny the case, so make
12 sure you understand that when you're saying aye or nay.

13 MENNENGA: Mine's aye.

14 KRAUSS: Okay.

15 MENNENGA: Continue.

16 KRAUSS: So that's a yes. Commissioner Klob, that's
17 a no. Or a yes.

18 KLOB: Yes.

19 KRAUSS: Okay. Commissioner Hartman?

20 HARTMAN: Aye.

21 KRAUSS: Commissioner Keller is absent.
22 Commissioner Lizarraga?

23 LIZARRAGA: Aye.

24 KRAUSS: Commissioner Schnepf?

25 SCHNEPF: No.

1 KRAUSS: Commissioner Davila? Is he on the line?

2 DAVILA: Aye.

3 KRAUSS: Can he - Commissioner?

4 ??: He is.

5 KRAUSS: Yes.

6 DAVILA: Aye.

7 KRAUSS: Can you hear me in terms of the vote?

8 DAVILA: Yes.

9 KRAUSS: The motion is to deny the Comp Plan.

10 DAVILA: Yes, aye.

11 KRAUSS: Is that a yes or a no?

12 DAVILA: Aye. Harvey, can you hear me?

13 KRAUSS: You can't hear him.

14 DAVILA: Harvey?

15 KRAUSS: Do you want to text him?

16 DEOKAR: Yeah, I can (inaudible).

17 KRAUSS: All right, I'll pass him for now.

18 Commissioner Mooney?

19 MOONEY: Aye.

20 KRAUSS: He said yes? And Commissioner Pranzo?

21 PRANZO: Aye.

22 KRAUSS: And Commissioner Scott?

23 SCOTT: Aye.

24 PRANZO: So the motion passes to deny the

25 application.

1 KLOB: Do we need to wait for Commissioner Davila?

2 Okay. I'd like to make a motion to deny case number PZ-026-
3 24.

4 MENNENGA: Got a motion, a second.

5 SCOTT: I'll second.

6 MENNENGA: Okay, roll call.

7 KRAUSS: Okay, we'll start a different way.

8 Commissioner Scott?

9 SCOTT: Aye.

10 KRAUSS: Commissioner Pranzo?

11 PRANZO: Aye.

12 KRAUSS: Commissioner Mooney?

13 MOONEY: Aye.

14 KRAUSS: Commissioner Davila. Is he an aye?

15 DAVILA: Aye.

16 KRAUSS: Yeah, I'll skip him. Commissioner Schnepf?

17 SCHNEPF: No.

18 KRAUSS: Commissioner Lizarraga?

19 LIZARRAGA: Aye.

20 KRAUSS: Commissioner Hartman?

21 HARTMAN: Aye.

22 KRAUSS: Vice Chair Klob?

23 KLOB: Aye.

24 KRAUSS: And Chairman Mennenga?

25 MENNENGA: Aye. Motion passes.

1 KRAUSS: And Commissioner Davila also voted aye.

2 Yes.

3 KLOB: I'd like to make a motion to deny case number
4 PZ-PD-016-24.

5 SCOTT: I'll second that motion.

6 MENNENGA: Roll call vote.

7 KRAUSS: Okay. Chairman Mennenga.

8 MENNENGA: Aye.

9 KRAUSS: Vice Chair Klob.

10 KLOB: Aye.

11 KRAUSS: Commissioner Hartman.

12 HARTMAN: Aye.

13 KRAUSS: Commissioner Keller is absent.

14 Commissioner Lizarraga.

15 LIZARRAGA: Aye.

16 KRAUSS: Commissioner Schnepf.

17 SCHNEPF: No.

18 KRAUSS: Commissioner Davila.

19 DAVILA: Aye.

20 KRAUSS: Is that a yes?

21 DAVILA: Aye.

22 KRAUSS: Aye. Commissioner Mooney.

23 MOONEY: Aye.

24 KRAUSS: Commissioner Pranzo.

25 PRANZO: Aye.

1 KRAUSS: And Commissioner Scott.

2 SCOTT: Aye.

3 KRAUSS: And the motion passes. The PAD fails as
4 well.

5 MENNENGA: Okay, thank you. I could say a lot on
6 this, but I'll just keep my mouth shut and move on. So do we
7 want to - we had this request earlier to move up one of the
8 cases, the SUP-002-25. Do we still want to do that? Can we
9 do that?

10 KRAUSS: Item D.

11 MENNENGA: Yes.

12 KRAUSS: The applicant-agent would appreciate that.
13 Yes.

14 MENNENGA: Do we have the, electronically?

15 BAK: We are set and ready to go with the PowerPoint
16 now.

17 MENNENGA: Okay.

18 ??: Just to clarify, that was item E, correct?

19 ??: Item D.

20 KRAUSS: New business.

21 MOONEY: We did E.

22 MENNENGA: We continued E.

23 ??: Oh, okay, gotcha. Yep, my bad, thanks.

24 MENNENGA: Okay, let's go to PZ-009-24, Brent or
25 Glenn.

1 BAK: Or the SUP-002-25.

2 MENNENGA: Yes.

3 BAK: Okay. So good morning Mr. Chair,
4 Commissioners. Next on your agenda here, SUP-002-25. And my
5 clicker's not working, so if you could advance the slide. All
6 right. So this is a proposal for a requested special use
7 permit to allow equestrian training and occasional events on
8 12.5 approximate acres, generally located southeast of East
9 Cornman Road and South Margaret Avenue. Applicant/agent,
10 she's here, is Jessica Sarkissian. This shows you the general
11 location, the vicinity map, and then an aerial of the parcel
12 in question. And this is your case map and the surrounding
13 600 foot buffer. So the current zoning, as you see, is GR.
14 And the use details, the subject area is zoned for General
15 Rural zoning. A special use permit will allow ranch sorting,
16 training, and occasional public events not to exceed four per
17 year, with limited electrical hookups for those visiting for
18 the events. These uses are typically held between December
19 and April, and typically they begin around 9 in the morning
20 and finish around 7. Site conditions, site's flat, little
21 vegetation. Next. And available records show that the
22 property is designated GR. In February 2023, a complaint was
23 submitted and as a result, the applicant and owner, I believe,
24 approached the city as far as annexation. That didn't go
25 anywhere and so then they had a pre-application meeting with

1 staff and it was determined that the SUP would be the
2 appropriate possible remedy for the code violation. Next. So
3 aside from the City of Coolidge, north of site, subject's
4 surrounded by GR zoning. Site to the west is vacant, and
5 there's homes, generally large lots, I believe, to the east
6 and west. Next. And so no oppositions have been received
7 thus far by staff, and the SUP has 14 stipulations that are
8 contained in your staff report. Staff would be happy to
9 entertain any questions the Commission may have.

10 MENNENGA: Questions?

11 SCOTT: So I got a question. So were they in
12 violation of any codes or are they just coming forward to...

13 BAK: Well, I have rather limited access to the code
14 enforcement part in our system at times, and so I can't speak
15 to the detail of what was determined as far as the code
16 violations and such. But the main thing is that they're here
17 in an effort to remedy that, if the SUP is approved that they
18 can continue with this activity.

19 SCOTT: So I guess that's what my question was, have
20 they already been operating, doing what they do out there?

21 BAK: Apparently yes, and that's what generated the
22 complaint that led to that code enforcement.

23 SCOTT: Okay, then they received a complaint and
24 then they went to the City of Coolidge to get annexed, but
25 they didn't want to annex them?

1 BAK: Correct. Something like that. They
2 approached the city and the city wasn't interested in
3 annexing, so that eliminated that possible path.

4 SCOTT: So from a Pinal County point of view, were
5 they in violation of any, any codes currently?

6 BAK: It appears so, but the exact codes that they
7 were found to be in violation of, I'm not privy to.

8 SCOTT: Okay. All right.

9 MENNENGA: Anyone else? Okay. Is the applicant?

10 SARKISSIAN: Thank you. And I can answer those
11 questions actually for you.

12 MENNENGA: Name and address please.

13 SARKISSIAN: Yeah. Jessica Sarkissian with Upfront
14 Planning, 1811 South Alma School Road in Mesa. I'm
15 representing the Kruger family. I'll go through this and then
16 I'll answer your questions, exactly what happened. So as you
17 can see, this is a little over 12 acres here. Ralph, you
18 screwed this up, Ralph. Point to where? That way? Anyway,
19 I'll answer your ques - there we go. So you can see it's
20 12.48 acres. It is on the north side - to the north is
21 Coolidge and the other side is Eloy. With that, questions
22 with that, we did want to go into Coolidge. Coolidge was
23 happy, this would be an allowed use in Coolidge as it is.
24 However, because of agreements between Eloy and Coolidge, we
25 had to get a letter from Eloy authorizing us to go into

1 Coolidge and that was denied. So there is a love - I'm sure
2 you guys are aware of the lovely thing between the two
3 jurisdictions, so we don't have that option, so which is why
4 we were coming through Pinal today. The current zoning is GR.
5 We are remaining the zoning as GR, we're not changing the
6 zoning. There are existing houses on the property that are
7 permitted and by right. They currently do have a equestrian
8 facilities on the site. You are allowed to do your own roping
9 and equestrian uses on the site as a private use. The
10 difference became when they had people coming on the site to
11 be trained. And that is the code violation is once you start
12 getting paid to have facilities on your site that people use
13 to be trained or to have an event with your - the people
14 you're training and seeing how they're doing, that is when you
15 need a special use permit for the site. And that actually is
16 one of the things I don't want to get into too much, but is
17 one of the issues with the code that came up recently is that
18 a lot of these things are people use by right as a residential
19 use, and as soon as they have somebody coming over to pay
20 that's not friends or family, it becomes a different
21 situation, which is what happened here. So we are currently -
22 that code issue has been resolved and we're just trying to
23 make sure that they can continue and start up again in the
24 winter. This is comprised of three separate lots. One of the
25 two - the one on the north is residential, and then the south

1 is residential, and then they would just also have excess
2 space on that yellow square. It's currently vacant to be
3 utilized for pens in the future if they require. Background
4 is that the property owners have run a family business and
5 they have so for over 12 years. They have their summer area
6 up in Minnesota and the proposed use fits with the area and
7 the rural use. There's similar facility in the Town of
8 Coolidge that is operating, it is doing very well and they're
9 at capacity, and so other people are kind of looking for other
10 places to train and do ranch sorting, which is very similar to
11 the rural area. Unfortunately, we did get a call from a
12 neighbor who was in support, but I was hoping he would get his
13 letter in and we don't have it, so you'll (inaudible), but we
14 haven't had any opposition. The one code violation on the
15 call that did come in, that person has moved right after the
16 code call came in. So we don't - we had the neighborhood
17 meeting and then we didn't have any issues on this at the
18 time. We still have not had any calls of opposition, even
19 though there was originally the code call. Again, this is
20 only through December through April, with four or five shows
21 occurring. We're going to be stipulated to four,
22 approximately like once a month, capacity and hours for the
23 ranch, sorting events, but about 50 attendees. They do it in
24 different groups sometimes, so they partner with different
25 teams and pen and sort and compete to see who is the best at

1 this. And they typically run from 9 to 7 p.m., or sometimes
2 can get done earlier. They typically don't use, or won't need
3 any lighting on the site. That's not proposed. So they train
4 their clients one or two times a week. Sometimes a class of
5 10 at most is hosted, so you can get, you know, people working
6 with each other in teams. They're all electrical hookups for
7 horse trailers for up to six trailers during the events and
8 trainings, but no wastewater or septic onsite, it's just for
9 them to run their generators when they need for water or heat
10 or something. And then lighting, there is lighting onsite
11 that is full cutoff for the arena for their personal use, but
12 it's not intended - and it meets current code. They're not
13 anticipating using it for their needs in the summer - you
14 know, in the winter time, because they anticipate being done
15 by seven or earlier. And the site is watered down as needed
16 in between events. They have a water truck and they go out
17 there and water it down as needed before things. So they're
18 very aware of the events. They've been doing this for 12
19 years in Minnesota and they are aware of, you know, issues
20 that happen here with the dust. And then this was our onsite
21 neighborhood meeting. Of course, this is the first meeting
22 I've ever had outside during a monsoon. It was very exciting.
23 My intern was very excited for her first neighborhood meeting,
24 but yeah, it was - we had to have it outside on the patio
25 here, but yeah, we had neighbors attend and they were all

1 notified well in advance. And this, I believe was like 6:00,
2 but it was, it was well attended. No complaints. People were
3 asking when they can come over and use it more, basically, and
4 join. And then this is the entire site plan you can kind of
5 see. So with a special use permit, we are stipulated to a
6 site plan. So they do have certain uses, so that's why we put
7 in the extra stuff on the vacant area, just in case in the
8 future they want to have like a round pen or something up
9 there, but it's not intended that that's going to happen like
10 immediately or anything like that. But with a special use
11 permit, you're stipulated to it, so any changes in a site plan
12 or use would have to come back through here again, so we were
13 just looking for long-term use. And the existing uses you can
14 see on the north and the south, those are just the existing
15 buildings and residential site on there. I think I can zoom
16 in a little bit more. Yeah, so here's the top, you can see
17 there is the existing buildings and their existing pens and
18 fencing right there. And then you can see the proposed future
19 possibility for excess parking or canopies and round pen. And
20 on the south side, their existing house again with their
21 canopies and their existing pens that they already have. So
22 this is all existing on the site already and permitted. And
23 so with that, I really - it's kind of a, I hope it's a much
24 more simpler case, but that's - it's the family, and if you
25 have any questions, I can help you with them, and then also

1 the owner is here on his operations, so can tell you about
2 what it does. But it is a rural, appropriate use for this
3 area kind of in line with what's already out there. And I
4 appreciate it.

5 MENNENGA: Thank you. Questions for the applicant.

6 MOONEY: I just have one, if I may, Chair.

7 MENNENGA: Commissioner Mooney.

8 MOONEY: So do these people stay on property in the
9 trailers through the weekend or?

10 SARKISSIAN: Yes. Oh, the people, no, for the
11 trailers -

12 MOONEY: Not the homeowners. When people come for
13 an event, are they -

14 SARKISSIAN: They might be there for just, for like
15 a day or two, but it's not - no, it's not like RVs or any of
16 that stuff, no.

17 MOONEY: Okay, thank you.

18 MENNENGA: Question? Commissioner Schnepf.

19 SCHNEPF:. How many - I thought your thing said up
20 to 10 people for per session, or -

21 SARKISSIAN: So they typically do like one or two
22 people at a time, but sometimes they'll get a group of people
23 that will do like a, I don't know what it's called, like a
24 group, a group session. It doesn't happen often, and then the
25 events would be up to 50 people.

1 SCHNEPF: How many hours in the day is that?

2 KRUGER: The show itself?

3 SARKISSIAN: No, like training. A couple hours?

4 KRUGER: With the groups?

5 SARKISSIAN: When you, yeah, when you have the
6 smaller groups.

7 KRUGER: (Inaudible) three hours.

8 SARKISSIAN: Three hours.

9 MENNENGA: Come up.

10 SARKISSIAN: Oh, sorry. In case you have any other
11 - sign in there. Any other questions for the applicant or the
12 owner?

13 SCHNEPF: I didn't hear his answer by the way.

14 MENNENGA: Oh, okay. Sorry, I need to get him.

15 SCHNEPF: That's okay.

16 KRUGER: Typically a clinic lasts about three hours.

17 SCHNEPF: In a day. And do you have one per day?

18 KRUGER: The clinics are usually just one per day,
19 correct. And then like she - we'll have once a month where we
20 get, you know, our people that are from different clinics all
21 together and have like a show.

22 SCHNEPF: Do you provide any access for them on
23 those shows for them to use facilities? Restrooms, stuff like
24 that?

25 KRUGER: I just bring in a porta potties.

1 SCHNEPF: Porta John?

2 KRUGER: Yeah.

3 SCHNEPF: Okay. Okay, thanks.

4 MENNENGA: Anyone else? Okay. All right. Well,
5 let's come back to the Commission and name your poison, I
6 guess. Call the question.

7 KRAUSS: Mr. Chairman, do you want to ask public
8 comment?

9 MENNENGA: Yeah. Okay, I didn't realize there was.
10 All right, we're going to open the public hearing portion for
11 case SUP-002-25. Anyone want to speak to this case? And
12 again, it's three minutes and that's kind of the drill. So
13 anyone at all? All right. We're going to close SUP-002-25
14 and come back to the Commission.

15 SCHNEPF: Commissioner Mennenga, I did have one -
16 sorry, I did have a question. If the applicant was good with
17 the stipulations.

18 MENNENGA: Yes.

19 SCHNEPF: They are good with those, okay.

20 MENNENGA: Okay.

21 MOONEY: Chair, if I may. Clarification with staff.
22 So in the suggested approval with all the information, it says
23 13 stipulations, but it actually lists 14. So is that a typo
24 in -

25 BAK: That appears to be a Scrivener's error, so

1 yeah, 14 it is.

2 MOONEY: Okay. So if I may?

3 MENNENGA: Yes, please do.

4 BAK: I'd like to make a motion to approve case SUP-
5 002-25 with the 14 stipulations listed.

6 MENNENGA: Second?

7 DAVILA: I'll second that.

8 HARTMAN: Second.

9 ?: Commissioner Hartman.

10 MENNENGA: Okay. Any other discussion or questions?
11 And with that, everybody in favor?

12 COLLECTIVE: Aye.

13 MENNENGA: Any opposed? Motion passes unanimously.
14 Congratulations. Is Cornman paved?

15 KRUGER: Cornman's paved.

16 MENNENGA: It is paved. I go down - I'm going to
17 have to drive by there because I'm going to Arizona City and
18 Coolidge could all the time. Check it out. I didn't realize
19 - I mean there's several of those facilities around. It kind
20 of brings to mind how many of them actually have the SUPs for
21 them, but we won't go there. So, all right. Okay, let's see.
22 Let's go back now to - are we okay? We don't need another
23 break, do we? No, we're good. Yep, I hear you. Case PZ-005-
24 24. Sangeeta.

25 KLOB: Call them both.

1 MENNENGA: Oh, and PZ-PD-003-24. Okay.

2 ZAIA-ROBERTS: Good morning again Chair, Vice Chair,
3 Members of the Commission. Patrick Zaia-Roberts, Senior
4 Planner, presenting case PZ-005-24 and PZ-PD-003-24 for the
5 Rio Blanco community. Next, please. Thank you. So this is a
6 proposal for a residential subdivision for CVL Consultants on
7 behalf of Rio Blanco LLC, along with Rose Law Group as the
8 applicant. The request for the rezone is to redesignate a
9 portion of General Rural GR, Local Business CB-1, and Single
10 Residence CR-3, to Single Residence R-7 and General Commercial
11 C-3, with a PAD overlay for both subject zonings. Next slide.
12 The property is located at the northwest and southwest corners
13 of West Teel Road and North Amarillo Valley Road, southwest of
14 the City of Maricopa in unincorporated Pinal County. It spans
15 down to Louis Johnson and up towards Val Vista. The property
16 is 597.04 acres in size, and the landowner is Rio Blanco LLC,
17 and the representative on this case is CVL Consulting and Rose
18 Law Group. This is a County map showing the approximate
19 location of the property. This is a zoning map showing the
20 existing zoning and the surrounding zonings for the property.
21 The north half of the property is existing CR-3/PAD for the
22 Rio Blanco existing PAD, so this would be a PAD amendment to
23 that portion, and then inclusion of a GR portion to the south
24 of Teel Road. Next. This is a vicinity map showing the
25 approximate locations of nearby properties and City of

1 Maricopa to the northeast. This is an aerial map showing the
2 existing site. You can see there is some existing residential
3 units to the northeast of the property, and this property is
4 generally southeast of the Thunderbird Farms community. To
5 the south of the property, you can see the existing dairy
6 south of Teel Road, and the north portion of this property is
7 currently utilized for field crops. The Comprehensive Plan
8 designation for this entire subject property is designated
9 Moderate Low Density Residential for 1 to 3.5 dwelling units
10 per acre. This is an image looking north of the east side of
11 the property. South. This is from Teel Road, by the way.
12 East. And west towards the field crops. This is some images
13 of various notice signs we've placed throughout the site. I
14 believe we had 12 in total. So some site history on the
15 property. The property was previously approved for the CR-3
16 residential zoning, with a 15-acre CB-2 commercial zoning area
17 per the original Rio Blanco PAD, which was PZ-PD-007-05. The
18 property's approved zoning allowed for 917 residential lots on
19 277.2 acres. And then 300 acres south of Teel Road have been
20 platted since 1995 and possess agricultural land status. The
21 property was previously operated as a dairy, as well as some
22 field crop operations. This is the site plan that the
23 applicants provided for the Rio Blanco subdivision. I
24 understand that as of last night, there's been some amendments
25 to this, including some additional commercial designations the

1 applicant can speak to further. In this map, you can also see
2 the proposed unit mixes that indicate minimum lot sizes of 40
3 foot by 120 foot, with a maximum unit size 50 by 120 foot, and
4 an intermediary size of 45 by 120. Additionally, they provide
5 the open space designation shown in this as 28 percent, I
6 believe, with a minimum required by our code of 18 percent
7 open space. This is the open space and amenities plan that
8 the applicants provided detailing some of the pocket parks and
9 amenities that the applicant would be required to provide at
10 the tentative plat level. Next. These are the PAD land
11 tables that were provided to us. So the top left table there
12 indicates that open space requirement over the 18 percent it
13 also details the land area that's being proposed for 597.04
14 acres. They are required to adhere to that 1 to 3.5 dwelling
15 units acre Comprehensive Plan designation for Moderate Low
16 Density Residential, which their plan proposes at an average
17 of 3.5 exactly for that 597 acres, for 2,089 total lots. You
18 can see that on the top right table. There are some
19 additional densities in various phases that exceed that
20 number, with a maximum of 3.83, but ultimately the average
21 density for the project is maintained at 3.5 dwelling unit per
22 acre. To the bottom left, you can see the open space
23 calculations which indicates that they're providing 168.91
24 acres of open space, which would put them at 28 percent of
25 that 18 percent minimum. This is a table of the R-7 uses that

1 are proposed for changes. The right table is basically
2 stating the R-7 changes are not amending any uses for the
3 proposal. All R-7 uses will be retained. To the top left,
4 however, the development standards are being altered. The
5 minimum lot size proposed for the development is 4,600 square
6 feet. Minimum lot width proposed at 40 feet width. Maximum
7 building height of 30 feet. And then there is a caveat for
8 the front setback for garages from back of the sidewalk and
9 10-foot face of a residence, or side access garage on the
10 property line. And then a minimum side yard setback requested
11 at 5 feet, and a minimum rear yard setback of 15 feet. As for
12 the C-3 commercial designations, these are proposed to retain
13 identical to the permitted C-3 code for both development
14 standards and for uses. You can see all C-3 uses are listed.
15 So some items for the Commission's consideration. The
16 submitted application for this land use request is for
17 approval of a rezoning and PAD overlay. If the applications
18 are approved, the subject property will be rezoned to R-7/PAD
19 and C-3/PAD to allow development of the residential community
20 on 597.03 acres of land. The project exceeds the minimum open
21 space requirements for passive and usable open space, and the
22 project meets the net density limits established by the Pinal
23 County Comprehensive Plan for the MLDR designation. Next.
24 That being said, staff has identified some concerns regarding
25 the development of roadway improvements at the corner of West

1 Louis Johnson Drive and Amarillo Valley Drive, and staff has
2 identified concern regarding the proposed lot width and has
3 requested inclusion of housing units with greater variety of
4 lot widths to provide diverse housing options, and present
5 additional residential products. Staff received, as of this
6 morning, I believe 111 letters of opposition and one letter of
7 support. The letters of opposition discuss the following
8 topics: Increased density. Loss of rural character. Water
9 resource scarcity. Aquifer integrity. Incompatibility with
10 Comprehensive Plan. Long wait between rezoning and build out.
11 Inadequate rural roads and infrastructure. Lack of public
12 transit. Poor sheriff's office response times. Poor fire
13 protection coverage. Overcrowding of schools. HOA
14 prohibition of amenity uses. Loss of property values.
15 Increased population. Wildlife impacts. Increased traffic
16 congestion. A disregard for winter visitors. A significant
17 reduction of minimum lot sizes. Preferences to retain the GR
18 zoning. Inconsistencies with Arizona's Game and Fish report.
19 And lengthy build-out dates spanning into 2040. Staff
20 presents this case PZ-005-24 with one stipulation, and PZ-PD-
21 003-24 with 15 stipulations. At this point, does the
22 Commission have any questions of staff?

23 MENNENGA: Questions of Patrick? Okay. No
24 questions?

25 MOONEY: Chair, if I may?

1 MENNENGA: Oh, I'm sorry.

2 MOONEY: I do have one question. It's on PZ-PD-003-
3 24, stipulation number 6 about the landscape standards per
4 design guidelines set forth in the PAD narrative. Are those
5 their guidelines or County's guidelines?

6 ZAIA-ROBERTS: That would be their guidelines that
7 are provided in the open space and amenities report.

8 MOONEY: Thank you.

9 MENNENGA: Okay. Okay, if we could get the
10 applicant up here. Sign in, all that.

11 KLOB: Before the applicant starts.

12 MENNENGA: Yeah, I'm gonna - Commissioner Klob.

13 KLOB: If I can for just a second, Ms. Rose.

14 ROSE: Certainly.

15 KLOB: I need to make a disclosure on this case for
16 myself. I have a professional agreement with an adjacent
17 landowner. I believe that I can remain partial and unbiased
18 in this, and I have not discussed this with - this project
19 with the landowner, but I do have a professional relationship
20 where I'm designing a home for a nearby resident.

21 ROSE: Thank you Chair and Vice Chair and Members of
22 the Commission. For your records, I'm Jordan Rose with Rose
23 Law Group, and with me today is Jennifer Hall, our Senior
24 Planner, and Lily Drosos, our Junior Planner, along with Coe &
25 Van Loo, Julie Vermillion, the engineer on the project, and

1 then the property owners who I am incredibly honored to
2 represent, Arnaldo and Rosemary Burgos. They are the American
3 dream story. So Arnaldo came here from Honduras in 1997 and
4 he helped to start what is now Arizona's burgeoning dairy
5 industry. He's a dairy nutritionist and he was really
6 innovative on the nutrition that they learned to feed dairy
7 cows throughout Arizona. And Arnaldo is just one of my all-
8 time heroes. I tell you that because I stood up here in 2005
9 with these folks. They bought their property in 1997.
10 They've been out on this property for over, well, almost 30
11 years, and we did this case. And I was driving down here this
12 morning and I talked to my children and I said, I'm going down
13 to a hearing I did before. And they said, when? And I said,
14 oh my gosh, this is 20 years ago. Good gosh. So we had -
15 this property has been zoned and planned for residential
16 development for that long, and we're here to amend it. At the
17 time in 2005, they thought that they would keep part of their
18 property as a dairy and they would rezone part of it to be
19 residential. And so we did that. And the part that's kept as
20 a dairy is no longer dairying. They have cows on the - beef
21 cows there, but they're not dairying anymore, and so we're
22 just adding that particular property to this. Now that's -
23 let me show you, let's see if this works, they're telling me
24 it doesn't. Okay, go ahead, please. Yeah, okay. So the
25 Comprehensive Plan has told everyone - and I know there's a

1 lot of neighborhood input on this project, and I think it's
2 good that a lot of the neighbors are here today just so that
3 we can understand what's happened and what is the facts versus
4 just things that are, I think, stirring around as rumors. And
5 we, in fact, agreed to a continuance last month just because
6 we wanted to make sure that they felt heard and notified and
7 understood. But this site has been planned for 3.5 units per
8 acre since 2005. And then the voters approved in 2009, a
9 Comprehensive Plan change, right, that allowed for this to be
10 master planned communities. Which is similar to most of the
11 area, which I'll show you, aside from Thunderbird Farms. It
12 is mostly master planned communities. And that Comprehensive
13 Plan, as you know, has been voted on twice now since 2009. So
14 the voters have always retained that this property would be
15 consistent with other properties in the area. Let's see if we
16 can change it again. Okay, thank you. Yeah. Go ahead.
17 Okay. So with other properties in the area. So let me show
18 you, if you can sort of see this, the hatched beige color,
19 those are all master planned communities, and you can see they
20 connect with the properties here. They have names that you
21 may or may not recognize, like Sunset Canyon. Oh, thank you.
22 And all over this entire area. So we're surrounded by some
23 State land, and then we're surrounded by all these master
24 planned communities, some of which have developed, some of
25 which are developing, and so it's very consistent. And you

1 can see that our site, as I mentioned, half of it's already
2 zoned for this use. It's already zoned for 3.5 units an acre,
3 we're just incorporating the other site into that zoning. So
4 thank you. If you could switch it for me again. Yes. Okay.
5 We'll get like a signal going. All right, go ahead again, I
6 think I'm repeating myself. So thank you. And then the other
7 thing is, I know that there are rural developments in the - or
8 there's a rural community in the area. Hidden Valley
9 certainly is a rural lifestyle, and the Burgoses of everybody
10 would respect that. They're dairy farmers, they've been here
11 for nearly 30 years, so they understand that and they want to
12 honor that. But you can see that there's a lot of growth in
13 this area. We've got to the north, the parkway that will be
14 there. You've got to the south, gosh, the I-11 freeway that
15 will be there. And then you can see there's a number of minor
16 and major arterials. So it's not a - while it may feel rural
17 in some parts, it's planned and ready to have a lot of
18 transportation aspects that are not going to remain rural,
19 which is I think why the County has provided and approved all
20 these master planned communities. And go ahead. Yeah, thank
21 you. All right, so this is the previously approved PAD, and
22 you can see it looks similar to what we're doing now. It's
23 3.5 units an acre. I think it's actually less open space than
24 what we have now. It was at 15 percent, we're at 18 percent.
25 Go ahead and let me show you what this looks like. And this

1 is the addition that we're showing. And again, that was
2 always planned, and even I think in 2005 and 2006, when we
3 talked about it, it was always planned that they would
4 eventually incorporate this into that project, it's just at
5 that time they were still wanting to dairy on the property.
6 So we had advised them at the time, if you're going to be
7 dairying on the property, we should leave that, but change the
8 Comprehensive Plan so that it could be similarly developed in
9 the future. And I want all the neighbors to know that, and I
10 think that they, you know, if they went to the polls, they
11 would have seen for at least for the last 20 years, twice that
12 they voted - or maybe they didn't vote for it - but other
13 people voted for this Comprehensive Plan to remain. Okay, go
14 ahead. Thank you. So one of the things that the Burgoses
15 wanted to do is to try to honor the rural lifestyle. And so
16 we know that the density in this area is going to be different
17 than the density in Hidden Valley. It's very similar to the
18 density in all those master planned communities, it's
19 basically the same. But what none of those have done and what
20 these guys wanted to do, because of their ag roots, is provide
21 an equestrian trail for public use. I saw some comments like,
22 oh, this equestrian trail is going to be going through a
23 master planned community, and that's not the case. We'll have
24 our fence wall, as you might see in normal master planned
25 communities, and then this will be outside of the fence wall.

1 And I tried to show this here where you've got an unpaved 12-
2 foot equestrian trail, and then you've got a sidewalk and the
3 roadway. So there's multi-uses there, but it's those horse
4 properties that are surrounding, or that are adjacent, will be
5 able to use this. And our residents, they will not have
6 horses in their property - that's not accommodated for, it's
7 not the kind of lot that they have - so this is purely built
8 for Hidden Valley residents, or anybody in the County who
9 wants to ride equestrian activity. And we thought that was
10 important. We're even going to provide for water troughs in
11 certain areas for the horses. And really, I think the Burgos
12 family felt very good about the idea of the old and the new,
13 and mixing, and trying to be kind of a buffer between those -
14 you saw on that map, all those master planned communities for
15 as far as you can see. And I know there's a lot of neighbors
16 here that don't want new population, and I totally respect
17 that. This particular property has been planned like this
18 since 2005. I mean, I'm not your legal counsel and you can
19 ask your legal counsel about the Comp Plan, but somewhat your
20 hands may be tied in terms of, like you can't vote for
21 something that's not in line with the Comp Plan. That's what
22 the plan is, that's what the voters approved, and so I just -
23 you know, we want to do it in a really responsible way. They
24 want to leave a legacy of the dairy and the rural and the new
25 and the old mixing. So I think that's it. And I would take

1 any questions. Oh, I'm sorry, that's not it. We also wanted
2 to propose today an addition of five acres for a medical
3 complex, medical offices proposed. It's going to be zoned
4 commercial, it could turn into a mix of different uses, but
5 we've heard that there's a need for doctor's offices and that
6 kind of thing, so we're adding acreage there, and I think the
7 staff wanted us to do that as well. So it'll be a total of 15
8 acres of commercial use at that corner, and we're hopeful that
9 that's helpful to the neighbors and to the community at large.
10 So thank you. And I take any questions now or I'd save time
11 till afterwards, whatever you prefer Commissioners.

12 MENNENGA: Questions. Commissioner Mooney.

13 MOONEY: Chair. On the equestrian trails, while I
14 appreciate that very much, I live near the base of the San Tan
15 Mountains and several communities in that area had allowed for
16 that. However, there was nothing that was included within the
17 HOA documents, and so when they got enough homeowners to
18 complain, they basically are trying to shut the horses off.
19 And we have six miles of trails in my particular community
20 that attach to the base of those. So that would be something
21 if this goes forward to please try and make sure to be able to
22 respect that, because those homes aren't sold yet. You put
23 this in place, but once the HOA takes over, they're like, oh,
24 we don't know anything about that. No horses. So just wanted
25 to -

1 ROSE: Chair and Commissioner Mooney, I really
2 appreciate that and we actually had that conversation with the
3 Burgoses, and they were very firm about the fact that in those
4 HOA documents right from the outset, there needs to be a
5 provision for the HOA, just to be clear, the residents in the
6 HOA are the ones who are going to be paying for these horse
7 trails and they're going to, yeah. So that's a big deal. So
8 I appreciate that, and that's what they wanted too.

9 MENNENGA: Anyone else?

10 KLOB: Jordan, thank you for your presentation. The
11 original PAD, the northern section of this project zoned CR-3,
12 what is - part of that PAD, what was the minimum lot size
13 allowed?

14 JORDAN: Chair and Vice Chair, let me just check if
15 I can tell you that.

16 MENNENGA: Staff, if you go back to the map here,
17 the first map, shows location.

18 JORDAN: Chair and Vice Chair, the minimum lot size
19 was similar. We had 45 foot wide lots with 5 and 5 setbacks.

20 KLOB: What was the minimum area?

21 ZAIA-ROBERTS: I do have that. Minimum that we have
22 per the 2005 case was 5,150 feet.

23 ROSE: Thank you. Thank you, Patrick.

24 KLOB: Okay, thank you. If we can advance the
25 couple showing the, kind of where the existing PAD overlay is

1 - that's actually a good one - there's a subdivision there to
2 the north of parcel 4. Between parcel 1, 2, 3, and - maybe
3 not 3, but 1, 2 and 4, I've seen a couple of different maps,
4 especially parcel in 4, where the lots go right up to the
5 northern boundary property line adjacent to that subdivision,
6 and I've seen other - like this one shows green space between.
7 Is there a proposed separation there or?

8 ROSE: Yes. Chair and Vice Chair, yes. We have 115
9 foot buffer from the existing homes. Let's see, do I have a
10 laser thing? Okay, thank you. Oh, here we go, that's exactly
11 right. You can see we've called out the buffers there
12 probably better than I can explain. Right. So we have 115
13 foot buffer, and then we have a 50 foot buffer on the other
14 side. So hopefully that is helpful.

15 KLOB: Yeah, I think my challenge with the 50 foot
16 buffer is it kind of becomes no man's land and the maintenance
17 of it. And you know, 150 adjacent to a roadway, a lot more
18 likely to be maintained and operated like the buffer on the
19 west side there, but I've just seen other developments where
20 this has occurred, where it's behind the lot, the walls and
21 between properties and it just gets missed. Plants die, trees
22 die, and it just doesn't get maintained properly and well. So
23 that is a concern.

24 ROSE: Chair and Vice Chair, we're happy to take any
25 recommendations on that or, you know, put in the documents for

1 the HOA that that will continue to be maintained in a, you
2 know, orderly fashion or whatever. We wanted to do that for
3 the neighbors on that side, like you said, but if there's no
4 one that's - you know, no one's requested that specifically,
5 then we're happy to adjust it or you can, you know, make a
6 suggestion.

7 KLOB: Okay. Tying back to the question I asked
8 previously regarding the lot size. So the minimum lot size
9 under the CR-3, the existing PAD for this area, had a minimum
10 lot area of 5,100 square feet, per Patrick just mentioned, and
11 what you're proposing to have a minimum lot size of 4,600
12 square feet. And we seem to be, you know, keep bringing that
13 number down and raising the density. What - why is the need
14 to bring it down further?

15 ROSE: Chair and Vice Chair, I think the density is
16 the same as it was, but because of the shifting nature since
17 for 20 years ago of how home builders are positioning their
18 homes on lots, we've just adjusted the lot size to be more
19 market standard. So I think these lot sizes are a size that,
20 you know, the home builders are building. So like for
21 example, if you have a 45 foot wide lot, you're going to have
22 a 35 foot wide house, because you're going to have two 5 and 5
23 setbacks on either side, and that's kind of what the market is
24 showing today and so we've adjusted it. But when we made
25 those adjustments, we didn't, you know, amp up the density, we

1 didn't increase the density, we just changed how the homes are
2 positioned on the lots based on the size. So that's the
3 answer to why the minimum lot size is smaller.

4 KLOB: Okay. And with that in mind, you know, being
5 in this area, one of my other concerns is at this lot size, at
6 this, you know, we'll call it price point, if you will, we are
7 getting close to market saturation between what's happening
8 within the community of Maricopa, combined with all the
9 subdivisions that you, you know, pointed out adjacent or
10 nearby this one. We have, you know, I saw or I heard a report
11 not too long ago, there's 600 homes for sale in the City of
12 Maricopa right now, and you combine this with all the new
13 product that's coming online and, you know, there's - things
14 aren't selling. And this product's not selling. And
15 approving, you know, keeping approving these types of product,
16 you know, product sizes, is adding to that saturation, and
17 quite honestly hurting some of the other residents that are in
18 this product already. Now they're competing with new builds
19 and so on. So rather, you know, in, in the idea of saturating
20 the market further, why wasn't another product investigated,
21 you know, for this?

22 ROSE: Chair and Vice Chair, I appreciate that. You
23 know, the home builders who would be most interested in this,
24 if you talk to them and I - we didn't bring any with us and I
25 don't know if anybody is in the audience, or maybe they're

1 online watching, I don't know - but they say we can't build
2 this fast enough. So that's, I mean that, you know, the
3 amount of jobs that you're creating in the State, even, you
4 know, in the adjacent cities here in Casa Grand and Eloy and
5 Coolidge and hopefully, you know, also in Maricopa, is just -
6 there's a lot of people that need housing. And you talk
7 about, you hear all these conversations about the price of
8 housing just skyrocketing in Arizona and really cutting first-
9 time home buyers out of the market, and so if you were to, you
10 know, any sort of increase in lot size in this particular area
11 is going to cause an increase in price escalation. And we're
12 already at a point where, you know, we're starting to see
13 prices that are just not favorable for, you know, people who
14 have had their first job and are trying to, you know, just
15 start a family and build a home and work hopefully here in
16 Pinal County somewhere. So I think from a market homebuilder
17 perspective, there's a lot of demand, they think there's a lot
18 of demand. I don't - I'm not familiar with the statistics you
19 cite, they may also be, you know, I would assume those are
20 homes that have been lived in and are on the market.

21 KLOB: It's both.

22 ROSE: Yeah. So but I think the, you know, supply
23 demand will suggest that, you know, this is needed at this
24 time and the diversity of their lot sizes on this particular
25 project - well, that's the minimum, you know, these range and

1 we have a variety of lot sizes so the market can be served.
2 And if somebody wants an acre lot, they can go - or five acre
3 lot, they can go next door and, you know, to - well, not next
4 door, but, you know, to Thunderbird Farms and there's still
5 that, you know, beauty that we have that diversity in the
6 County.

7 KLOB: And I would agree with that, but there's also
8 the, you know, I'll take Queen Creek as a great example.
9 Queen Creek has done really well with their ranchettes.
10 They're one acre, acre and a quarter, those homes are selling
11 million two, million five, million eight. I've seen some over
12 two. Reminds me of kind of an old saying that an old mentor
13 of mine had, you know - as you know, I'm in the industry - and
14 if my only tool's a hammer, everything looks like a nail.
15 Well here there's only one product type that's being built by
16 builders, by developers around Maricopa, now south of
17 Maricopa, of this small, you know, entry level, first time
18 move up, you know, home product, there isn't the small gated
19 community for the middle income or upper income or, you know,
20 the City of Maricopa wants new development, commercial
21 development - they just rezoned an industrial triangle -where
22 are the CEOs of these companies going to live? They're not
23 buying a, you know, 1,500 square foot home here. Where are
24 the city and both the rural community and the City of Maricopa
25 want, you know, doctors, they want a hospital, there's so many

1 things that they want, and where are these people going to
2 live? Places like Queen Creek have answered that question.
3 Even San Tan Valley has answered that question. Maricopa
4 keeps building smaller, smaller, smaller, smaller, smaller.
5 And our only tool is a hammer here, it feels like, and we need
6 to make - we need to have a bigger toolbox.

7 ROSE: Chair and Vice Chair, I respect that, and I
8 think there is a place for those larger homes. I would ask,
9 you know, they have some photos of this area and I don't know
10 that this is the place. It's surrounded by maybe not - I mean
11 there's going to be a freeway, there's going to be a major
12 parkway on the north. I don't think this would be the
13 property that you would want those types of use - you know, I
14 don't think that the CEO of the company's going to go buy
15 (inaudible).

16 KLOB: And I apologize to interrupt you. I mean
17 drive down Val Vista in Gilbert right now, there's multi-
18 million dollar homes going up with access right off Val Vista
19 Road. Almost a freeway.

20 ROSE: And Chair and Vice Chair, and I would say
21 exactly the reason is because they got built out, because they
22 did have, they do have all these first-time home buyers who
23 can work. I mean we have to have the workers. Like, I had a
24 big economic development project and they did not - they
25 rejected this area because we don't have enough population,

1 like we don't have enough young people to work, you know, at
2 these jobs that are living within proximity. So it's
3 important for the CEO to have a house, I don't disagree, and I
4 think that there's some beautiful areas, even Thunderbird
5 Farms or up near the CAC near Coolidge or, you know, on the -
6 along the mountains and west of the Maricopa. I mean there's
7 some amazing places. I don't think this particular property -
8 not just because I'm standing here for these folks, but
9 because I just don't think this is that location. I agree
10 with you, you need those locations, but I think this location,
11 it needs to be consistent and we need to get a population in
12 there, and the fact that this is already, you know, to the
13 northern part of it is mostly - I mean this is a PAD amendment
14 - is, you know, been planned for this since 2005. I think
15 this is the good location for this. And then we tried to
16 contribute to like what you said about the healthcare and
17 trying to, you know, additional commercial there. So, yeah.

18 KLOB: Okay. Thank you.

19 ROSE: Thank you.

20 MENNENGA: Anyone else?

21 MOONEY: Chair, if I may?

22 MENNENGA: Yes, Commissioner Mooney.

23 MOONEY: Two questions, one on your roads.

24 Currently, there's just two ingress/egress, and it looks like
25 future there will be two more? That division right there in

1 the very middle between phases 7 and 9, that's not a connect
2 in/out? Right in the very middle of the project.

3 ROSE: Chair and Commissioner Mooney, I think that
4 is Teel, if I'm looking at what you're looking at. So yes,
5 that will be a (inaudible), yes.

6 MOONEY: That one, okay.

7 ROSE: Yes, yes, that will come, that will
8 (inaudible).

9 MOONEY: And my second question is, where on this
10 property, you mentioned the medical area where - what phase
11 would that be your parcel, I should say, I'm sorry.

12 ROSE: Chair and Commissioner Mooney, that is the
13 red right there, and that would be in Phase 2 on the north, on
14 the north end.

15 MOONEY: Oh, I thought that was just open community
16 because there's one down here in the left corner as well, is
17 that another piece of commercial? I thought that was common
18 area in the red.

19 ZAIA-ROBERTS: Commissioner Mooney, no, those were
20 those were the proposed commercial areas.

21 MOONEY: Okay.

22 ROSE: And Chair and Commissioner Mooney, the
23 commercial could develop sooner if there's a demand, so I
24 don't think that there's any reason to believe that it has to
25 wait until Phase 2. It's got different infrastructure,

1 obviously, than the homebuilders.

2 MOONEY: I just thought that was common area.

3 ROSE: Yeah, I'm sorry. Yes, and I can see why
4 because, yeah.

5 ZAIA-ROBERTS: Commissioner Mooney, just to clarify
6 as well, the parks and community areas are designated by like
7 the green star on this map. So there's various pocket parks
8 and community parks shown on this map.

9 MENNENGA: You good?

10 MOONEY: Yes (inaudible).

11 MENNENGA: Okay. Any other questions for the
12 applicant? Commissioner Schnepf.

13 SCHNEPF: I have a, kind of a comment here. I'm
14 looking at this development and I'm looking at the reduction
15 here of the proposal, and 40 feet isn't very big and 50 feet -
16 10 feet difference - isn't very big. And we're looking at the
17 surrounding community, what is the product diversity that
18 you'll have between 40 feet to 50 feet? What can you offer
19 that is different to somebody?

20 ROSE: Chair and Commissioner Schnepf, the 40 foot
21 wide lots, I'm trying to think of a community like in Queen
22 Creek, 40 foot, but I'm not going to remember the names. But
23 in any case, in most of these communities that you see in
24 Queen Creek or in Gilbert, for example, you'll see at least
25 three different choices, and the diversity of those homes,

1 while it may not sound like a lot when we talk about it, they
2 do look quite a bit different. The garage changes, the
3 livable space changes. A 40 foot wide lot may be for a single
4 couple with a baby or something, and a 45 foot wide lot may
5 allow for more bedrooms, an office, something like that. So
6 it does change quite a bit. I don't have any plans with me on
7 the different diversity of housing, and I apologize for that,
8 but there are some differences.

9 SCHNEPF: This thing, you know, here we are we're
10 reducing, we're reducing, at what point does it become
11 detached apartments, you know, sizes, you know, where we're
12 reducing this area and is it conducive to the area growth at
13 this time? You know, I mean we're in kind of a different era
14 right now because we have a surplus on the market of housing,
15 you know, because of things. So things evolve, things change,
16 I get that, I understand that, and that happens - it can
17 happen quickly. So I just, you know, the 40 feet to 50 feet,
18 the proposed reduction there is somewhat of a significance
19 that I think I concern about.

20 ROSE: Chair and Commissioner, while you are all
21 taking testimony, I'll get you the statistics on what square
22 footage that translates to, because that may be helpful.
23 Yeah.

24 MENNENGA: Okay, sounds great. Thank you.

25 ROSE: Thank you.

1 MENNENGA: Come back to the Commission for - oh,
2 wait a minute. Oh, we got to do public hearing. What y'all
3 are waiting for. And so we're going to open up the public
4 hearing portion for PZ-005-24 and PZ-PD-003-24. It's three
5 minutes. And again, somebody said you got a letter to read,
6 that's included in your three minutes. So please proceed.
7 Oh, wait a minute. Sonya. Do we have a Sonya? All right,
8 come on up. Join the party. No, I shouldn't say that.

9 LOVELAND: Good morning Commissioners and Vice Chair
10 and Chairman. Thank you so much for allowing the community to
11 come out and speak. Listening to Rose, my blood started to
12 boil. She keeps mentioning about the Comprehensive Plan being
13 voted on by the voters, and she was corrected on this last
14 year, I believe, that it wasn't something that the community
15 voted on, it was something that was implemented by the Board
16 of Supervisors. That's kind of frustrating. We thought we
17 learned - thought we taught you that last (inaudible). The
18 density in this area is insane. You're asking an area that is
19 surrounded by rural area to be like a city. This isn't city,
20 this is rural. We have people that have a lifestyle out here
21 that allows them the flexibility to raise animals, to raise
22 their children in an environment that is not a city lifestyle.
23 This is a city lifestyle. We don't have the infrastructure,
24 we don't have the road structure, we don't have the schools,
25 we don't have the grocery stores. Medical, we got plenty of

1 that. We've got dentist office, a vision, plenty of medical
2 offices in the City of Maricopa. There are several people
3 that could not be here today, they had asked me to come up
4 here and represent them. I wanted to mention each of them so
5 you realize that just because they're not here, there is a
6 concern. Michael Mills, who lives on Lacey Trail. Lucy
7 Acres, who's on Flamingo Avenue. Jonathan [Turcotte], who's
8 on Lizard Heights. Deborah Chitwood, who's on Bowlin Road.
9 And Scott and Melissa Caboose that live on Julie Lane. All
10 oppose this condensed - and den - just dense area. Why can't
11 we have ranchettes? Why can't people living in that area have
12 horses, have cattle, have goats, have chickens, have the
13 lifestyle that already exists out there? We're not against
14 development, we're against too much development. All these
15 homes, it's ridiculous. It's overreach. It's not fair to the
16 people that live out there. I understand this family wants to
17 make money on their land, but let's keep it consistent with
18 what's already out there. The Comprehensive Plan does talk
19 about types of developments in areas. This area belongs in a
20 city. Build this in Maricopa.

21 ??: 15 seconds.

22 SONYA: Build this in Maricopa. Build this in a
23 city somewhere else - Chandler, Gilbert - but not in our rural
24 community. We don't want it, thank you.

25 MENNENGA: Thank you. Hold on. Any questions? Any

1 questions. Go ahead.

2 SCOTT: Ma'am? So, how will this development
3 infringe on your lifestyle?

4 MENNENGA: Turn your mic on.

5 SCOTT: How will this development infringe on your
6 lifestyle that you currently enjoy now?

7 LOVELAND: Traffic. We got the 347 and the 238. We
8 don't have road infrastructure out there. There's a plan to
9 build out 347, but how far out is that? The roads are two-way
10 on the 347 till you get - all the way through till you get it
11 to I-10. I drive 238 every morning onto 347, those roads are
12 insane. How will it impact me? The additional people driving
13 in my neighborhood, and the fact that they won't have respect
14 for the area and the type of lifestyle we live.

15 SCOTT: Why did you choose to move out there in the
16 first place?

17 LOVELAND: I have horses. I wanted to have them in
18 my backyard, and I do. It was a dream of mine since I was a
19 child. I grew up in Gilbert. You mentioned Gilbert. Okay,
20 my mom and dad lived on an acre and a quarter. We rode
21 everywhere. Then the developments came in, started building
22 up these condensed homes. That little neighborhood still
23 exists, those people still have their lifestyle, but they are
24 completely engrossed with condensed development.

25 SCOTT: How many of your neighbors share your same

1 thoughts?

2 LOVELAND: Well, the ones that I mentioned that
3 couldn't be here. And then the people that surround me, I
4 haven't talked to them specifically because our paths don't
5 cross because we're kind of spread out a little bit, but when
6 we do talk, we don't want the crazy development. We don't
7 mind development, we just don't want it to be 70,000 homes on
8 one acre. Make it realistic. Be - develop responsibly.

9 MENNENGA: Okay ma'am, we got to move on.

10 LOVELAND: Okay.

11 MENNENGA: Thank you. Okay. Debra [sic] Warwick.
12 You know, let me, let me say one thing. We hear this and the
13 repetition gets a little tough for us, okay? So kind of be
14 cognizant of that, okay? All right. I understand, but... Are
15 you signed in? Oh, we got - I'm sorry you - I'm sorry, I got
16 it.

17 WARWICK: Thank you Chair and Vice Chair for the
18 opportunity to speak about this matter. My name is Dedra
19 Warwick. I'm reading this letter in protest for myself and on
20 behalf of my friend, Laurie Fuller. We're both at Thunderbird
21 Farms, and Laurie cannot be here today. Before this letter is
22 read, just a quick thank you for all your hard work and
23 volunteerism by serving on this Commission. Last fall, Laurie
24 asked the County for their spreadsheet showing a list and a
25 total of all the developments that have already been approved

1 for our area - Hidden Valley, Thunderbird Farms, and Papago
2 Buttes. In astonishment, being told that there is no up-to-
3 date report of the developments that already have zone changes
4 and can begin to build any day. When we received no answer to
5 the question as to how P&Z and the Board of Supervisors can
6 make decisions about adding more density like Rio Blanco that
7 is here before you today without a current spreadsheet showing
8 what is already on the books. Using maps and our info put
9 together is a created list of the developments to the best of
10 our knowledge, our accurate picture of what could pop up out
11 here any day. As of today, no more than two-thirds of the
12 Amarillo Valley Creek is either sold, occupied, or built out.
13 How can we add more homes when one development, not just shy
14 of three years old, is not fully built out? Under
15 construction, Amarillo Valley Creek, Venida, Palomino Ranch,
16 just approved Sunset Canyon. Approved, but have held recent
17 open houses notifying of zone changes to increase density, Rio
18 Blanco, and Siena. Developments approved a while ago, Desert
19 Gardens, Midway, Pecan Woods, Zeitlyn 160, Terrazo, Dye
20 Equities, Vineyard, LD 160, and Zeitlyn east of Terrazzo.
21 This is a total of 15 developments, and here are some possible
22 total numbers for you. Estimate one, at 1,500 homes,
23 development equals 22,500 more houses. 3.2 people per home,
24 up to 72,000 more people. And in estimate two, 2,000 houses
25 development equals 30,000 more houses with 3.2 people per home

1 at 96,000 more people. Of course, not all of them are going
2 to build at once, but one by one they're appearing before you
3 and asking for higher density. So we may be already up to an
4 additional 96,000 people at 3.5 houses per acre. Isn't this
5 enough? Apparently not for Rio Blanco, they're asking for R-7
6 and below, a few charts that although they say 3.5 homes per
7 acre, there is a notation saying they may develop at the
8 highest possible number at 4,600 square feet.

9 MENNENGA: Thank you. Any questions? Okay, thank
10 you ma'am.

11 WARWICK: Thank you.

12 MENNENGA: Laurie Fuller.

13 WARWICK: That was mine and Laurie's. Sorry.

14 MENNENGA: All right. Sorry about that. Stephen
15 Pelphrey. Hope I got that right.

16 PELPHREY: I'm going to pass.

17 MENNENGA: Okay. All right, I understand. Amy
18 Hagedorn.

19 HAGEDORN: That's me.

20 MENNENGA: All right. You're up.

21 HAGEDORN: All right. Thank you Chairman, Vice
22 Chair, and Commissioners for letting me speak quick. And I'll
23 be quick, I'll try not to be redundant. I live right on the
24 corner of Salmonson Way and Val Vista, so I am like right in
25 the heart of all of this.

1 MENNENGA: Hang on. The map on here that showed all
2 the developments around there, can you bring that back up just
3 so it's for our reference here?

4 HAGEDORN: And the first map you showed has actually
5 my house in the rezoning, but the other maps don't show us,
6 because I'm like I didn't authorize for us to be rezoned R-7.

7 MENNENGA: Go ahead. Proceed.

8 HAGEDORN: And so what I want to say for that is,
9 you know, definitely concerns over property values for our
10 little neighborhood that'll be encircled. Currently, right
11 now, if a house goes for sale on my street, it sells before it
12 even hits the market. My neighbor's house just sold like
13 that. Because, like you were saying too, people are looking
14 for that - the acreage. They don't want to be jammed into
15 these neighborhoods that people are being forced to buy into.
16 So everyone is looking for that General Rural. It sells fast,
17 unlike these other homes that are sitting in the City of
18 Maricopa. So that is one of my big concerns is property
19 values. Now of course, you know, you've got tons of letters
20 about water, wildlife, things like that. And another thing I
21 want to point out too, is that we had a neighborhood meeting
22 that we were invited to by Rose Law Group back in February
23 2024, and that was not for this plan, so we were not invited
24 to a meeting to express our concerns to Rose Law Group about
25 this plan. We went to one a year and a - a little over a year

1 ago at Ak-Chin for the original plan. So I want to point that
2 out too. And that's all I have.

3 MENNENGA: Thank you. Any questions? Commissioner
4 Mooney.

5 MOONEY: So I understand. So you were asked to come
6 when they originally developed the site, but not since they
7 wanted to change.

8 HAGEDORN: Not since the R-7, no. We were invited
9 for like kind of what it was, and I think that's when they
10 wanted to incorporate some of the other land into that R-3 and
11 - or whatever it is, R-3.5 - and we have not been invited to a
12 meeting about the R-7 where we were able to see a plan.

13 MENNENGA: Okay, thank you. Christopher Coffman.

14 COFFMAN: Good afternoon, my name is Christopher
15 Coffman. I am one of the owners of one of the houses along
16 the perimeter, but I will be representing the head of our HOA
17 who borders that new development. Let's see here. My name is
18 Christopher Coffman, I'm reading a letter in opposition for my
19 HOA president who could not attend in person. My name is
20 Billy Ferriera and I'm the president of the Ranches at
21 Maricopa Homeowners Association. I'm writing this on behalf
22 of our HOA board and all 20 of our Member households, each of
23 whom has voiced strong opposition to the proposed rezoning of
24 the Rio Blanco property from General Rural to R-7 High Density
25 Residential. Our community was built around the principles of

1 open space, natural beauty, and rural living. These are not
2 just preferences, they are defining features of our
3 neighborhood and lifestyle. The proposed density of seven
4 homes per acre would fundamentally alter the character of this
5 area and would place dense subdivisions directly against our
6 property lines, just feet from our fences. We are deeply
7 concerned about the impact that they would have on our
8 property values, our unobstructed mountain views, and the
9 peaceful rural atmosphere of the residents that worked hard to
10 protect. We have made intentional investments in this
11 lifestyle, we've also taken seriously our responsibility to be
12 good stewards of the land, the wildlife, and the community we
13 live in. There are already 13 future developments planned
14 nearby. The first of those, Amarillo Creek, is already
15 struggling to sell homes. That alone contradicts the
16 development's claim to overwhelming demand. Meanwhile, homes
17 in our neighborhood and similar ones are selling quickly and
18 often above asking price or appraised value because people are
19 seeking what we offer - space, privacy, quality of life. Let
20 me be clear, we do not want to become another San Tan Valley.
21 That's not growth, that's a cautionary tail. Overcrowding,
22 overwhelmed infrastructure, and the loss of identity, we
23 cannot afford to repeat those mistakes here. Pinal County has
24 a chance to offer something smarter, to offer a variety in
25 housing beyond starter homes, General Rural zoning, and 1.25

1 acre lots, appeals to the business owners, executives, and
2 professionals who want to offer something different and are
3 willing to invest in it. The type of residents brings with
4 them commercial ventures, entrepreneurship, and long-term
5 economical investment in both the City of Maricopa and Pinal
6 County. Preserving this zoning supports more than homes and
7 supports jobs, commerce, and sustaining economic growth. This
8 rezoning also contradicts Pinal County's Comprehensive Plan
9 which calls for land use that respects community compatibility
10 -

11 ?: Time.

12 COFFMAN: Is that it?

13 MENNENGA: Yep.

14 COFFMAN: Thank you for your time.

15 MENNENGA: Thank you. Questions? Okay. Tia Bass.

16 BASS: Hello Commissioners, Chairman, Vice Chairman.

17 Thank you. Sorry, let me pull mine up real quick. Okay, my
18 name is Tia Bass. I live on the northern border of this
19 proposed Rio Blanco development. I'm here today to oppose the
20 request to rezone 600 acres known as Rio Blanco from General
21 Rural to R-7 High-Density Residential. My property has been
22 my dream since I was a child. A place where I could live
23 close to nature, raise animals, and be part of a rural
24 community. That dream is now at risk. The pictures I hold
25 here show the backyard facing south towards the proposed

1 rezoning area. In this hand, I hold an example of the
2 proposed build. This is the count that you can see by this
3 red X is my property. This is page 137 - or excuse me, 173 of
4 their application that shows one, two, three, four, five, six,
5 seven homes on my fence line where my livestock graze. Sorry,
6 my phone shut off. This density spacing and potential two-
7 story residences completely block all views from my property,
8 as well as removing any sense of privacy that I have. The
9 developer is asking for an extreme increase in density,
10 showing seven homes per acre, which doesn't reflect the
11 character of this area or the direction our community is
12 headed. There are already 13 planned developments in the
13 area. The first of those, Amarillo Creek, is struggling to
14 sell homes. If there were true demand for this kind of high-
15 density housing, we wouldn't see empty lots and sluggish
16 sales. Meanwhile, homes in my neighborhood and those like it
17 sell in days, often over appraised value because people want
18 space, quiet, and the rural lifestyle we have here. Don't
19 give in to developer greed that ignores what this community
20 truly needs, wants, and what Pinal County needs is not more
21 volume, but thoughtful, balanced growth. Please honor the
22 Comprehensive Plan and the voices of this community. This
23 rezoning is not aligned with Pinal County's Comprehensive
24 Plan, which emphasizes land use that supports balanced,
25 compatible growth, environmental planning that protects

1 distinctive habitats like the riparian area and wildlife
2 corridor this property ignores. Cultural resources that
3 preserve historical sites, five of which, according to the
4 Arizona State Museum, directly intersect with this project.
5 Multimodal circulation that ensures transportation systems
6 that can handle the growth, yet no serious traffic analysis
7 has been presented. We are not against building. We
8 recognize that developers have property rights, but we ask
9 that development follow the current General Rural zoning, the
10 same zoning that every other homeowner in this area has
11 respected. We do not want to become another San Tan Valley
12 where high density is sprawled, outpaced infrastructure and
13 erase local character.

14 MENNENGA: Thank you.

15 BASS: You're welcome.

16 MENNENGA: Okay, question. Commissioner Scott.

17 SCOTT: You mentioned historical sites, what are you
18 referring to there?

19 BASS: There was a report in their application by
20 the Arizona Museum that noted two archaeological relevant
21 sites, and six active historical sites in the proposed area,
22 and asked them to do additional researching and reporting in
23 the area since an analysis of the area has not been done for
24 39 years. And they have not followed up with that as far as
25 their application, and it was in the 2,300-page report, which

1 I read.

2 SCOTT: Thank you.

3 MENNENGA: Thank you.

4 BASS: You're welcome. Any other questions for me?

5 MENNENGA: We're good. Thank you. Tia?

6 BASS: Yes.

7 MENNENGA: Oh, nothing. Maryeileen Flanagan.

8 FLANAGAN: I am Maryeileen Flanagan and I live at
9 4990 North Appaloosa Road in Maricopa. This is less than
10 three miles from the Rio Bravo development, and I am strong
11 opposition because it will negatively affect my property
12 values. I would like to use most of my time to review the
13 history of zoning and why it should be respected. I'll also
14 give you some ideas of developments that we would not find
15 offensive and necessary to oppose. According to a 2015
16 article from the World Bank, the purpose of zoning is to allow
17 local and national authorities to regulate and control land
18 and property markets to ensure complementary uses. Further,
19 zoning ensures that incompatible land uses are not located
20 adjacent to one another. According to Wikipedia, in the USA
21 zoning is also used as a permitting system to prevent new
22 development from harming existing residents. Going all the
23 way back to 1922, the National Municipal League states, the
24 primary purpose of zoning is to segregate uses that are
25 thought to be incompatible and provide stability to property

1 values. In practice, zoning is used as a permitting system to
2 prevent new development from harming existing residents or
3 businesses. When a developer buys land, they should be
4 prepared to develop the land at the density currently zoned
5 instead of changing it to a higher density, and they certainly
6 should not be allowed to include their drainage areas, parks,
7 and borders in their density averages. None of this is
8 unreasonable, and the current homeowners in the area expect
9 that their zoning will be protected. Also, I have voted in
10 every election since 1996 and never was the subject of a vote
11 Comprehensive Plan. The Comprehensive Plan is a suggestion,
12 not a mandate, according to the former county attorney. The
13 County would be far better served to keep the zoning on the
14 Rio Bravo parcel as General Rural and encourage a builder who
15 will bring in a quality product such as Calle de Caballos or
16 Warner Ranch type subdivision, such as Tempe did next to their
17 county island. Let the developer build homes on 1.25 acres or
18 more as required under the current zoning. The developer
19 should have the foresight to build nice homes on acreages
20 large enough to house rural farms that will fit with the
21 existing community. Why not embrace the opportunity to build
22 something like a Buena Vista Ranchos, which will blend with
23 and enhance Thunderbird Farms? Such a homebuyer would share
24 the rural lifestyle, and the current residents could be
25 welcomed by the community. That's the kind of zoning change

1 we can get behind and embrace. Thank you.

2 MENNENGA: Questions? Okay, thank you. Robin
3 Davis. We already have yours We have it here.

4 DAVIS: Okay. Chair, Commissioners, my name is
5 Robin Davis and I live in Hidden Valley. I am here today to
6 oppose the amendment for Rio Blanco from its current zoning of
7 primarily General Rural. These small lots are not acceptable
8 to current residents, and the destruction of our rural
9 lifestyle needs to be adhered to. We are consistently told
10 that the right of the landowner to do with the property as
11 they want, but what about the current residents? Where are
12 our rights? How is it that we must accept the high density of
13 these homes when the greedy developers don't want to build to
14 suit the neighborhood? They come in, build homes on top of
15 homes, destroy the current makeup of the neighborhood, and
16 then they pick up their tools and move on, not caring one bit
17 for the rural residents that already live there. Developers,
18 lawyers, residents and County staff need to come together and
19 design a community that would work for everyone that already
20 lives there and for future residents. So today I present to
21 you an idea - it's just an idea - for this neighborhood. I am
22 proposing an event center, much like the Horseshoe Park in
23 Queen Creek. It would be located around the 347-84 area.
24 There would be a covered arena that would hold rodeos, team
25 roping, barrel racing, rock and gem shows, home and garden

1 shows. It would have a permanent hall with commercial kitchen
2 that can be rented out for Western weddings, quinceañeras,
3 reunions, or even a cowboy church, and have permanent
4 restrooms. There would be day permit parking for horse
5 trailers and riders that connect to the proposed equestrian
6 trails in the Palo Verde Regional Park, instead of them
7 parking up in the hills where the vehicles are subject to
8 vandalism. It would have a sheriff's substation with a helo
9 [sic] PAD for search and rescue and emergency evacuation. It
10 would also house a 24/7 ranger for security. I've spoken with
11 Sheriff Teeple and he liked that idea. This would also be
12 perfect as a concert venue that could be rented out instead of
13 building one from scratch at Copper Sky in Maricopa. The
14 surrounding residential - and this is where I tie it all in -
15 the surrounding residential area could be developed as a
16 custom-built equestrian ranchette-style community, with lots
17 ranging from 1.25 acres and up to have access to the
18 equestrian trails in the Palo Verde Park and the event center
19 with day permits. With the new director of the Open Space,
20 Trails and Regional Parks Department - and for full disclosure
21 I am a Commissioner - I understand that the focus will be on
22 the Palo Verde Regional Park and the West Pinal Park. This
23 event venue and the surrounding homes would be a perfect
24 addition to those parks and western Pinal County. We have
25 nothing like this on the west end of the County. We have two

1 hotels up the highway and it would be a boom for business in
2 Maricopa. This could be a tourist destination. So I'm asking
3 you to reject the zoning amendment. Please don't force these
4 city homes on us that do not fit in the rural neighborhood.
5 Let's develop a better design that does fit this area. Thank
6 you.

7 MENNENGA: Thank you. Questions? Okay. Ken
8 Lepper.

9 LEPPER: Short comment. I've heard some - I am Ken
10 Lepper, I live in Thunderbird Farms. I've heard some really
11 great questions from the group today, so thank you very much
12 for your time and being here. I keep hearing this mantra that
13 says 20 years ago it was designed to be CR-3 or whatever it
14 was. 10 years ago it was designed to be CR-3 or whatever it
15 was. Then they should be okay with us rezoning it. I don't
16 understand that. If 20 years ago it was okay to be CR-3, then
17 that's what it should stay if it's such a great design. For
18 example, in our area, Palmino Ranch is the only development in
19 the 12 years that I've been here that said, here's the
20 original plan, that's what we're going to do. Think about
21 that. We already talked about that it wasn't voted on. Lot
22 sizes reflect what the builder wants to offer, not what most
23 of the people want. Everyone I spoke to would say, I'd take a
24 bigger lot if I could get one for a reasonable price. The
25 planning and development statutes require equal consideration

1 for property owners. I've heard this mantra from this board
2 before that says, well the property owner's rights, they are
3 in charge. And my point is, there's more than one property
4 owner here - the developer - and then there's the people that
5 live in the rest of the community and the people who border
6 it. Statutes require transition zones between these higher
7 densities and that's missing, by the way, in this one. One
8 other thing, water. I'll point out that we are pulling on a
9 single aquifer between the City of Maricopa and that entire
10 rural area. There's a new article out by a group called
11 Western Water that says the land is dropping. All right?
12 There's a real affect of all the water that we're pumping out
13 of the ground right now, and I don't care what Global or
14 anybody else says, we are not properly managing it. Thank you
15 for your time.

16 MENNENGA: Thank you. Questions? Okay. Sandra
17 Kaiser.

18 KAISER: I think I'm the oldest person here. I
19 moved here five years ago. I live on Smart Road, off of
20 Century. I came from a small town over 20 years ago that you
21 may remember called Rancho Cucamonga. I worked behind the
22 scenes. I worked behind the scenes for the Grand Prix Fire
23 that went from San Bernardino all the way to the LA County
24 lines. I never asked for recognition. Technology, the kids
25 are all teaching me how to go on my iPad. How to do emails,

1 Tia, we're going to work on that segment. I read under our
2 community, Hidden Valley and Thunderbird Farms, I got on the
3 website. I thought something was very fishy. I love being
4 out there. I don't want to live in the city. I lived in
5 Johnson Ranch. I lost my home in 2008. Dorie, the realtor
6 over there, the house I bought, she was that person's realtor.
7 I believe in the community. We do not have fire stations. I
8 left Rancho and we had nine stations. 40 years ago, I led the
9 fight for the rock crushing plant, how it should be planned in
10 that community. Everybody was standing outside in the parking
11 lot, there were so many. I worked for councilmen, I worked
12 for assemblymen, I worked for a senator. In 2004, I was
13 honored as woman of the year for helping people in my
14 community. I just retired three years ago from Fry's Grocery
15 Store. I worked in Casa Grande for 12 years. I worked in
16 Queen Creek. I worked in Ahwatukee. I worked Riggs and
17 McQueen, wherever I got hours. I love where I live. I have
18 quail, I have pheasant, I have bunnies. We do not have fire
19 stations there. When I moved to Johnson Ranch, there was a
20 type of you paid and you had them. You guys are trying to
21 build houses everywhere and nobody is doing it. I volunteered
22 with the Arizona City Fire Department for many years. I have
23 a lot of people that don't know what I've done in the past.
24 Thank you very much.

25 MENNENGA: Questions? Okay. Dorie Levy. Oh, there

1 you are.

2 LEVY: Sign in real quick. Yeah, I can talk and
3 write at the same time. My name is Dorie Levy and I live in -

4 MENNENGA: We got you.

5 LEVY: Oh, you got me? Okay. I live in Thunderbird
6 Farms, and approximately maybe about a mile, a mile and a half
7 from this proposed subdivision. And when it's brought up that
8 it was zoned 20 years ago for C-3 zoning with multi-density
9 and subdivisions and all that, of course that was prior to the
10 2008 crash. As we know, a lot of the subdivisions that were
11 planned back then, everything got tabled because of the
12 economy. Right now the way our economy's going again, I kind
13 of foresee another crash in the future. Pricing on some of
14 the homes, especially within the city, are dropping. So, you
15 know, the single family residences on the postage size, you
16 know, postage stamp size lots, those are probably not going to
17 be popular in the next couple of years, unless we start seeing
18 some interest rate drops. What is popular is the rural
19 lifestyle in our area and preserving that. I am a realtor,
20 and Mary Ann Tuohy and I recently listed a couple of homes in
21 Thunderbird Farms. They were both about - one was 2,000
22 square feet, the other 2,200 square feet, 3.3 acres. They're
23 custom homes. Sales price on one of them was \$695,000, the
24 other was \$690,000. There is a demand for upper-level custom
25 homes in our area. We should keep with the zoning in the

1 area, keep everything General Rural, especially bordering, you
2 know, those - the Maricopa ranches there, where, you know, why
3 do you want to put little tiny homes on small lots right next
4 to all those horse properties? All those people are going to
5 do, they're going to get on social media, they're going to
6 complain about the flies, about the stink from the manure and,
7 you know, they don't belong in our area. Let's just keep them
8 in the City of Maricopa. Amarillo Creek is having problems
9 selling their homes. They're considering trying to bring in
10 Section 8 so that they can get those homes sold. You know, we
11 just don't want that in our area, plus the C-3 zoning that was
12 passed over 20 years ago. There were stipulations in that,
13 that if the building wasn't commenced within a certain length
14 of time, it would revert back to the original zoning, which
15 was General Rural. So that's something that needs to be
16 considered and they - which, you know, it should have already
17 reverted, unless they filed an extension. I don't have any
18 knowledge of whether they did or not, so anyway that's - you
19 know, there is a demand for custom homes on 1.25-acre lots and
20 that would conform to our area and be welcome to us.

21 MENNENGA: Thank you. Questions? Okay, thank you,
22 ma'am. Tommy Finley. Do we have a Tommy? Here we go. I'm
23 sorry, Tammy. Looked line an O

24 FINLEY: Still coming. Got that a lot at school.

25 MENNENGA: I got you signed in, I got you here,

1 okay?

2 FINLEY: My name is Tammy Finley and I live in
3 Thunderbird Farms, about a mile and a half from - on
4 (inaudible) and Val Vista, probably about a mile and a half
5 from the proposed site. I also have a letter here from Kathy
6 McIvan that lives on Esch Trail. Pretty much everything that
7 she has in here you guys have already heard, and you guys want
8 some brevity on it, but most of it is the Comprehensive Plan.
9 It's a guideline, not set in stone, so we would like to be
10 able to take that in mind. I also wanted to let you know I
11 moved in this area in 1999 with my husband. We have three
12 children and we love the area. If I wanted to live in an area
13 that was in a city, I would have moved there. I grew up on
14 military bases, crunched in, little apartments. I didn't want
15 that anymore, I want open space. I want to be able to see the
16 mountains still. I have many friends that are looking to buy
17 in our area, that are actively looking. I have a young couple
18 friend that are looking and they would love to buy an acre and
19 a quarter lot to start and then go up from there. That's what
20 they're looking for, not something that's all crackerjack,
21 five feet apart, where your neighbor can hear you in the
22 bathroom and go, oh, are you okay? I don't want that. Been
23 there, done that. So please, I ask you, just please
24 reconsider this and let us have our rural lifestyle that we
25 moved into this area for. My mother-in-law, who owns the

1 property, she moved out there in like the mid-90s and that's
2 why she moved out there, was because that's what she wanted.
3 That's what she grew up in. Please, we beg of you. Thank
4 you.

5 MENNENGA: Thank you. Questions? No questions.

6 Okay, thank you ma'am. Anyone else to speak to this case?

7 All right. Hold on, Jordan. We have two more. How many more
8 want to speak to this case that we got? One, two, three.

9 Okay.

10 ?? : I have a long name. I have a longer address.
11 May I speak from there a little bit?

12 KLOB: I don't know if we can get you on the
13 microphone, though.

14 ?? : Well, I can come back. And also, could you
15 bring up that -

16 ?? : In order for the record to record, we need you
17 in front of a microphone.

18 ?? : All right, I'm going to point something out and
19 then come to the mic. After this, could you point up the
20 buffer zone one, the one you had before this? That little
21 space there. That's my neighborhood. That's my neighborhood,
22 that little spot up in the corner, it looks like Utah with
23 that little cutout there. We looked from Apache Junction to
24 Buckeye to New River and ended up there. That's the place we
25 found in this whole Valley that we wanted to live. Why? Two-

1 acre horse property, irrigated, wonderful small community,
2 great neighbors. Now - gotta find myself here. I'll come
3 back to the mic. That's my property. (Inaudible).

4 MENNENGA: You need to get back to the mic.

5 ???: So that's my property down - see that, where it
6 says 50 feet from the buffer zone there, in that little tiny
7 green area? Look at that accordion of houses. How would you
8 like to come home to that? I appeal to you as fellow Pinal
9 Countian citizens. Now, I look at alfalfa fields, cornfields.
10 It's quiet, I can see the mountains. That's why we moved
11 there. That's why we're in this Hidden Valley area. And they
12 want to build that? Look how we're encapsulated. It's like
13 they're turning us into a housing development. I mean,
14 really? I mean I just appeal to you as a human being. This
15 is why we live out there. And I know there's going to be
16 development, we all know that. And what happens, cities
17 always move out and take over the rural areas. I know that.
18 But I mean, to put like 14 houses between Kia? That's the end
19 of our pasture there. To put 14 houses? That's what I'm
20 going to look at now? I mean, please. I mean, it just makes
21 no sense. They're building out on Papago Road. Like I said,
22 they can't even sell all those houses. But keep it out on the
23 main drag, don't bring it into our neighborhoods. And the
24 gentlelady indicated that the previous slide like, oh all this
25 is developing area. No, you drive out there, you see how many

1 developments you see. You see none. You see rural, you know,
2 two, three, five acre properties and farm fields and empty
3 fields. That's what you see. So don't be fooled like this is
4 a, oh, a developing area. Maybe 50 years from now, I don't
5 know. But please, just let us have our lifestyle that we have
6 looked so hard to find. Thank you.

7 MENNENGA: Thank you, sir. Questions? Next please.
8 Come on up. Yeah, I got a note on that later. They didn't
9 all get them filled out (inaudible).

10 BUONSANTE: I filled out a card. I don't know why
11 you didn't call me, but good morning Commissioner - I'm sorry,
12 it's afternoon. My name is Susan Buonsante, and I'm a local
13 real estate agent that lives and works in the area. I own a
14 home in the City of Maricopa, and I also own property in
15 Hidden Valley. I want to speak to what Commissioner Klob had
16 mentioned earlier. I'm going to give you some data. I want
17 to speak to you about the perspective of the impact this
18 project will have on the surrounding property values. As
19 reference, I monitor the real estate market closely in the
20 City of Maricopa. I often hear the narrative that analysts
21 have stated there is a housing shortage. That may be true in
22 some areas, but it is not the case here. Inventory is
23 plentiful, so much so that the resale homeowners are finding
24 it difficult to compete with the deep pockets of the builders
25 as they offer huge incentives to the tune of \$10,000 to

1 \$20,000 just to entice buyers. As of yesterday, there were
2 669 active listings in the City of Maricopa alone. That does
3 not include the additional 33 available in Amarillo Creek. So
4 one buyer coming to town to view homes has 702 choices.
5 That's a lot of available inventory supply. The reality of
6 the situation is that with inventory rising and pending sales
7 slowing, prices are dropping. These are real community
8 members that are being negatively impacted by the unbridled,
9 sprawling, and irresponsible development, and it's an issue
10 that no one seems to want to address. Here's another example
11 of how words can be manipulated to paint a picture that is far
12 from the truth. Attend a city council meeting at any given
13 moment in time, and you will undoubtedly hear the phrase,
14 Maricopa ranks as the fourth or fifth fastest growing city in
15 the country. That's probably true from the standpoint of the
16 number of permits or homes being built; however, it does not
17 accurately portray the realistic picture that Maricopa ranks
18 at the very bottom of the real estate market for sellers.
19 Like all communities on the fringes or outskirts of town, it
20 is squarely in a buyer's market right now. To summarize, you
21 can get a great deal on a home, but don't even consider
22 selling anytime in the near future. A viable alternative
23 would be sought after 1.25-acre custom-built homes. In the
24 last year alone, there were 94 comparable sales in Queen Creek
25 that sold at \$600,000 or above. Lastly, I want to point out

1 that we see the bigger picture in play here. These new-build
2 communities being developed in the once-beautiful rural areas
3 require their purchasers to sign documents at closing agreeing
4 to participate in future annexation.

5 MENNENGA: Thank you, questions? Thank you ma'am.
6 Anyone else? Gary, didn't you already speak?

7 METIVIER: On a separate item.

8 MENNENGA: Okay, you're right. You're right.

9 METIVIER: I'm already signed in. My name's Gary
10 Metivier, I live in Papago Buttes, Ranchos No. 2, which is the
11 northwest corner as you view it there. The little gray block
12 that's up in that right-hand corner, okay? My lot is roughly
13 a quarter of a mile from that northwest corner. All right,
14 I'm here Commissioners, Chairman, I'm here this morning to
15 express my objections to the applicant's request for a rezone
16 and PAD approval in Case PZ-005-24 and PZ-PD-003-24. The
17 applicant has presented you with over 2,300 pages of material
18 in an attempt to convince the Commission that this maximum
19 density development is appropriate for the area in which it is
20 proposed. I sincerely hope that all of you have spent as much
21 time reviewing the proposal as the many speakers here today
22 from the rural neighborhoods adjacent to the parcel have.
23 This proposal has had procedural processes not carried out in
24 timely manners, environmental, ecological, archaeological
25 concerns not given enough weight in their evaluation. The

1 most comprehensive traffic study to date in any application
2 for redevelopment in recent years in this County took 2,000
3 pages to state the obvious: that a development of proposed
4 density will add thousands of vehicles everyday to an already
5 overcapacity 347 and local neighborhood streets. It should
6 also be noted the County's transportation plan that had Val
7 Vista planned as a major arterial in the area just got dealt a
8 major blow when the developer of Sunset Canyon filed an
9 objection to the taking of their land to run an S-shaped Val
10 Vista alignment through their project. They were successful
11 in their lawsuit to keep the alignment as it currently is. No
12 chance now for that highway to run straight through the way
13 the County planned it. Request for R-7 zoning in an area
14 surrounded by GR and SR is wholly inappropriate. The
15 Comprehensive Plan calls for 3.4 dwelling units per acre and
16 it's time for this Commission to start giving the plan greater
17 weight in its decision-making processes. The applicant is
18 sitting on an already approved PAD from 2005. The approval
19 had a stipulation the applicant must break ground in 18 months
20 or its zoning could revert to its previous classification. I
21 ask the Commission to reinstate that stipulation in this case.
22 The applicant has been sitting on the approval for 20 years in
23 violation of that stipulation. When reinstated, the word
24 "shall" must be used in place of the word "may" to ensure
25 compliance with the stipulation. In closing, I ask the

1 Commission to unanimously recommend denial the applicant's
2 request for rezone to the BOS. Thank you for your time.

3 MENNENGA: Thank you. Questions? Questions? All
4 right, thank you. Anyone else?

5 REARDON: My name is Mike Reardon. I live at 50991
6 West Roan Road which is near Maryeileen Flanagan over here.
7 I've lived there for 36 years. I live there because I want to
8 live in that kind of environment and I do not want to live in
9 the city. And I would like you to consider that if it was
10 your neighborhood, do you want this in your neighborhood? The
11 other thing is that we do not have the water, we do not have
12 the (inaudible) to support this number of people moving
13 through the area, and it's up to you to take care of that for
14 us. The people who own the property are going to make enough
15 money as it is with the housing that they're going to put in.
16 Asking you to make the right choice. Thank you.

17 MENNENGA: Thank you, sir. Okay, anyone else?

18 REARDON: Hi, my name is Wendy Reardon, and I live
19 at 4122 North Appaloosa Road and I have grown up out in Hidden
20 Valley my whole life. And it has been this way my whole life,
21 and I chose to live there and raise my kids there. And I have
22 a little boy and he says he lives in the desert and he's so
23 proud of it. And he never wants to live in the city. And he
24 tells me all the time, oh mom, there's another house. There's
25 more people coming, what are we going to do? Sorry, I'm

1 pregnant. And I don't know what to tell him because these
2 people come and they want to infringe on my little boy's way
3 of life. He gets to run out in the desert, he gets to look up
4 at night and see the stars. In the city you can't see that.
5 You can't give that to them. You can't pay money for that.
6 The happiness when he gets to say oh that, you know, that's my
7 dad's house, he lives right there - or my - his grandpa. But,
8 you know, we all live there for this way of life, and what's
9 gonna happen to that way of life when there's thousands upon
10 thousands of houses, and there's thousands upon thousands of
11 cars driving down these little tiny roads? Or I have a well
12 for my house and these houses are going to need water. What's
13 that gonna do to my well that provides for my family and all
14 these other people that live out there? And we're asking you
15 guys to take into consideration that if this was where you
16 live and this was your way of life, how would you feel if
17 these people just showed up and essentially push you out? And
18 you can't go and ride your bike down the road because it's not
19 safe anymore. Or you can't let your kids run around in the
20 yard because there's all these cars driving by. And it's just
21 not right. We live there. We pick these places purposely for
22 this way of life and it's just, it's insane to think of that
23 down the road what used to be farms is gonna be these cookie-
24 cutter houses with these people that don't want this way of
25 life, and then they're gonna come and complain about the

1 people's horses and their flies and the animals and it's -

2 ??: 15 seconds.

3 RARITAN Please, we oppose this. Thank you

4 MENNENGA: Thank you. Okay, anyone else? All

5 right, with that said, we are going to close the public

6 hearing portion of PZ-005-24 and PZ-PD-003-24 and guess who's

7 there?

8 ROSE: Chair and Vice Chair, Members of the

9 Commission, I'll be brief, but just wanted to make a couple

10 comments and maybe a suggestion. First of all, I think this

11 site is different than a site that a property owner who has

12 not had zoning, there's no expectation, there's no way to have

13 known that this was already - this site's completely

14 different. Rosemary and her father - I mean Rosemary was like

15 12 when we started this, but, you know, they've been out there

16 and they've - this site, you know in the northern part, has

17 been planned and zoned for, you know, 20 years and the

18 southern part also planned for that. I looked at a couple

19 things while they were talking. One is, in Maricopa the rate

20 of selling homes is a thousand homes per year, and so if 600

21 homes are on the market, what I'm told by the homebuilders who

22 are like watching from afar is that that is a healthy supply

23 of homes. It's actually an under supply. And then I looked

24 at the builder for Amarillo Creek, has indicated that the

25 smaller lots in Amarillo Creek are selling very well, it's the

1 larger lots that are not selling as well right now, and that's
2 a moment in time possibly because of the interest rates issue
3 that I'm certain will be adjusted. The other thing I wanted
4 to make sure the neighbors understood is this is the site -
5 this plan is the plan we've shown and talked about for a year
6 now. I think the confusion is that the County switched the
7 name of the zoning. It used to be CR-3 and now it's R-7. It
8 doesn't mean that there's seven units to the acre - I know you
9 all know this - but I just wanted to convey that to everybody
10 here, because I've heard a lot of people testifying, oh my
11 gosh, you're gonna have seven units per the acre. That's just
12 not the case. It's the same zoning as it was, it's just they
13 changed the name, essentially, when they did a zoning update.
14 And they could tell you more about that if you wanted. The
15 only thing that we have changed in our plan is we added some
16 more commercial, which we thought was needed. And then the
17 other thing is a 40 foot wide lot will have up to a 2,500
18 square foot home. So these are not small apartment size
19 things. A 45 foot wide lot would have up to a 2,800 square
20 foot home. A 50 foot wide would be 3,200 square foot home,
21 and a 55 foot wide would be up to a 3,700 foot wide, or foot
22 home. There's two stipulations that as I listened and the
23 Burgoses were - we were kind of talking back and forth, that
24 we might suggest to you that may solve some of the issues.
25 One is that on the perimeter where I think one of the

1 neighbors - Tia Bass, and I may mispronounce your name, so I
2 apologize - but said, you know, I - like right now if somebody
3 built there, they could build a two-story home, but we're
4 happy to stipulate - and you could offer a stipulation - that
5 we would only put one-story homes adjacent to the neighbors,
6 the rural neighbors, and that would be fine, and I think would
7 be more than even if we were never zoned, we'd be able to do a
8 two-story home. The Burgoses felt that that would be good
9 for, you know, your comment and they felt about that. And
10 then the second is, I think some people are talking about the
11 40 foot wide lots, and I heard you, Commissioner Schnepf, and
12 the Burgoses would like to propose that as a stipulation you
13 might offer, we don't have any 55 foot wide lots right now,
14 but you might offer that all 40 foot wide lots that are shown
15 on the plan now become 55 foot wide lots. So essentially we
16 took the smallest lots and - which was 18 percent of our mix,
17 and we wiped them out and we added what will be our biggest
18 lots. Because we heard your converse - this conversation and
19 we thought that might be helpful. So switching the 40s for
20 the 55s. And I'm sure your staff attorney could help you word
21 that, and putting one story along the perimeter where the
22 neighbors, rural neighbors are currently. That's it.

23 MENNENGA: Okay.

24 ROSE: Thank you. Thank you.

25 MENNENGA: You bet. Sure.

1 KLOB: Through the Chair. This kind of comes back
2 to staff, just a procedural thing based on what Miss Rose had
3 just mentioned. By changing lot widths to 40 to 55, that's
4 going to change our mix, that's going to change our counts.
5 Is that something we could just do arbitrarily at this level,
6 or would that have to be readvertised and -

7 ZAIA-ROBERTS: I would refer that to Rose Law Group
8 to clarify how that would be delivered. What percentage -
9 what - how many units would be proposed for 55 foot lots.

10 ROSE: Chair and Vice Chair, I think if what we
11 would say is 18 percent of the units should be 55 foot wide,
12 and no units should be 40 foot wide. So what that will do to
13 our density is it'll lower it, probably a decent amount, but
14 that, I think that's a good point. So, and you don't need to
15 re-advertise, you can stipulate that there's no for - if you
16 wanted to say there's no 40 foot wide lots, which is what
17 we're asking, but you're saying there will be no 40 foot wide
18 lots, 18 per - up to, you know, 18 percent can be 55 foot.

19 KLOB: I think my question actually comes back to,
20 should that occur - so as an overall plat for this, we're
21 allowed, what is it, 20-89 (inaudible).

22 ZAIA-ROBERTS: Well, and that would be my next
23 question. So ultimately with a percentage change to the lot
24 densities, this would change your unit count to a number that
25 I can't determine at this time.

1 Klob: Or if the unit count stays, then that says
2 higher density somewhere else.

3 ROSE: Chair and Vice Chair, great point. You could
4 also say as a note to the Board of Supervisors, prior to the
5 Board of Supervisors hearing, the lot count will be adjusted
6 as followed from this stipulation change, and we'll just
7 adjust it. I mean it's going down, it's not going up.

8 KLOB: I'd actually like some input from the
9 attorney on that one.

10 GAREY: I would suggest we go into executive -
11 reconvene in executive session for legal advice.

12 MENNENGA: Okay.

13 GAREY: I need to know specifically what your
14 question is, and I think we need to do that in executive
15 session, I don't want to do that in the public forum.

16 MENNENGA: All right, how about an adjournment to go
17 to executive session.

18 KLOB: So move.

19 MENNENGA: Second?

20 ??: Second.

21 MENNENGA: Okay. Everyone in favor?

22 COLLECTIVE: Aye.

23 MENNENGA: All right, let's - so hold on. Let's -
24 we don't have enough time to get through the rest of this, so
25 we're gonna go to executive session and then we're gonna take

1 about a 30-minute lunch break. Is that okay for everybody?

2 Is that enough?

3 KLOB: Why don't we come back and finish this and

4 then go to lunch?

5 MENNENGA: Okay.

6 SCHNEPF: Do we have to come back and reconvene and

7 then go to lunch?

8 MENNENGA: Yeah, we will. Yeah. All right, let's

9 finish it. All right, let's go. Let's get this case done.

10 [Executive Session]

11 MENNENGA: Do we need a motion to come out of

12 executive session?

13 GAREY: Yes Mr. Chairman, you do.

14 MOONEY: I'll make a motion to come out of executive

15 session and reconvene.

16 KLOB: I'll second.

17 MENNENGA: Everybody favor?

18 COLLECTIVE: Aye.

19 MENNENGA: Okay, after meeting in executive session

20 for a little bit, Jordan I think we're gonna have to continue

21 this, okay? I mean we're making wholesale changes to this

22 thing that we're not comfortable with. I mean, you know, we

23 just need to make some wholesale changes here, okay? So I

24 know this, I hate continuances, but we're making a lot of

25 changes that it's going to change the layout of this entire

1 subdivision for lots and stuff when you add 20 percent
2 (inaudible) 55 lots - 55 foot wide lots, you know? I mean
3 that's a lot to change in a stipulation, okay? So go ahead
4 and speak.

5 ROSE: Well Chair and Vice Chair, Members of
6 Commission, I think I've over the years have had plenty of
7 stipulations that just were indicative of changes that the
8 Planning Commission wanted to see prior to Board of
9 Supervisors, and since I know those changes that we're
10 proposing were just simply like in response to, you know, some
11 comments here and we're trying to make it better, we agreed to
12 a continuance last time because some of the neighbors claimed
13 that they didn't get notice, but they were talking about it on
14 Facebook a few weeks before, but we thought we were just
15 trying to be, you know, good about that. So we would, you
16 know, much prefer not to have a case continued again.

17 MENNENGA: Well that's on recommendation from our
18 legal. That's where that gets you (inaudible).

19 ROSE: Okay.

20 MENNENGA: So we're probably not gonna move against
21 that.

22 ROSE: Got it, okay. Well we -

23 GAREY: For the record, it was a suggestion.

24 MENNENGA: Excuse me? Yeah.

25 ROSE: If it's the 55 foot wide lot issue and you'd

1 rather just stipulate to the no two-story homes adjacent, we'd
2 be happy for that, and then we can - I can tell you on my word
3 that before we go to Board of Supervisors we will certainly
4 offer the stipulation with a revised site plan of what we said
5 we would do. But you don't need to vote on it if that's - if
6 that helps to move it along.

7 SCHNEPF: Chair, I think the point of the potential
8 continuance was because with the putting in the 55 foot and
9 removing the 40, we don't know now in front of us the dynamic
10 of what that's going to do with the entire development, and
11 it's hard for us, not being equipped here on the fly, to be
12 able to assess that. So that was why that was going to be
13 brought to you for a continuance. Other than that, I guess we
14 can vote, that's our other two options.

15 ROSE: Well we would certainly accept a vote, you
16 know, in favor with a suggestion to change that, you know,
17 prior. I can tell you that it won't dramatically change what
18 the look of the development is, but it will, you know, change
19 the lot size to a larger lot size and a, you know, one-story
20 stipulation on the perimeter would be something we would love
21 to see, so....

22 MENNENGA: Okay, Commission?

23 MOONEY: I have a couple questions for staff, if I
24 may Chair?

25 MENNENGA: Sure.

1 MOONEY: When some of the changes were made - and I
2 know Rose Law Group mentioned it, is there ever any
3 requirement - so if, for instance, they change to 55, does
4 this have to go back to the community for another meeting, or
5 was that a misconception by one of the (inaudible).

6 ZAIA-ROBERTS: So if there's an alteration to the
7 site plan and there's an overall not a change significant
8 change to the development, it shouldn't require another
9 neighborhood meeting. And there's a public hearing, of
10 course, today that was discussing a lot of the issues that
11 were addressed here, so as for the notice requirement, we have
12 a requirement that signage be constructed onsite and that
13 mail-out notices be provided to all neighbors within 300 feet
14 of the property. Ultimately, there was initial concern back
15 when we met on this, I believe May 7th, that that requirement
16 had not been met, at least for the mail-out component. So we,
17 staff proactively addressed that, ensured we were adhering to
18 that requirement and pushed for the continuance for today's
19 date.

20 MOONEY: Okay. There's been many comments about
21 this plan being approved 20 years ago, and it's a question
22 I've asked - I haven't been on the Commission that long, a
23 little over a year - that I've asked for these plans that have
24 been approved. I live in the nightmare of San Tan Valley, so
25 that's why I've been really addressing it a lot. And if this

1 was to expire, who makes that decision? Because it has been
2 an argument for me in San Tan Valley prior to getting here as
3 well. Okay, this was approved back in 1995, well okay, but
4 where is it and nothing happened? So when something is to
5 expire or shall or what have you, where does that come from in
6 the counties?

7 ZAIA-ROBERTS: Commissioner, I believe you're
8 speaking to the reversion stipulations that are typical with
9 older developments. That is a clause that was provided on a
10 number of subdivisions over the years. Staff has that
11 capability to pursue that as an action item, but today we
12 would probably refer to legal counsel for concerns that would
13 address with claims to Prop 207 for a land use change.
14 Ultimately, we refer to legal to pursue those.

15 MOONEY: Has anything like that ever happened in the
16 past?

17 ZAIA-ROBERTS: I can't think of any of recent
18 memory.

19 MOONEY: Okay. No, I was just with the County I
20 wanted. And when we were building out our community, we had
21 to have a transition section of our community that lowered the
22 density going toward the San Tan Regional Park. Is that not
23 in place any longer, or - I mean because it's high-density
24 homes right up against these farms.

25 ZAIA-ROBERTS: Ultimately that would point towards

1 development alongside the Pinal County Comprehensive Plan.
2 The Comprehensive Plan designation in this area does allow for
3 that 3.5 dwelling units per acre, which they're adhering to.
4 We'd be looking at a land-use change of that, something like a
5 buffer that would provide that 0 to 1 dwelling units per acre
6 or some intermediary category that would be - have to be
7 decided by the Comprehensive Plan.

8 MOONEY: Okay, thank you Patrick.

9 MENNENGA: Okay, Commission.

10 KLOB: Question for staff on this one. In regards
11 to some of the potential arterial roads that are going to be
12 connecting, would connect to this site, how is - if this would
13 be developed and Sunset Canyon's not and some of these other
14 adjacent properties are not - I'll pick on Teel Road just
15 because it's right in the middle - who maintains that between
16 this subdivision and the 347?

17 ZAIA-ROBERTS: I believe Teel Road classifies as a
18 public right-of-way, so I believe it's County maintained.

19 KLOB: So we're gonna dump 4,000 cars - 2,000 lots,
20 4,000 cars everyday traveling Teel Road to the 347 and up, and
21 the County has to pay the cost to maintain that.

22 ZAIA-ROBERTS: I would refer that question to our
23 County Engineering division, but the applicant can probably
24 speak to that requirement.

25 ROSE: Chair and Vice Chair, we have impact fees

1 that pay the cost of the maintenance of the roadways and the
2 build-out of roadways. And in addition to that, we have a
3 pretty comprehensive traffic report that shows that the roads
4 that are planned and the roads that are there can handle this
5 traffic, and if you wanted more - but I want to make sure
6 everyone realizes that the homes are built in four phases, so
7 it's not, you know, a thousand homes in a short period of
8 time.

9 KLOB: All right, thank you.

10 ROSE: Thank you.

11 MENNENGA: Thank you, Jordan. Back to the
12 Commission.

13 KLOB: Public hearing.

14 MENNENGA: Oh yeah. Oh, I did.

15 KRAUSS: Chairman I just wanted to - Mr. Chairman?

16 MENNENGA: Yeah.

17 KRAUSS: I wanted to let you know that Commissioner
18 Davila got offline at 11:30, so he's not listening any longer
19 or voting. So I just wanted to make that - you aware of that.

20 MENNENGA: We still have a quorum though.

21 KRAUSS: We still have a quorum.

22 MENNENGA: Okay. Somebody? Anybody? Commissioner
23 Mooney.

24 MOONEY: (Inaudible) my mic. I'm gonna - I move the
25 Planning and Zoning Commission forward a recommendation of

1 denial for case PZ-005-24 to the Board of Supervisors.

2 KLOB: I'll second that.

3 MENNENGA: A motion and a second. Roll call vote.

4 ROSE: Can I say something?

5 MENNENGA: Sure, go ahead.

6 ROSE: Chair, and I guess I would ask that if that's
7 where we are, if we can -

8 SCOTT: No, point of order.

9 MOONEY: I'm sorry, point of order. Point of order.

10 ROSE: Just love to continue the case in order to be
11 able to -

12 DENTON: Hold on, we went through this. It's the
13 Board's, it's the board's position right now, you guys can do
14 what you need to do. Thank you.

15 MENNENGA: All right. Okay, roll call vote.

16 MOONEY: Microphone, sir.

17 KRAUSS: Commissioner Scott.

18 SCOTT: Yes to deny.

19 KRAUSS: Commissioner Pranzo.

20 PRANZO: Aye to denial.

21 KRAUSS: Did he say yes?

22 PRANZO: Yes.

23 KRAUSS: Yes, okay. Commissioner Mooney.

24 MOONEY: Yes to deny.

25 KRAUSS: Commissioner Schnepf.

1 SCHNEPF: Yes.

2 KRAUSS: Commissioner Lizarraga.

3 LIZARRAGA: Yes.

4 KRAUSS: Commissioner Keller. Oh, he's not here.

5 Commissioner Hartman.

6 HARTMAN: Yes.

7 KRAUSS: Vice Chair Klob.

8 KLOB: Yes.

9 KRAUSS: And Chairman Mennenga. I can't speak now.

10 MENNENGA: No.

11 KRAUSS: No, okay.

12 MENNENGA: All right, motion -

13 KRAUSS: Passes.

14 MENNENGA: Motion passes. So, all right. With that

15 said, let's take about a 45 -

16 DENTON: No, whoa, hold on Mr. Chairman. We have -

17 we still need to vote on PZ-PD-003-24.

18 MOONEY: Chairman, if I may.

19 MENNENGA: Please.

20 MOONEY: I move that the Planning and Zoning

21 Commission forward a recommendation of denial for case PZ-PD-

22 003-24 to the Board of Supervisors.

23 MENNENGA: Second?

24 KLOB: Second.

25 MENNENGA: Okay, roll call vote.

1 KRAUSS: Chairman Mennenga.

2 MENNENGA: No.

3 KRAUSS: Vice Chair Klob.

4 KLOB: Yes

5 KRAUSS: Commissioner Hartman.

6 HARTMAN: Yes.

7 KRAUSS: Commissioner Lizarraga.

8 LIZARRAGA: Yes.

9 KRAUSS: Commissioner Schnepf.

10 SCHNEPF: Yes.

11 KRAUSS: Commissioner Mooney.

12 MOONEY: Yes.

13 KRAUSS: Commissioner Pranzo.

14 PRANZO: Yes.

15 KRAUSS: And Commissioner Scott.

16 SCOTT: Yes.

17 KRAUSS: Motion passes to deny.

18 MENNENGA: Thank you. So I need a motion, or do we

19 motion to go to lunch?

20 DENTON: Motion for recess, yes sir.

21 MENNENGA: Need motion for recess for lunch for -

22 MOONEY: So move.

23 MENNENGA: For 45 minutes, so that means about

24 quarter till two or sooner we should be back.

25 [Lunch Break]

1 MENNENGA: We're going to go to PZ-015 -

2 KLOB: You gotta call back in.

3 DENTON: Mr. Chairman, we need to reopen the
4 meeting.

5 MENNENGA: All right, motion to reopen the meeting?

6 MOONEY: So moved.

7 MENNENGA: Second?

8 KLOB: Second.

9 MENNENGA: Aye.

10 COLLECTIVE: Aye.

11 MENNENGA: All right. Case PZ-015-24. Staff.

12 RILEY: Good afternoon Chair, Vice Chair, Members of
13 the Commission. My name's Kendall Riley, title Planner, and
14 I'm here to present to you case PZ-015-24. This is a request
15 to rezone from General Rural zoning to Single Residential
16 zoning district, RU-20, to allow a split of the parcel.
17 Parcel size is approximately 1.36 acres. Next. Subject site
18 is located in the unincorporated portion of Casa Grande, west
19 of Highway 387, north of West Hopi Drive, and east of North
20 Faldale Road. The owner is Geissel Gonzalez, and the
21 applicant is Zion Brothers LLC. It is located within District
22 3, Supervisor Stephen Miller. Next. Here's a County map
23 showing the approximate location marked by the red star.
24 Next. Here's an aerial map showing the surrounding
25 development patterns in the area, it is mostly Low Density

1 Residential. And then to the west of the property, you're
2 going to have your CR-2 zoning, which next. So CR-2 zoning to
3 the west, and then all other sides are surrounded by GR, with
4 varying lot sizes. Here is the proposed survey/site plan that
5 they plan on submitting when they come in for their minor land
6 division. Here's some site images for the posting that we
7 completed, and it shows all directions, north, south, east,
8 and west. Next. If the application is approved, the subject
9 property will be rezoned from GR to RU-20 to allow the
10 homeowner to split. The property has access both off of North
11 Faldale Road and North Tank Road. The project does adhere to
12 the Comprehensive Plan standards with the density limitations,
13 which is Moderate Low Density Residential. Next. Staff has
14 received no comments on this project. And here are the
15 stipulations, there are a total of 5 stipulations. Is there
16 any questions for staff?

17 MENNENGA: Any questions?

18 MOONEY: Yes.

19 MENNENGA: Commissioner Mooney.

20 MOONEY: Kendall, could you clarify? It's 1.36
21 acres currently?

22 RILEY: Yes.

23 MOONEY: And so stipulation number 5, if the
24 applicant wishes to split the property after approval, so they
25 would make it even smaller? They could do that after we

1 approve the first split?

2 RILEY: Well, the rezone would limit them to a
3 minimum lot size of 20,000 square feet, so that would allow
4 for the property to be split in half.

5 MOONEY: Okay, thank you. That's all, thank you.

6 KLOB: Kendall, how does this affect kind of
7 adjacent properties and adjacent property sizing?

8 RILEY: So there is smaller lot sizes to the west
9 that are CR-2, so there are current smaller sizes adjacent
10 already to the GR zoning. It would just allow another home to
11 be built on the other side of this property.

12 KLOB: It's always been my concern about kind of
13 these island zoning things that kind of float off by
14 themselves with not much around it.

15 RILEY: No, yeah, and I think because this is
16 residential against residential, it kind of fit the
17 Comprehensive Plan better than if it was just like a
18 commercial rezone.

19 KLOB: Okay, thank you.

20 MENNENGA: I guess I'm a little confused, but I
21 understand. I thought splits had to be an acre or more, but I
22 see now they're not, you know, so anyway.

23 RILEY: Yeah, minor land divisions will allow for a
24 split of a maximum of five times of a lot, but it has to
25 adhere to the zoning that it has. So GR minimum lot size

1 1.25, so they would not be able to split further.

2 MENNENGA: Right. I mean that five lot split is,

3 (inaudible) a huge bunch of those out there between here -

4 between Coolidge and Casa Grande and south and stuff, you

5 know, which is going to cause a whole problem someday, but

6 I'll stay away from that. And building a new house in that

7 neighborhood, that's a plus, however you count it, you know?

8 So okay, staff. Applicant, please. No applicant? Oh, okay.

9 Come on up. Are you signed in?

10 ?? : Yeah.

11 MENNENGA: All right. You got it. Been waiting

12 around a while, huh?

13 ?? : Yeah.

14 MENNENGA: Sorry about that.

15 ?? : No, it's okay. I understand.

16 MENNENGA: I feel for them people out in Maricopa, I

17 do. I worked out there years ago, did some houses and

18 remodeling, and never in my lifetime I thought I'd see what's

19 going on.

20 ?? : Right?

21 MENNENGA: But hey, here it is. Here we are.

22 ?? : Yeah, so I didn't have a formal presentation

23 today.

24 MENNENGA: You're fine.

25 ?? : I just wanted to say that part of the property

1 - if you want to go back to the local area for the boundary or
2 like the neighborhood. So right there. As you notice, all
3 the properties between Faldale, north and south, have access
4 to both Tank Road. I guess they're split either Tank Road or
5 Faldale, so this will kind of align with what they have,
6 either a property on Faldale or Tank Road, as well as there's
7 that easement that's supposed to be Bobcat Road, currently
8 isn't used, so this will kind of allow for access all over.
9 And it really fits, you know, the CR-2 zoning near it. We
10 also have the current design right now under - or under design
11 is the East-West Corridor along Val Vista, which is not too
12 far from this area, which potentially can impact, you know,
13 future developments. That's really all I have to say. We
14 poked the board.

15 MENNENGA: Pretty basic.

16 ??: Yeah, no. Straightforward. Thank you.

17 MENNENGA: All right. Staff, you good? I'm good.

18 RILEY: We're good.

19 MENNENGA: Okay, come back to the Commission.

20 Public. Really? Okay, we'll call the public hearing for PZ-
21 015-24. Anyone wish to speak to this case? Thank God. I'm
22 giving the poor attorney a heart attack over here. All right,
23 it's been a long day. So with that, no one else, anyone else?
24 Okay, we're going to close PZ-015-24, and now come back to the
25 Planning and Zoning Commission. Questions, comments, motion?

1 Commissioner Mooney.

2 MOONEY: I'll make a motion. Hold on. To approve
3 PZ-015-24 to the Board of Supervisors with 5 stipulations.

4 MENNENGA: Second?

5 KLOB: Second.

6 MENNENGA: Second. All in favor?

7 COLLECTIVE: Aye.

8 MENNENGA: Any opposed? All right, motion passes.

9 Good luck, you're in good shape. Why can't they all be that
10 easy, I'll tell you. Sorry. Maybe I need to take a break.

11 Okay, let's move on to the last case, which is two cases. We
12 have PZ-025-24 and PZ-PD-014-24 and Glenn.

13 BAK: Good afternoon Mr. Chair and Commissioners.

14 PZ-025-24 and PZ-PD-014-24. This is requesting rezoning of
15 643.5 or so acres from General Rural to Industrial 3 to allow
16 for development for a photovoltaic solar project and
17 associated facilities. And also the second case is the PZ-PD-
18 014-24 is requesting approval of planned area development on
19 the same acreage to also allow for that project. So this is
20 generally located in the vicinity of Bianco and Cornman Roads
21 in the southwest Casa Grande area. Cecilia Chiu is your
22 primary applicant. There's a team with the applicant here
23 today to speak on the behalf of the project. Next. So this
24 shows you the general area. It's just north of the 8. And to
25 the south of that is that motorsports complex. Attesa, I

1 think the name of it is.

2 MENNENGA: You're - this is just north of the 8?

3 BAK: Correct. Yeah, it's just north of the 8.

4 This went through the Major Comprehensive Plan Amendment
5 recently, which was approved, so that paved the way for this
6 to come to you today for these two requests.

7 MENNENGA: This is not in the City of Casa Grande,
8 I'm surprised actually.

9 BAK: Yeah. Then in Casa Grande, you see to the
10 north there is in the brown, and so they - I believe they
11 commented on this back when it went through the Board of
12 Supervisors with that Major Comprehensive Plan Amendment, and
13 I think the comments were favorable. But being that it's, I
14 think, about two miles or so from their corporate limits, it
15 definitely falls within their planning area.

16 MENNENGA: Right.

17 BAK: So next. This aerial photo gives you a good
18 idea of what's out there, and not much. So to the west there,
19 there's some older platted subdivision that has yet to be
20 developed. You have some washes typical of the desert out
21 there, and yeah, so it's pretty much bare desert.

22 MENNENGA: You're coming off the side of that
23 mountain there.

24 BAK: Yeah, next. And so this shows you the case
25 map here and gives you an idea of the size of the property

1 because that's a 600 foot ring in red around that, so it's a
2 substantial piece of land. Next. So here it kind of shows
3 you the zoning of the area. So current zoning, again, GR, and
4 the proposed there to pave the way for potential solar would
5 be the I-3 with the PAD overlay. Next. Now this one shows
6 here the proposed development standards, any deviations from
7 what normally be allowed, and this is more to limit it from
8 diverging from something other than solar. Next. A little
9 hard to see here, but ultimately contained in your packet
10 there, but the deviations are minor if nonexistent. And next.
11 So this is here now the uses and so this shows you, you know,
12 yeah, so this would be limited to remain as a solar facility.
13 And next. So the ultimate capacity of this is estimated to be
14 about 96 megawatts and then it would have the battery storage
15 in relation to that. It consists of solar array with PV
16 modules and then the BESS system. There's a nearby substation
17 that it would tie into. Next. Flat topography, a little
18 vegetation in the area, except for the areas where you have
19 some intermittent washes and you can see, you know, a little
20 higher concentration of vegetation there. So items for
21 Commission's consideration. The proposal would benefit the
22 County and residents by providing a clean and reliable energy,
23 minimal negative environmental impacts, and it'd helped to
24 diversify the overall energy portfolio. And next. Another
25 thing to consider is that it uses little to no water.

1 Occasional cleaning of the panels, I believe, is the bulk of
2 what would be needed after they, you know, install these
3 things. And it's within Casa Grande's planning area, which
4 has it designated for manufacturing and business. Its
5 received no objection from the city and seems to be congruent
6 with their general plan. Next. No items of opposition
7 received. PZ-025-24 contains one stipulation, and the PD case
8 10 stipulations. And staff would be happy to entertain any
9 questions the Commission may have.

10 MOONEY: If I may.

11 MENNENGA: Commissioner Mooney.

12 MOONEY: So this - I say this on all the solar
13 cases, but it would benefit the area. How is this going to
14 benefit the area? Would the, the solar gonna - power gonna
15 stay in the town?

16 BAK: Well I don't - I'll let the applicant speak
17 more to that, but, you know, with the -

18 MOONEY: You have it in your staff report, that why
19 I was asking.

20 BAK: Yeah, so it's a generalized statement, I
21 guess, that, you know, generally it will help with, you know,
22 increased strain on the overall grid and, you know, potential
23 for places where it's excessively strained with the rolling
24 blackouts. Hopefully this would add to the equation of, you
25 know, preventing those kind of things from needing to occur.

1 MOONEY: Okay, thank you.

2 MENNENGA: Anyone else? I'm going to make a
3 comment. The first line, solar projects use little to no
4 water and considered a temporary use. How is it, something
5 that's going to be on that property 50 years temporary use?
6 Somebody got to explain that to me, you know? I mean we
7 talked about commissioning and all that which is crazy in
8 itself, but - and (inaudible) comment, you know? I mean that
9 should not be in there because it's not a temporary use.

10 BAK: Yeah, duly noted.

11 MENNENGA: Okay, you know? I mean that's like
12 saying a house is temporary use. Same difference, basically.
13 So anyway. Okay. How about the applicant? Signed in, I take
14 it?

15 YANCEY: Yes, Mr. Chairman, I did sign in.

16 MENNENGA: Name and address.

17 YANCEY: Clicker?

18 BAK: It's not working.

19 YANCEY: I'll do it verbally, thank you. Yes, Mr.
20 Chairman, my name's Andrew Yancey, I'm an attorney at Bergin,
21 Frakes, Smalley & Oberholtzer. We're at 4343 East Camelback
22 Road in Phoenix. Good afternoon, thank you for hanging around
23 today, we appreciate your time and attention on this. Pleased
24 to be before you representing EDP Renewables North America.
25 This is their tabletop solar project. As Glenn noted, we're

1 requesting rezoning from the GR district to I-3 with the PAD
2 overlay. That's what accommodates the utility scale solar
3 project. We're looking at about 640 acres at that southwest
4 corner of the Selma Highway and Bianco Road alignments. Now
5 we really think this site is ideally situated for the use.
6 It's in an undeveloped part of the County. It is within Casa
7 Grande's planning area. It's near significant transmission
8 infrastructure already. Again, as Glenn noted, the Board of
9 Supervisors has already approved the Comprehensive Plan
10 Amendment about a year and a half ago, so this is the Green
11 Energy Production land use designation. We don't have a Comp
12 Plan Amendment in front of you today, it's just the rezoning
13 and the PAD case. Now, during that CPA process, EDP was able
14 to work extensively with the County and with the City of Casa
15 Grande to make sure that their project footprint wouldn't be
16 taking way land that was more valuable for some employment
17 uses. It in fact worked pretty closely with then Mayor Craig
18 McFarland. There's a letter of support from him in the
19 record, I believe as part of your packet. I know it's
20 probably a pretty big packet, we've got some copies of it if
21 you'd like to see it. Also, we've had no opposition thus far.
22 So I do have a presentation and I'll verbally call out the
23 slide changes, so thank you for bearing with me. Let's go to
24 the next one. All right, so the applicant here, it is EDP
25 Renewals North America. They're a renewable energy company,

1 they've got over 20 years of experience developing and
2 operating project across the continent. And they also have
3 experience here in Central Arizona. They have one operational
4 solar project in Maricopa County and another one in Coolidge.
5 It's really important to EDP to be, you know, part of the
6 communities where they have projects. They are members of
7 some economic groups, like Pinal Partnership and some of the
8 local cities' chambers of commerce. They also sponsor 4-H
9 clubs and Future Farmers of America, and various organizations
10 like that. Really looking forward to continuing this
11 relationship in Pinal County into the future. Next slide
12 please. So let's talk about the property for a minute. You
13 can see it outlined in the red here. This is 640 acres of
14 entirely private land that is vacant. It does not have any
15 history of agriculture on it. We think it's ideal for solar
16 for several reasons, I mean first it's pretty flat land near
17 the transmission infrastructure. It's also fairly close to
18 Casa Grande's industrial hub which creates a lot of demand for
19 the electricity. The site's also a remote, vacant desert
20 area. The nearest residents are over half a mile away to the
21 north and across Bianco Road from us. The property also has a
22 built-in buffer. You see is that neat little square there.
23 There's going to be arterial roadway or highway on each one of
24 our sides, that means we will never, ever have an immediately
25 adjacent neighborhood. There will always be at least 110 feet

1 of right-of-way between us and any adjacent land use. Also,
2 the property's not very well suited for more traditional
3 development at this time. It doesn't have water rights, the
4 adjacent roadways are not paved, and as I mentioned, there's
5 no agricultural production on the property. It's also outside
6 of what Casa Grande has called their opportunity zones, so
7 it's not a part of that. I want to take just a minute to kind
8 of walk through the entitlement history and what EDP's already
9 been working on. They applied back in 2023 for that
10 Comprehensive Plan land use designation change. At that time
11 they applied for about 950 acres north of Interstate 8.
12 During that application process, EDP reduced the size of the
13 project by about 200 acres. You can see it's in big red Xes
14 on that slide, that's the property that they removed from the
15 project footprint. In particular, I want to note that EDP
16 removed about 150 acres that is right along Interstate 8.
17 They worked with the city and the County seeing that that was
18 within the Employment land use designation, they wanted to
19 leave it in that Employment land use designation so it could
20 development like that into the future. The project footprint
21 today is at least a half mile off of Interstate 8 on the other
22 side of the Cornman Road alignment, it doesn't have that same
23 value for future Employment uses. Then in November of 2023,
24 about a year and a half ago, that Green Energy Production land
25 use designation was approved. That was a unanimous vote by

1 both the Planning and Zoning Commission and the Board of
2 Supervisors, and I think this unanimous support just really
3 speaks to the appropriateness of this location and where it
4 is. And also that is, you know, with private owners, this is
5 the highest and best use of that private land. Comprehensive
6 Plan, of course, is a higher level of generality. Now we're
7 before you with the rezoning application, that gets into more
8 details. If this is approved, the project team will keep
9 working, we'll get into more details and there'll need to be a
10 site plan application and also construction drawings approved
11 before it can actually go to construction. Next slide,
12 please. I did just want to quickly note that even during the
13 process of this rezoning application, EDP removed an
14 additional about 108 acres from the project site, that was on
15 the other side of Bianco Road. So they started this a couple
16 of years ago with 950 acres, we've now taken it down to 640.
17 Next slide, please. Okay, now I want to get a little bit into
18 the project specifics. Again, this is the typical approach to
19 zoning for solar in Pinal County. It's I-3 for the use, it's
20 the PAD to limit the uses and set some site-specific
21 standards. The project's intended to generate 96 megawatts of
22 electricity. I believe everyone's aware there's a significant
23 demand for electricity in Central Arizona. That's needed to
24 power growth generally, but in particular, those high-tech and
25 manufacturing uses that are coming and creating so many jobs

1 in the area. The utilities that purchase this power and
2 distribute to the users are saying that we need a lot more of
3 it coming online, and they're particularly looking at
4 renewable sources in part because of how quickly they can get
5 online - quicker than a coal or nuclear plant or something
6 like that. Then the other benefit is this project would help
7 meet that power demand without straining the water or the
8 wastewater or the transportation infrastructure that's in
9 place. Really don't put trips on the road, uses very little
10 water and no sewer. So the project will have its own
11 substation and battery energy storage. That battery storage
12 component is pretty standard these days for solar projects.
13 The battery allows the electricity generated to be stored
14 onsite so that the utility purchasing the power can release it
15 when the demand is higher. Often these solar projects, as you
16 can imagine, produce more electricity during the middle part
17 of the day when the sun's the brightest. The peak hour demand
18 for the utilities is typically a little later in the evening.
19 The earth has heated up, a lot of businesses are still
20 running, people are also coming home from school or work.
21 They're turning on the lights, they're running appliances, so
22 you have all those things happening at the same time. We've
23 all sat through the 115 degree afternoons in the summer where
24 everyone you know has their air conditioner going full blast,
25 that's a strain on the electrical grid. The battery allows

1 that power to be stored and then released at that time when
2 it's most needed. The project does have several benefits for
3 the local area in addition to the power generation. We're
4 estimating about 200 construction jobs for this project, about
5 five full-time jobs during operation. Also at full build-out,
6 we are estimating a \$40 million benefit in local tax revenue,
7 and that's over the 30-year lifespan of the project. Now some
8 of that goes straight to Pinal County, but it also goes to the
9 Casa Grande Elementary School District Number 4, the Casa
10 Grande Union High School District, and the community college,
11 as well as a few other recipients. By comparison - and I know
12 it's not the same tax benefit you get from a big manufacturer
13 or car maker or something coming in - but this land stays
14 vacant, it's not creating any jobs. It's not creating really
15 any tax revenue. So finally, I just want to note, because we
16 do have our surrounding zoning map up here, we're mostly
17 surrounded by the GR district. You can see some purple on our
18 west and on portions of our south, that is the CR-2 District.
19 As Glenn mentioned, that's been CR-2 for a while, I think
20 since the 1970s, and has not developed yet. Next slide,
21 please. So this is a pretty high-level conceptual site plan
22 for the project. Again, just want to emphasize the sort of
23 perfect square shape with that extra buffer of those arterials
24 and highways on any side. The majority of the site is going
25 to be covered in the PV solar panels. At this point in the

1 development process, we are showing two potential locations
2 for the battery storage and substation O&M building. You can
3 see one's on the northeast side of the project site, one's on
4 the southeast side of the project site. Once we get to the
5 actual site plan applications, we will select one of those.
6 We're not doing two, but we're going to select one of those
7 two to put that equipment, and the rest of it will go back to
8 being panels. And I did just want to note here, you see
9 there's a thick red line running along the west side and part
10 of the south side of our project. That's adjacent to that CR-
11 2 zoning we saw on the last slide. And even though there are
12 no residences in that CR-2 zoning today, EDP has agreed to
13 construct a six-foot masonry wall along the entire western
14 stretch and part of that southern stretch that is adjacent to
15 the CR-2 zoning. It adds screening in case residential
16 development occurs there in the future. Next slide, please.
17 Again, I do want to get just a little more in-depth on our
18 perimeter treatment here. Again, you see that now it's a
19 purple outline on the west and part of the southwest, that's
20 that six-foot CMU wall, and that's, overall that's a mile and
21 a half of CMU wall that would be constructed. Now, because of
22 the I-3-based zoning request, we do have an industrial buffer,
23 that's a 50-foot wide buffer around the entire project site
24 that's outside of the fences and walls. We really worked
25 extensively with staff and our landscaping consultant on an

1 appropriate vegetative plan for that industrial buffer. Our
2 proposal is to leave in place the native vegetation that's
3 within the buffer, we're not going to touch it. If there is
4 something that's disturbed during the construction process,
5 we're going to revegetate that, and the standard for that
6 revegetation is going to be one mesquite tree and two creosote
7 bushes per 50 linear feet. The idea is to mimic the natural
8 state of the vegetation there so it looks like the natural
9 desert. And the other benefit of that, using that natural and
10 that native is it doesn't require permanent irrigation, which
11 kind of cuts against one of the points of this being a low-
12 water use project. And I do just finally on this one want to
13 emphasize that 50-foot industrial buffer, that's in addition
14 to the right-of-way dedication we're going to be making. On
15 the west and south sides, that's Corrales Road and Cornman
16 Road, we have 55-foot half-street dedications, so we're taking
17 that property back 55 feet and then doing a 50-foot buffer.
18 On the north and east, we have Routes of Regional
19 Significance, on the east is Bianco Road, that's a 75-foot
20 half-street on the north, it's Selma Highway, that's a 100-
21 foot half-street. All that right-of-way dedication is in
22 addition to that industrial buffer that we're doing. Next
23 slide, please. Actually go one more, (inaudible). This is an
24 image we put together. This would be looking north of
25 Corrales Road on the western side of our project where we

1 would have that CMU wall. What I wanted you to see here is on
2 sort of the left and center side of the image, that would be
3 the 55-foot half-street dedication. Then to the right of that
4 on this image, you've got the 50 feet of industrial buffer
5 with native vegetation in it, and then you've got the masonry
6 wall behind that. So we think that that's very effective
7 screening. Again, it is vacant adjacent to that now, but
8 that's just to prepare in case homes are built there later.
9 Next slide. This is pretty much what Glenn showed you a
10 minute ago, is development standards. It really just
11 memorializes the things we just talked about. Next slide.
12 It'll be my last slide. And that's really all my
13 presentation, thank you for your time and attention. We do
14 think that this location is appropriate for this use because
15 there's that flat terrain. There's the remoteness from
16 residences. There's a proximity to transmission in that
17 Thornton Substation that's just up the road. And again, we
18 think that the unanimous support we got in that CPA process
19 and that support we got from the City of Casa Grande are
20 indicative of this location being appropriate for this use.
21 And again, there's no CPA request today, it's just the
22 rezoning, so we respectfully request that you recommend
23 approval of the I-3 rezoning and the PAD overlay. I'm happy
24 to take any questions you may have.

25 MENNENGA: Questions? Commissioner Tom.

1 SCOTT: So you're just gonna use the natural
2 vegetation? You're not gonna bring in a water truck and help
3 them along if they need?

4 YANCEY: Commissioner Scott, that's a great point.
5 We will help the revegetated areas establish and that will be
6 using hauled water. But there won't be a need for permanent
7 irrigation.

8 SCOTT: Okay, so you'll be hauling that in, right,
9 because there's no water on the property?

10 YANCEY: That's correct.

11 SCOTT: Okay. Let's talk about the batteries. You
12 know, last year there was a big fire over in Monterey County
13 in California, it burned for five days. How are you gonna
14 handle a battery fire out there being that you don't, you
15 know, it's kind of remote out there?

16 YANCEY: Thank you Commissioner Scott, and I wanna
17 answer this question two ways. First, you know, I'm
18 admittedly a layperson. Some of you may have fire expertise I
19 don't know about, but I kinda wanna talk to you layperson to
20 layperson. I mean we've all learned a lot about this in the
21 past few years. You know, first of all, we have engaged Rural
22 Metro. They've been out to the site, you know, that's who
23 we're gonna be working with for fire services. Also, just
24 kind of in the big picture, regulations on the battery storage
25 have really moved a lot in the last five to eight years. It

1 used to be that the batteries were built in sort of, you know,
2 buildings. So there's an area you can walk in and then all
3 the batteries were next to each other and that created some
4 issues. So what happened was some of the regulatory agencies
5 got involved. There's the National Fire Protection
6 Association, NFPA, they're a nonprofit that's been around for
7 125 years looking at fire protection on all different sorts of
8 items. They published regulation NFPA 855 in I think 2018 or
9 2019. That has become the gold standard for how you lay out a
10 site. You don't build the buildings anymore, you separate
11 them out in containers. Those are separated from each other.
12 There's no area for people to walk into. It really cuts down
13 the risk of an actual explosion. They also require as part of
14 that compliance, something called UL 9540. What's UL 9540?
15 UL stands for Underwriters Laboratory. So that is a group
16 that underwriters look to for testing standards. Underwriters
17 being financiers and insurance companies, folks who are looking
18 to put a bunch of money at stake and they don't wanna lose
19 their investment. They look at this UL group. They work on
20 the testing of the actual batteries themselves, both in the
21 manufacturing and the installation. So the NFPA is kind of
22 how you lay out the site, how you make sure that it's
23 accessible, that you're decreasing the risk, and then the UL
24 looks at how you test the batteries themselves. Since those
25 things have come along, incidents have gone way, way down.

1 And when I look at these types of things, I try to think,
2 let's not have every organization that has a say in this
3 project try to be the fire regulators, let's look at these
4 experts on it. So that's kind of my layperson's take on it.
5 We've also brought with us Mr. Andy Blum, he is with the Fire
6 and Risk Alliance. He's a consultant on this project. He's
7 an expert in fire safety and in battery storage, and I'd like
8 to let him kind of get into some of the more expert and
9 detailed answers on any battery questions, if that's all
10 right.

11 SCOTT: Yeah. Even though you guys are a remote
12 location, the wind does blow. So if there were to be a fire,
13 you know, those smoke would rise and they would come back
14 down. People would breathe it, different things like that.
15 Maybe people get evacuated like they did in California. So
16 those are concerns that the citizens would have, I assume.
17 Yeah, I'd like to talk to you.

18 YANCEY: Oh yes, I would like for you to talk to him
19 as well. Thank you.

20 MENNENGA: Sign in?

21 BLUM: I did. So again, my name's Andy Blum, I'm a
22 fire protection engineer. I work for Fire and Risk Alliance.
23 I sit on the NFPA 855 technical committee that Andrew just
24 talked about. I've been on that committee for 10 years since
25 its inception, helped write it from blank paper to where it is

1 today. So happy to answer any questions you guys have on
2 battery fires, batteries in general. So specific to your
3 question about the Monterey Bay fire - the Monterey fire they
4 had there. As Andrew kind of alluded to, that was an older
5 system. It was built and designed 6-7 years ago. And what
6 they did is they took an old decommissioned power plant that
7 was empty and they filled it up with battery racks, and so a
8 very large building essentially just filled with battery
9 racks. And what that allowed to happen there is they had a
10 fire and because there was just a wide open space, it was
11 essentially allowed to spread through the entire thing, and
12 that's how we ended up with such a long event in that case.
13 We had, you know, days worth of burning, a very large smoke
14 plume, a very large evacuation area, as you can imagine. So
15 what we have done in the last four or five years is really
16 move away from that approach and instead move to these smaller
17 modular cabinets. They're not occupiable, they're about 20
18 feet long, about eight feet deep, nine feet tall. And what
19 you're essentially doing is we're removing that large fire
20 area and we're now creating a very small fire area. And so if
21 we do have an event where there is a fire, it won't go on for
22 days and days and days like what happened in California. And
23 so that's one approach that has really evolved in the last
24 five years for safety. It's less strain on the fire
25 departments, they don't need to go inside anywhere, they don't

1 need to enter a building. They don't have to worry about life
2 safety, they can stand at a safe distance away. They can
3 manage the incident. They can manage the smoke path. They
4 can handle all those things without having to actually enter a
5 building.

6 SCOTT: So the container that they're in, is it made
7 out of cement or maybe you could walk us through (inaudible).

8 BLUM: Yeah, great question. So they have to be
9 non-combustible. They need to be outdoor rated, right?
10 Because as you can imagine, if this thing gets a bunch of dust
11 or rain on the batteries, that's not good. So typically
12 they're steel containers that are outdoor rated, NEMA rated
13 enclosures, to not allow dust, dirt and water to get inside,
14 and so that's how they keep it contained kind of passively to
15 that one cabinet.

16 SCOTT: So are the cabinets wired together or are
17 they individually wired?

18 BLUM: Yeah, there's a couple of different ways they
19 can do it, but generally we try not to wire them together in a
20 string like that, because you don't want them communicating
21 with each other in that sense, right, because if you - and by
22 communicating, I mean, like I don't want a communication path.
23 I don't want a cable way going between two cabinets because
24 then I could get smoke or something else spreading through it.
25 So we try to keep them isolated, keep them as their own kind

1 of entity. Of course, there's going to be conduit and
2 electrical coming into it. Generally you bring this in under,
3 but we don't link them together that way so that we don't kind
4 of create a domino effect where they can all be affected.

5 SCOTT: Yeah, I would assume if they were linked
6 together, it'd just be like a fuse burning to the next one.

7 BLUM: That's exactly right, yeah. So that's not an
8 approach that most manufacturers take and not an approach that
9 EDP would go in either.

10 SCOTT: So how far is Rural Metro away from this
11 project?

12 BLUM: That's a good question, I don't have that off
13 hand.

14 SCOTT: CAC or something?

15 MENNENGA: No, because that's a different fire
16 district.

17 SCOTT: Yeah, there's a Rural Metro.

18 MENNENGA: CAC, that station that's out there?
19 That's (inaudible).

20 SCOTT: I was just curious, you know, if they had
21 like a mishap, how long is that thing going to, you know?

22 BLUM: Yeah, no, no, absolutely, right? With any
23 rural fire, right, what is that time, that response time? You
24 know, is it five minutes? Is it 20 minutes? Is it an hour?
25 That's a big different (inaudible), so.

1 SCOTT: Okay.

2 BLUM: Try to get you an answer for that quickly.

3 YANCEY: So Commissioner Scott, just specifically in
4 response to that question, it looks like Casa Grande Fire
5 Station 501 is 6.5 - sorry, 6.4 miles northeast of the site.
6 So that'd be the closest station.

7 MENNENGA: This not in the City of Casa Grande.

8 YANCEY: That's correct. Again, I should probably
9 let Andy talk about it, but I believe if there's an event,
10 they have what they call all calls where anyone responds.

11 MENNENGA: Because the City of Casa Grande wouldn't
12 initially be called for this, it would have to be a Rural
13 Metro somewhere.

14 BLUM: Right, yeah. I mean, look, like Andrew kind
15 of mentioned, for something like this, you would get an all
16 call. The areas around it would be responding to it in that
17 sense. So closest one, fire station is Casa Grande. You said
18 6.4 miles? Away.

19 SCOTT: When the Rural Metro shows up, what are they
20 gonna be doing? How are they gonna contain the -

21 BLUM: Yeah, it's a great question. So in the fire
22 protection world, we've always kind of had two approaches for
23 containing fires, right? There's an active approach, like
24 sprinklers that we put in buildings, like above your head. Or
25 there's more of a passive approach, which is what we call like

1 compartmentation using fire resistance rated construction. So
2 with batteries, what we've learned over the last handful of
3 years is that in a passive approach is generally far more
4 beneficial for handling these. And so what we've required in
5 those test methods that - and Andrew was talking about, and in
6 NFPA 855, is that they need to meet a number of tests.
7 Specifically, they need to literally set that container on
8 fire, and they need to show that it won't propagate to
9 adjacent containers. So in terms of containing it, that's how
10 the approach is, is that let's passively design these to be
11 safe, such that fire won't propagate that way, and in that way
12 we don't require offensive actions, offensive suppression, we
13 don't need the fire department again, walking right up to a
14 container having to spray water on it in order to keep it
15 contained.

16 SCOTT: Yeah, I understand that's the plan. You
17 know, we want to be extra safe in everything that we do, but
18 incidents happen. So I was just curious, I don't know if you
19 really answered my question, when there's an incident and the
20 fire department shows up, what are they going to do to contain
21 that?

22 BLUM: Yeah, so there -

23 SCOTT: What is the method to limit burning?

24 BLUM: Yeah, sorry, and I apologize if I didn't
25 answer it the first time. So obviously they're designed not

1 to let spread. For the fire department, their operations,
2 they're going to show up and they're going to manage the
3 incident and they're going to make sure that things don't
4 spread outside of that one container. So generally that'll
5 mean that they will cool down nearby exposures, whether it's a
6 transformer that's onsite, other enclosures that are around
7 it, the O&M building, that's how they're going to keep it
8 contained to that one area, keep it isolated to that one
9 container that's in distress.

10 SCOTT: So are they going to extinguish that?

11 BLUM: No, no, they're not gonna - we're not gonna
12 to advise them - and this is general industry standard
13 practice as well - that they're not there to actively try to
14 suppress the fire like they would a house fire, they are there
15 to manage it, to keep it contained, to keep it isolated just
16 to that one container. Spraying water on it actually somewhat
17 can be counterintuitive. It can actually delay it and
18 actually extend the event, so maybe it may take a few hours
19 for this cabinet to burn out. We may end up needing half a
20 day for it to burn out if we're constantly spraying it with
21 water. So what we have found is the better approach is to
22 contain it, isolate it, keep everything else around it cool so
23 that it doesn't spread, and then that's the best way to kind
24 of manage these incidents.

25 KLOB: I think in short, if I could add real quick,

1 you let it burn.

2 BLUM: That is one way, yeah, that people talk about
3 it.

4 KLOB: Once it catches fire, it's too hard to get -
5 put it out.

6 BLUM: Yeah, and it's not that we can't put out
7 lithium ion batteries and those fires, it's a problem of
8 access, right? So we've created this non-combustible
9 enclosure that I just talked about that's weather resistant
10 and everything, so standing back and shooting water on that
11 doesn't allow us to get water inside the unit to like the
12 actual fire source. So it's kind of like a really big bale
13 fire that a lot of rural areas deal with. You can't actually
14 get the fire into that seat of the fire - or you can't
15 actually get the water to the seat of the fire, and so in that
16 case, it's better to control it, keep it cool all around it,
17 and don't let it extend that way.

18 SCOTT: But if the container had a breach in it, a
19 crack, a flaw, excuse me, for one reason or another, probably
20 not detected at the time of installation and it was burning
21 and there was smoke coming out of there, what would happen
22 then?

23 BLUM: Well, the containers themselves are gonna
24 have vents and things like that for thermal management, for
25 exhaust. They have doors, of course, too, that are sealed and

1 locked shut. So, you know, just like any - I mean, it's gonna
2 have pathways for smoke and flames to come out of it. So
3 yeah, you're always gonna have that, whether there's a breach
4 or a rip or something in it already.

5 SCOTT: Yeah, we've kind of heard that before, they
6 just let it burn so all the toxins that are burning inside
7 there just hit the atmosphere, hit the breeze, blow into town.

8 BLUM: Right.

9 SCOTT: People get, you don't have to leave their
10 homes and things of the such. That's why I was wondering if
11 you had some specific containment if this was to happen. I
12 mean in the last 12 years, there'd been 35 BESS fires
13 throughout the United States, so I mean not a whole bunch,
14 but, you know, if it happens in our neighborhood, you know,
15 it's a problem. That's kind of where I'm going here.

16 BLUM: I'm not sure what the question was there, but
17 I can - just how do we generally handle it?

18 SCOTT: Well, I guess we just agreed that if it's
19 burning, we're just gonna let it burn until it burns out. So
20 that means whatever's burning inside that container that comes
21 out is - you know, anytime we see smoke, that's unburned
22 particles of something. Wood, you know, plastic, fiberglass,
23 whatever it is, so that's going out in the atmosphere, you
24 know, where, you know, people might not live within, you know,
25 a half mile, quarter mile or wherever, but when the wind's

1 blowing, it don't matter, you know, it travels.

2 BLUM: Yeah, I mean if you'd like, I can talk about
3 toxicity. We can talk about fumes. I can talk about -

4 SCOTT: Well, I'm kind of familiar with that, I'll
5 be honest with you a little bit. I was just cur - my
6 question, originally the question was, how are we gonna
7 contain the fire? Are you gonna put like big piles of dirt on
8 top of it? Spray like foam in there? Or we're gonna just sit
9 there and let it burn until it burns, whatever's left inside
10 that container.

11 BLUM: Yeah, so the key there is to allow the fuel
12 to consume itself within that one container and then make sure
13 that we're doing the appropriate response to keep it contained
14 to that one.

15 SCOTT: Okay.

16 BLUM: So yeah, we're not putting foam. Foam agents
17 have never been found to be useful for this type of thing.
18 Doesn't - plus we have to physically put a firefighter really
19 close and intimate to a fire in order to apply that, and so we
20 would rather they stand back at a safe distance and just
21 contain the area, rather than try and make them go do an
22 offensive operation.

23 SCOTT: That's what I've heard from other fire
24 departments, they're not gonna go in there and address the
25 fire, they're just gonna keep it from spreading because they

1 don't wanna put themselves into harm way because the stuff
2 coming out of there is toxic, you know, I just (inaudible).

3 BLUM: Yeah, I mean all smoke's toxic, right? I
4 mean there's nobody - if anybody comes here and tries to tell
5 you that they got good smoke coming out of their stuff, then
6 that's not a good answer.

7 SCOTT: That's true.

8 BLUM: So all toxic - all gas is toxic, or all
9 smoke's bad. Battery smoke is gonna be toxic, just as any
10 other house fire or vehicle fire or anything else is gonna
11 create a toxic gas, right? And so there's been a handful of
12 studies that are out there, and I'd be happy to share them
13 with you, that have looked at what comes off a battery fire
14 and compared that to what comes off a modern fire, and
15 generally what they have found is that the amount of toxic
16 gases that are coming off are very equivalent and similar to
17 what comes off a modern fire that comes from a sofa, your
18 home, the electronics, everything that we have in our modern
19 built environment with the phones and plastics and printed
20 circuit boards, all that stuff creates really nasty smoke.
21 And so in terms of that toxicity, is a battery fire way worse
22 than a regular fire? What those studies have found is that it
23 generally is not.

24 SCOTT: So you'd be more than happy to breathe the
25 air coming out of one of those containers that was on fire?

1 BLUM: So again, I don't wanna breathe any smoke,
2 right? When I'm sitting around a campfire and the smoke blows
3 in my face, I step back, right? Nobody wants smoke in their
4 face.

5 SCOTT: Okay, all right. I think that's the last
6 battery question I have. I have some other ones.

7 MENNENGA: Go ahead, go ahead.

8 SCOTT: So you're gonna install these panels and
9 everything to clear off the ground. What are you gonna do to
10 mitigate the weeds? Or maybe there's no weeds out there,
11 maybe it's just desert bushes.

12 YANCEY: Thank you, Commissioner Scott. A couple of
13 things on that. Sort of the site management plan for when
14 we're in operations, we don't quite have that yet, we still
15 need to get through site plan and construction drawings.
16 However, EDP's got experience. They've worked on these types
17 of projects. So I can tell you some of what they've done
18 elsewhere. And the typical idea - and this is kind of what
19 they did at the Brittlebush project in Coolidge, is they go in
20 at first, they clear the land, they do the installation, and
21 then they come back in with native seed because they want
22 something growing there. Obviously, they don't want that to
23 grow too much because that could create a fire concern, so
24 they mow it or they spray it. Those are the two things you
25 do. You gotta monitor it, make sure it's not getting out of

1 hand. For that project in Coolidge, the Brittlebush Project,
2 they have a third-party company called Industrial Weed Control
3 that goes out there and they have a couple different sprays
4 that they use. They've reported to us that they're non-toxic
5 and biodegradable, and they only need to be done on an
6 annualized basis. One of them would be - and you may know
7 what these are, I don't necessarily know the weed killers that
8 well, but one of them is called TerraVue, it's made by
9 Corteva. Looks like it is an aminopyralid. There is also a
10 product, looks like it's by BSF, it's Arsenal, it's an
11 Imazapic 4, I-M-A-Z -

12 SCOTT: Arsenal's a good one. It's a real killer.

13 YANCEY: Right, so that doesn't necessarily mean
14 that's what they'd use here at Tabletop, but that is what
15 they've done at the Brittlebush Project in Coolidge.

16 SCOTT: Yeah, I got a material data safety sheet on
17 that one (inaudible). So this Brittlebrush [sic] one, is that
18 the one east of Coolidge?

19 YANCEY: It's the one close to the Randolph area.

20 SCOTT: Okay. I'm just kind of curious, when you're
21 talking about native seeds, does that include like
22 tumbleweeds?

23 YANCEY: Yeah, Commissioner Scott, I don't know at
24 this time. That's something they'll develop when they get
25 further down the road. So I'm sorry, I don't have an answer

1 on that one.

2 SCOTT: Yeah, I was just kind of curious if you
3 allow things to grow on the ground. NextEra had a fire over
4 there last year, you know, they had lots of grass or whatever
5 it is over there, you know, created a problem there. So we're
6 just looking for all the angles for safeties, and actually the
7 first one that actually came up with an answer on that. So
8 appreciate that.

9 YANCEY: I understand that - I mean, it's a little
10 hard for us sometimes with these types of questions, because
11 they are things that we don't really get the plans for until
12 further on in the development process. You know, this is the
13 rezoning phase here. Again, you know, happy to share with you
14 our experience as best we can. What specifically we're gonna
15 do on this site, I can't tell you for sure, I can just tell
16 you sort of what we've done other places. This is a pretty
17 flat site so there shouldn't be, you know, as much grading
18 activity that goes on. I think that'll be helpful. And it's
19 not an area that's been used for agriculture, so, you know,
20 there's no expectation it'd be used for agriculture in the
21 future either.

22 SCOTT: So what's the end game after it's
23 decommissioned or is there one?

24 YANCEY: Commissioner Scott, I don't know the answer
25 to that. And I think, you know, the Chairman made a point

1 earlier that when you're looking at a 30 plus year project,
2 sometimes it is hard to call that temporary. At the same
3 time, you know, solar projects are generally required to do
4 decommissioning plans. If it's not by the local land use
5 jurisdiction, it may be by the utility or a financier. For the
6 batteries, NFPA 855 requires a decommissioning plan, that's
7 part of their requirements for that. So, you know, that's
8 something extra that the solar folks go through. It is a very
9 regulated use and, you know, what that use will be at the end
10 of the day, we just don't know.

11 SCOTT: It's just odd in a way that, you know, you
12 come here and make a proposal, but you don't know those
13 answers.

14 YANCEY: Well, our proposal is to do the solar
15 project, and that's what we're looking at.

16 MENNENGA: You good?

17 SCOTT: Yeah, I'm good.

18 MENNENGA: Commissioner Mooney. Go ahead.

19 HARTMAN: I'm kind of curious since you have no
20 permanent irrigation or water rights, where are you going to
21 get your water to clean the panels and do that kind of
22 maintenance?

23 YANCEY: Sure Commissioner Hartman, it would have to
24 be hauled water. I think there's a number of providers
25 licensed by or approved by ADWR to do that. So it's not an

1 uncommon thing to go find those folks. It is still a very low
2 amount of water. You know, there may be some water for an
3 operations and maintenance building. Sometimes they're used
4 to clean the panels. I've got to be honest, I haven't talked
5 to a solar provider in Arizona yet who's actually had to clean
6 their panels with water, but it is a possibility and that
7 would use about one acre foot of water is about the max. For
8 reference, an acre foot of water a year is enough water for
9 three homes. So that's like the max they would use, even if
10 they're cleaning their panels, and it's hauled water that they
11 get for that.

12 HARTMAN: So maybe Arizona Water Company or another
13 option, you could drill a domestic well for, you know, as long
14 as it's 35 gallons or less, I think it's exempt type of thing.
15 But I was just curious.

16 MENNENGA: Oh, I'm sorry, Commissioner Mooney.

17 MOONEY: I have a couple of questions and it might
18 be for either of you. It's about the fire. Would you be -
19 would Rural Metro be dispatched as soon as possible, or would
20 they wait and see what's actually happening? I ask from
21 previous presentations that we've seen. Sometimes they can
22 just monitor from a distance, and that's something that's very
23 concerning to me, so I was just wondering how that would
24 operate. The plan was. I'm not sure which one of you.

25 YANCEY: Sure, so I'm gonna defer it. Commissioner

1 Moody, I am gonna tell you that EDP does have remote
2 monitoring capability out of their Houston office, that's
3 where they monitor all their projects. So they have that
4 capability. I think I'm gonna defer the question on -

5 MOONEY: And that's how the dispatch would be given,
6 is because somebody is monitoring it and say this location is
7 having - an alarm went off or what have you, right?

8 YANCEY: I mean, that's my understanding,
9 Commissioner Mooney. I don't think there's a direct line to
10 Rural Metro, it's gotta go through some central.

11 BLUM: Andy Blum again, yeah. So really we'll have
12 two methods for remote monitoring, which is great because
13 they're completely separate and not in any way tied together.
14 So as you mentioned, EDP will have their own remote
15 monitoring, so they will have eyes on these cabinets. And
16 then these cabinets themselves also have to have a fire alarm
17 system installed, just like this building has, right? So that
18 has to be monitored by a listed and remote monitoring station
19 that just does fire alarm systems, and so if they have a smoke
20 detector or something like that goes off, they get that signal
21 as well. Again, it doesn't go straight to the fire
22 department, it first goes to them to make sure that it's a
23 real event, and then they'll call the fire department and
24 notify them.

25 MOONEY: Okay. Is there training for the fire

1 departments? And you mentioned Casa Grande would probably,
2 but it was all calls. So is all the surrounding area,
3 whatever, being trained, supplied with whatever particular
4 equipment if there was a breach and they needed to access the
5 cabinets?

6 BLUM: Yeah, no, it's a wonderful question and I'll
7 slightly pat myself on the back a little bit here. So one of
8 the best things I think 855 - NFPA 855 did is we actually put
9 in a requirement for pre-incident planning, which means you
10 have to have an emergency response plan, and then you also
11 have to train. And that's right there in the code, right?
12 Because anybody can write a plan, but if you don't actually
13 train or show anybody what to do, that plan is fairly
14 worthless, right? So those are requirements, we do have to
15 provide that training. EDP will provide that training and
16 we'll invite everybody in the area to that training so that
17 anybody that could be responding is trained up on it before
18 anything were to occur.

19 MOONEY: And is that a one-time training or might
20 there be annually or every few years or something, because
21 staff changes?

22 BLUM: No, that's wonderful. So the way that we've
23 done it with 855 is you have an initial training that needs to
24 be done before they go to commercial operation, and then you
25 need to have annual refresher training. So at least annually

1 they need to reach back out, make sure we can get the new
2 staff trained, anybody that's come on board since then.

3 MOONEY: Okay. How will they know that the fire is
4 actually out, like, you know - and when to actually leave the
5 site? I mean, you're not going up and touching it to see.

6 BLUM: Yeah, good question. So one of the tricky
7 parts, again, because of the way that we've designed these
8 cabinets to be compartmentalized and enclosed and can keep
9 everything contained, is that it can - there's a bit of a
10 judgment that needs to be made in terms of, is that fire out?
11 Obviously we can see it, we see the flames are no longer
12 there, we see it no longer smoking at all, and then generally
13 what we'll do as well is use like a thermal imager, see that
14 the temperatures are going down, and then we'll usually give
15 it like a day or two just kind of an extra, you know, let's
16 make sure it's really, really out. And then that's when we
17 can approach it, start our decommissioning, start our overhaul
18 process.

19 MOONEY: Okay. And just one final question, it's
20 just a thought.

21 BLUM: Sure.

22 MOONEY: Because you mentioned that there were vents
23 and air vents and I understand the door of course, but is
24 there any way that there would - you could put something on
25 there so when it's - a fire were to start, those could close

1 and seal those vents off so no smoke would come out?

2 BLUM: That's a great idea, like smother it. So it
3 kind of goes back to the tricky disc with lithium ion
4 batteries. So because the way thermal runaway works with
5 lithium ion batteries, it's a chemical reaction that's
6 occurring within this battery, and so just cutting off the
7 oxygen to it doesn't, like it's not like if I were to light
8 this chair on fire and if we were to just smother it, it
9 doesn't quite work that way. Those cells will stay hot and
10 you can still - and if you have a hot cell, it can propagate
11 to the ones next to it, and so you can keep getting
12 propagation even if we don't necessarily have a lot of oxygen
13 getting into it. And so generally speaking, that approach can
14 slow it down, but it doesn't necessarily like completely stop
15 it from happening.

16 MOONEY: Well, I was thinking more of controlling
17 the smoke.

18 BLUM: Oh, I'm sorry.

19 MOONEY: From dissipating throughout the areas and
20 stuff, that's all.

21 BLUM: Yeah, no, and I get that completely and
22 usually that's where we'll talk with Rural Metro and other
23 fire departments, you know, what's their approach. Generally
24 you can use water sprays, water curtains, things like that to
25 knock down, break up that smoke. You basically entrain it,

1 get more fresh air into it and make it less of a nuisance for
2 the areas around you.

3 MOONEY: That's all I have, thank you. Thank you,
4 sir.

5 MENNENGA: Anyone else?

6 SCOTT: Do you have an evacuation plan? Do you have
7 an evacuation plan if something would go bad?

8 BLUM: Yeah, so like the International Association
9 of Fire Chiefs, International Association of Firefighters,
10 they've all gotten together with the NFPA. They have got
11 guidance on this. Their initial recommendation is to isolate
12 the 150 feet around where the battery is, and then from there
13 you make the appropriate adjustments, right? Just like a
14 commercial fire or a house fire, you show up, you size it up,
15 you figure out what's going on, then you make your adjustments
16 to that. So we'll work with Rural Metro on that and come up
17 with that plan, but I also don't wanna tell them what to do,
18 right? So we're gonna work with them and come up with a plan
19 that's appropriate for their resources, this area and
20 everything, and not just give them some off-the-shelf
21 guidance.

22 SCOTT: Okay.

23 MENNENGA: Okay.

24 KLOB: I had one.

25 MENNENGA: Oh, go for it.

1 KLOB: Couple questions on - more kind of on the
2 site plan. Little bit about, it'll touch batteries, but I
3 don't know that I need you yet.

4 YANCEY: Like you said, we'll adjust accordingly,
5 right?

6 KLOB: And kudos to you for, I'm assuming, taking
7 notes from this morning's presentation and having the
8 chemicals ready to go. Sometimes it's good to go second.

9 MENNENGA: We learned more than the one this
10 morning.

11 KLOB: Probably. One of my challenges that I always
12 have with zoning cases that come in with - and we'll look at
13 this, the plan that we have in front of us here - kind of
14 these vague plans. We might do this, we might do that, it
15 might go here, it might go there. And I've been in this
16 business a long time, I've seen a lot of things. We say we're
17 going to do this, but then we do that, and then it gets blamed
18 on, you know, well that's not what ended up happening at the
19 site planning stage. And then staff kind of feels like they
20 got railroaded and it just causes these issues. And I'm one
21 of those people that firmly believes a picture tells a
22 thousand words, and the lack of said picture speaks volumes as
23 well. So I'm always reluctant to approve zoning cases that
24 don't have a lot of meat to them. They're not really telling
25 me what you're trying to do. Combine that with some of the

1 challenges that we've had with - and I'm sure you're a
2 professional in your career, I'm sure you know some of the
3 issues that have occurred, especially in the last year or so
4 with solar projects throughout Pinal County, and some of the
5 dialogues and some of the pushback and so on that's occurred,
6 and so to not see some of that is a little disappointing.
7 Then on top of that, to kind of see batteries are a hot button
8 across the board, and to see our battery storage being placed
9 along potential arterial lines, knowing that - I'm not saying
10 they shouldn't be there, and I realize for proximity and
11 logistics, that's a great place for them, but also when we get
12 into some of the community challenges of having - and I
13 realize there's no homes built here now, but there might be
14 five years from now, 10 years from now, you know, neighboring
15 to the site - and to have the battery storage, having those
16 fumes right across the street, versus if the battery storage
17 is more internal, I think it's a little stronger argument.
18 And so that's why I like to see these site plans that we can,
19 you know, see what you're doing early, versus leaving it up to
20 - and put the burden back on staff down the road. And so I
21 guess my question on that is, you know, has any of that been
22 developed out? Are you working on that? What is the plan
23 with that?

24 YANCEY: Sure, Vice Chairman Klob. Appreciate the
25 discussion and question there, and I understand where you're

1 going with it. I think in a lot of ways, as a solar project,
2 this is really unremarkable. It's a fairly standard solar
3 project. This is mostly photovoltaic arrays, and then there's
4 a substation, a BESS, and an O&M building, and you do try to
5 place them in the most convenient place for the transmission.
6 Here, in this case, it is gonna go up Bianco to Peters Road,
7 and then over to the east. So that's why we're looking at
8 these locations here. When it comes to the battery, you know,
9 again, there are other regulations that we're following, it's
10 not just the site plan process and the rezoning process in the
11 County. NFPA 855 requires for a remote facility such as this
12 that it has to be backed off the property line by 100 feet.
13 So wherever we show you boxes on a site plan, we've gotta
14 follow that. So that's, you know, that's the bare minimum.
15 Here also, because, you know, on the east we're talking about
16 Bianco Road which is going to be 150-foot cross-section, we
17 dedicate 75 for our half street, the other side will have
18 another 75 feet, that means you're at least 100 plus 150.
19 That's just the bare minimum from looking at the right-of-way
20 and our property line. Selma is, that's an even bigger road.
21 That's 200-foot cross-section, so we dedicate 100-foot half
22 street, the other side will do that as well. So, you know,
23 hopefully that's helpful on the battery. It sounds like, I
24 mean, you've seen these cases before. You do understand, you
25 know, the need to group some of these ancillary uses together

1 there. We are working on a site plan. You know, I'll tell
2 you the general guidance in Pinal County is at least wait till
3 you've been through Planning and Zoning Commission with your
4 rezoning case before you submit your site plan, because we
5 don't wanna waste, you know, our time and money or staff's
6 time and the County's money reviewing plans if there's gonna
7 be changes based on the rezoning. So that's kind of why we're
8 in this iterative process here. And again, I think there's
9 really not site constraints here, we're looking at a flat
10 square of land and we've got this NFPA we have to comply with.
11 We've got these, you know, perimeter roads on every side,
12 they're gonna create that additional separation there. So,
13 you know, I think that's how we'd like to get you comfortable
14 with the location and the site planning.

15 KLOB: Okay. My second question is, are you
16 contracted with a service provider directly right now?

17 YANCEY: Vice Chair Klob, no we're not, and I think
18 that's not uncommon for solar projects to still be in the
19 process of finding a purchaser or offtake is what it's called
20 in the industry. I know the case you had before today was
21 contracted, that was, you know, an expansion of an existing
22 project. One of the things we're seeing with the utilities in
23 Arizona right now is they've gone through what they call queue
24 reform. There is a queue to get your studies done, because
25 you have to have your interconnection studies with the utility

1 and then you have to bid through a competitive process to get
2 there. What was happening was a lot of very speculative
3 projects were getting into that queue and they were
4 essentially wasting the utility's time by having them review
5 them. That slowed up the real projects. So utilities came
6 and said we're gonna reform our queue system, we want you to
7 show us more that your project is real before you get here.
8 Now, EDP is, you know, working through the interconnection
9 process with APS at this time, that's not complete, but one of
10 the ways you get through the queue reform and you show that
11 you've got a real project is you get your entitlement for your
12 property. So I think you may start seeing even more cases
13 come before you in the coming months and years that don't have
14 an offtaker yet because the utilities are doing that queue
15 reform in making your project get further along before they'll
16 review you.

17 KLOB: And that, I mean that's actually one of the
18 better answers that I've received to that question, and I
19 thank you for that. But I think it kind of leads to the
20 challenge - and you probably heard my comment that I had
21 mentioned earlier in regards to Pinal County - certain parts
22 of the County, you know, more than others - but Pinal County
23 in general over the last several years has just had this huge
24 influx of solar, you know, regional solar, industrial solar,
25 you know, solar being sold to the highest bidder kind of

1 concept. And that old saying, what's in it for me? And I get
2 it that, hey, we got this big grid that we got to power and we
3 got Phoenix is a big, ugly monster that, you know, I
4 understand that. But, you know, I live not far from there and
5 how does this help me? Does this lower my bill, or does this
6 help manage the bill of someone in Scottsdale? And, you know,
7 it's in my backyard, but I don't necessarily get the benefit
8 from it. So that's kind of - that's where I'm having some
9 challenges with solar. And I'll preface by saying, I'm a
10 solar fan. We've got 330 days of sunshine in Arizona, we
11 should have more. But when it's essentially being sold to the
12 highest bidder, it could be California, it could be Texas, it
13 could be whatever, which these have happened, the people of
14 Pinal County are not getting the benefit of the, you know,
15 what they're producing here, and there lies a lot of my
16 concern with a lot of these solar projects that are coming
17 through.

18 YANCEY: Vice Chairman Klob, I understand it. I
19 mean unfortunately the utility landscape is very complex. So
20 I'm going to take a couple angles at responding, if you don't
21 mind. I mean, the first one is a little bit separate than
22 what you're talking about, but what's the benefit? I mean,
23 one benefit is we have private land that doesn't have much
24 marketable use right now and we have a way to come and make,
25 you know, a beneficial use of that private land, put power on

1 the grid, you know, allow that private owner their right to
2 use their land. And there are the local tax benefits, and
3 it's some of it goes to the County, but I think a decent
4 amount of it goes to the school districts too and this is a
5 time when the school districts are really, really hurting for
6 money. And again, I know this isn't the most lucrative
7 property tax project that could come through, but you compare
8 it to what else would go on, on that property, and it's
9 probably nothing. So you're increased over nothing in what
10 you're getting from your revenue standpoint. When it comes to
11 the, you know, powering the grid - and I mean I think you
12 referenced all of this - yes, we need power, yes, we need the
13 economic development. I mean I like to think of Arizona's
14 economic development as a story of water and power and we've
15 got to show that we've got both to make it happen. You saw
16 the headlines a few years ago when the Governor's water model
17 came out and said, oh, we're lacking water in a lot of areas
18 and people freaked out, especially like, you know, East Coast
19 investors and things like that. Imagine if Arizona started
20 having brownouts and blackouts, like that would flip a switch
21 that maybe wouldn't get flipped back on. So a couple things.
22 Yeah, I'm gonna try to keep my tracks straight here. The
23 cities in Pinal County who are looking for the economic
24 development, I mean, you know, Coolidge has some things they
25 have going on, Casa Grande certainly has some things they have

1 going on. They're trying to attract those users, those big
2 employment users, the manufacturing people who are gonna
3 create the jobs. When those people come in, they're saying
4 okay, is there an infrastructure? And what's infrastructure?
5 It's roads, right? We've got Interstate 8 and Interstate 10
6 and then other highways that go back and forth and that's
7 helpful for shipping goods. Got a pretty good workforce, you
8 know, water and sewer are things you can work through. A lot
9 of these items, though, are things that the city can find a
10 way to make the developer pay their own way. They can
11 implement impact fees. They can enter into development
12 agreements and say, hey, you guys build this road out, or you
13 guys, you know, expand this wastewater treatment plant. If
14 you're a data center, you're doing pass through water and you
15 need to treat it. What the cities can't do is find a way to
16 provide power. That's the utilities' job, and that is - it is
17 a separate piece of infrastructure, but those users coming in,
18 they need it the same or even more so than they need those
19 other things. So we're kind of left at the behest of the
20 utilities to provide that power. And what SRP and APS are
21 saying is they need power and they need a lot of it, they need
22 it now. I think I heard an APS executive say that they need
23 to increase their portfolio 50 percent over the next seven
24 years. I think SRP said that they need to take all the power
25 they've created since the beginning of time when they began,

1 they need to double that in 10 years. These renewable
2 projects come online faster, so that's why they put out the
3 integrated resource plans every few years - I think it's every
4 three years - and they say, here's what we're looking for.
5 Here's the megawatts of this and that that we need. And so
6 we've got to help fill that, and it's kind of a rising tide
7 raises all boats type situation. The other point I want to
8 make - and I've heard this, and I hear this a lot because I
9 understand why it is confusing, it confuses me is, you know,
10 where's the power going? Is it going to power someone else?
11 Well, the truth is that electron that goes on the grid, it
12 doesn't know who it was sold to. It's a physics process,
13 right, and it goes to the nearest demand point. Now, the way
14 I like to think about it is I like to think about an analogy
15 of a reservoir, because we understand water a little better.
16 We can see that as tangible. Electricity is always moving and
17 you can't really see it. So if there's somebody who has a
18 reservoir and they buy water from four or five different
19 sources and it all flows in the reservoir, then they sell it
20 to 10 other users. They know how much they have coming in,
21 they know how much they have coming out, they can't tell you
22 that you'll get a molecule of water from a particular source
23 because it all goes into the reservoir. It's the same with
24 the grid. The utilities buy the power from generators, it
25 goes into the grid and then yes, they sell it to different

1 places, but APS serves Pinal County, right? They serve the
2 Casa Grande area. In particular, I think this project is
3 close to that Thornton Substation. That Thornton Substation
4 is what serves the Lucid factory and that economic development
5 area right there. So it's power that goes into a utility's
6 portfolio and that allows them to sell it to the different
7 folks that'll use it. But you want to get deep down the
8 physics of it, that molecule, that electron, it's going to go
9 to the closest place that wants to use it and that's going to
10 be local here. Sorry, I told you it was a few different
11 angles, I apologize for long-windedness.

12 MENNENGA: Anyone else? Okay, well thank you for
13 your presentation. One of the better solar ones we've had.
14 Have to give you an attaboy for that one. All right, what's
15 your poison?

16 KLOB: Public?

17 MENNENGA: Oh, the public. Oh, dang it. And I was
18 just going to fall asleep. Oh well. All right, let's open up
19 to public for PZ-025-24, PZ-PD-014-24, anyone to speak to
20 this? There is nobody. All right, anyone at all? All right,
21 with that said, we're going to close the public hearing
22 portion of PZ-PD-014 and PZ-025-24, and come back to the
23 Commission.

24 HARTMAN: Chairman, I have a question.

25 MENNENGA: Yes.

1 HARTMAN: Glenn, didn't we approve a solar project
2 near this location a year or so ago? It was kind of to the
3 east and south. I remember it near the Santa Cruz Wash.

4 BAK: I can't recall one that I was involved with
5 very close to this one, but maybe one of my cohorts knows of
6 something.

7 MENNENGA: I know (inaudible).

8 HARTMAN: Yeah, we discussed a floodplain, because
9 it was kind of in the floodplain and they thought -

10 MENNENGA: It was on the other side of I-8, I think.

11 HARTMAN: Okay.

12 DEOKAR: I don't think it's very close to this.

13 There is none that is close to this one.

14 HARTMAN: Okay. Because I was kind of curious if it
15 was -

16 DEOKAR: No, there's none that's close to this.

17 BAK: Yeah, that was my thought too, and there's
18 some maps floating around that have been in the works showing
19 solar projects. Is it Picacho Reservoir? Is that the one?
20 Okay, there's an intermittent reservoir that's east of the
21 County fairgrounds, and that's an area that's a large
22 concentration of solar facilities. This is far from that, so
23 I think this one's, yeah, more isolated. I can't think of one
24 that's very close to this.

25 MENNENGA: We approved a gas-fired power plant not

1 too far from this.

2 DEOKAR: That's correct.

3 ??: (Inaudible).

4 DEOKAR: And that is a Major Comp Plan that was
5 approved last year.

6 MENNENGA: All right, anyone else? Motion?

7 SCHNEPF: Chair?

8 MENNENGA: Yeah.

9 SCHNEPF: I'd like to make a motion. I'd like to
10 first thank the presenter. That was one of our better solar
11 presentations. I felt like they were a little forthright in
12 answering some of the questions that we have questions to, so
13 thank you for that. I'd like to make a motion and move the
14 Planning and Zoning Commission forward a recommendation of
15 conditional approval of case PZ-205-24 [sic] to the Board of
16 Supervisors with the one stipulation as presented in the staff
17 report.

18 MENNENGA: Second?

19 HARTMAN: I'll second.

20 MENNENGA: Everyone in favor?

21 COLLECTIVE: Aye.

22 MENNENGA: Any opposed? Nope. You're up again.

23 SCHNEPF: Chair Mennenga, I would like to move the
24 Planning and Zoning Commission forward a recommendation of
25 conditional approval of case PZ-PD-014-24 to the Board of

1 Supervisors with the following 10 stipulations as presented in
2 the staff report.

3 MENNENGA: Second?

4 ??: Second.

5 MENNENGA: Second. Everyone in favor?

6 COLLECTIVE: Aye. Any opposed? All right, there
7 you go. You guys should feel lucky, it's the first one we've
8 approved unanimously in quite some time, actually.

9 YANCEY: Thank you very much.

10 MENNENGA: Call to the Commission. Call to the
11 Commission.

12 MOONEY: Chair, if I may?

13 MENNENGA: Sure.

14 MOONEY: So I have a couple of items for the Call to
15 the Commission. Number one is gonna be a touchy subject.
16 It's the iPads. I'm extremely frustrated that the iPad I
17 received has not worked, and I was advised to go to IT. IT
18 said we don't work with Apple products. So then I've been
19 working with Mr. Cory over there. The agendas don't want to
20 download, so I'm extremely frustrated. We were given these,
21 no training. The computers, I know they were slow, but they
22 were taken away from us. We sit here today, I don't see
23 anybody with an iPad and - but I didn't see them open while
24 they were being used. I mean while we were - but anyway. So
25 I'm just very frustrated and I would really like - this is

1 months now. I don't have anything. I go through this at
2 home, I print off the pages that I need. I was told by
3 previous the planning manager they don't print, and I
4 definitely wouldn't want ten 4,000 page packets put together.
5 Something needs to be done, please. And sooner than later.
6 This has been quite a while. So thank you. That's number
7 one. Number two, how would - as an individual I'm asking, not
8 as the whole Planning and Zoning Commission, how would we go
9 about adding the decommissioning process to future solar cases
10 so they would be included in our packet for review? How do we
11 go about that?

12 KRAUSS: Chairman, Commissioner Mooney, you can
13 instruct the staff to ask some applicants to include the
14 decommissioning plan, and we will. It's not a requirement in
15 the code we have, but we can definitely say that that's
16 something that the Commission wants to have as part of the
17 package. And as the gentleman just talked about, there's
18 gonna be - there's a lot more in the hopper that's gonna be
19 coming your way with green energy projects. So we will
20 definitely give that message to future applicants or existing
21 applicants.

22 MOONEY: I mean we just - there are quite a few
23 questions asked and we tabled the first case for them to come
24 back with that information, so - and it isn't the first time,
25 I've asked numerous times about the decommissioning. If

1 they're not gonna talk about it, I didn't know about
2 decommissioning process. They brought it to me, so I was just
3 wondering. And I don't know how the rest - I don't wanna make
4 that call on behalf of everyone, I'd like everybody's input if
5 that's something they think that should be added.

6 KRAUSS: One other thing to add is as one speaker
7 mentioned is, the City of Eloy, their officials were pretty
8 frustrated with the number of solar projects, so they put more
9 restrictions on them. They passed an ordinance requiring a
10 decommissioning plan and what goes in a decommissioning plan.
11 We can take a look at that and I could check with management.
12 If not adverse to that, we can move forward with maybe a
13 recommendation for an ordinance with a decommissioning
14 requirement and the parameters. Because you asked for a
15 decommissioning plan from different companies, we can get a
16 wide variety of things. We might get sketchy ones and we may
17 get more complete ones. As you've seen through your
18 presentations, not all solar companies are equal. There's
19 good ones and maybe not as good ones, so that may be a way to
20 go if the general Commission thinks that's a viable option.

21 SCOTT: Just a point of thought. I come out of the
22 oil industry and when we build a new facility - at least in
23 the Northeast - they've gotten smart enough to ask us for
24 decommissioning plans. Even though we probably won't
25 decommission for 20 or 30 years, the states and the local

1 municipalities, that's their way of putting their finger in
2 the pie. And they do require updates as we update our
3 technology, and when the time comes to decommission, they're
4 very much involved on what gets left behind. But we're also
5 famous for leaving some rather bad sites. So there's a name
6 for it, I just don't remember it. Had a lot to do with
7 federal money cleaning us up. Superfund, that's it. Anyway,
8 just a thought of why you might wanna be involved because who
9 knows what the technology really is 20-30 years down the road.
10 Might not be a bad idea to be in, rolling along with it.

11 KRAUSS: Good thought, thank you.

12 MENNENGA: Quick comment, we talked about putting a
13 table in the lobby for people to sign up at the last Thursday
14 meeting. So (inaudible).

15 KRAUSS: Yes, I did ask.

16 MENNENGA: We got most of them today, but
17 (inaudible) catch them all. Do we do equipment checks before
18 we start here? Do we do prior equipment checks? I mean, kind
19 of had a huge problem this morning getting going here.

20 ??: Yes and no, but necessarily IT was - we still
21 haven't resolved fully the camera issue with what was going on
22 today, so unfortunately we seem to be snake bit more times
23 than we'd like to be. But I will definitely make it a point,
24 at least 24 hours in advance, to contact with IT to make sure
25 that everything's up and running because yeah, this is, it

1 gets old. I understand.

2 MENNENGA: (Inaudible) and we can't do any business
3 here.

4 ??: I understand.

5 MENNENGA: It's been a long day.

6 ??: I understand.

7 MENNENGA: Anyway, that's all I'll complain about, I
8 guess. Anybody else?

9 MOONEY: Yeah, I wasn't - I had two more, I'm sorry.

10 MENNENGA: All right.

11 MOONEY: And to piggyback on the sign, if you put -
12 I understand that they're there, but nobody knows. Once the
13 announcement is made, nobody knows. If you put that out there
14 in the hall with a table, with the sign over it, sign in to be
15 a speaker, that people know because that guy, the last
16 gentleman that spoke, he was like, where are those cards? I
17 don't know where they are. I'm not gonna get up and show them
18 they're in that basket. So something out in the lobby where
19 they're not blocking the door. So I appreciate that. And the
20 last one is, maybe if - I, personally, if anybody else wants
21 it, more information on learning about how the process is to
22 revert. If properties have been approved in the 90s, early
23 2000s, if I could just get some more, or steer me in the
24 direction of where to go for that. And that's all I have,
25 thank you. Thank you, Chair.

1 HARTMAN: Chair, I just wanted to echo Commissioner
2 Mooney's concerns about the iPads. As one who embraces
3 technology, I'm having a heck of a time with this, and I
4 wished I had my laptop you originally gave me, back. I tried
5 to use it twice today and it just turned off.

6 SCHNEPF: I was gonna say mine did the same thing.
7 It kept rebooting or turning off and then I had to log back
8 in. There's some kind of issue.

9 MENNENGA: Come on you guys, you're working with the
10 government here. Come on now, you know? Just try to get a
11 permit or something. All right, anybody else? Motion to
12 adjourn?

13 MOONEY: So moved.

14 MENNENGA: All right, thank you.

15 DENTON: Could we complete the vote on the
16 adjournment? I don't -

17 ??: (Inaudible) in favor?

18 COLLECTIVE: Aye.

19 ??: Thank you.

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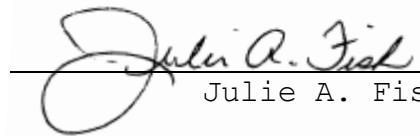
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